

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning

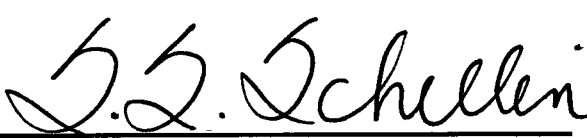


Z.C. CASE NO.: 13-09

As Secretary to the Commission, I hereby certify that on November 6, 2015, copies of this Z.C. Notice of Public Hearing were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(*), to the following

- | | | | |
|---|---|----|---|
| 1 | <i>D C Register</i> (11/05/15) | 8. | Office of Planning (Jennifer Steingasser)
(11/05/15) |
| 2 | Paul Tummonds, Esq (11/05/15)
Holland & Knight | 9 | DDOT (Jamie Henson) (11/05/15) |
| 3 | ANC 8B*
1809 Savannah Street, S E
Suite A
Washington, D.C 20020 | 10 | Charles Thomas, Esq (11/05/15)
General Counsel
DCRA |
| 4 | Commissioner Anthony Lorenzo Green
ANC/SMD 8B04 (11/05/15)
<u>8B04@anc dc gov</u> | 11 | Office of the Attorney General (Alan
Bergstein) (11/05/15) |
| 5 | ANC 8A* (with attached letter)
2100-D M.L.K. Jr Avenue, SE
Washington, DC 20020 | 12 | Jay Wilson (DOEE) (11/05/15) |
| 6 | Gottlieb Simon (11/05/15)
ANC | 13 | Property Owners Within 200 Feet (see
attached list provided by Applicant)* |
| 7 | Councilmember LaRuby May (11/05/15) | 14 | MLK Library (30 Copies)* |

ATTESTED BY: _____


Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: January 7, 2016, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-09 (Stanton Square, LLC – 1st-Stage and Consolidated PUDs & Related Map Amendment @ Square 5877)

THIS CASE IS OF INTEREST TO ANC 8B and ANC 8A

On May 23, 2013, Stanton Square, LLC (the “Applicant”) provided notice of its intent to file an application for a planned unit development (“PUD”) and related Zoning Map amendment for the 8.1 acre property bound by Stanton, Elvans and Pomeroy Roads, S.E., which is known as Lot 122 in Square 5877 (the “Subject Property”). The Subject Property is located in the Fort Stanton/Hillsdale neighborhood approximately one-half mile north of the Sutland Parkway. The Subject Property is bound by Stanton Road to the west, Elvans Road to the south and east, the former Wilkinson Elementary School directly to the north, and Pomeroy Road to the northwest. The Subject Property is currently undeveloped.

The Subject Property is currently included in the R-3 Zone District and the moderate-density residential land use category on the District of Columbia's Comprehensive Plan Future Land Use Map. In November of 2007, the Zoning Commission approved a PUD project and Zoning Map amendment application (Z C Case No. 05-35) which rezoned the Subject Property to the R-5-A Zone District. Z C Case No. 05-35 expired, so the Subject Property returned to the R-3 Zone District.

On May 31, 2013, the Applicant filed PUD and Zoning Map amendment applications with the Zoning Commission (Z C Case No 13-09) The Applicant proposed the development of a project that included a mixed-income residential community on the lower five acres of the Subject Property, and a community service center campus on the upper three acres of the Subject Property The Applicant originally requested approval of a Consolidated PUD application and Zoning Map Amendment for the residential community (rezoning this portion of the Subject Property to the R-5-A Zone District) The Applicant also originally requested approval of a first-stage PUD application and Zoning Map amendment for the community service center campus (rezoning this portion of the Subject Property to the SP-1 Zone District) In response to comments that the Applicant received from representatives of the community and ANC 8B, the Applicant decided not to move forward with the project as originally proposed and filed with the Zoning Commission on May 31, 2013

On June 3, 2015, the Applicant filed an updated set of plans and description of the project which noted the changes that were made to the unit-mix and residential types, and the partnership with Martha's Table and Community of Hope to be the anchors for the community service center campus. The project still includes a mixed-income residential community on the lower five acres of the Subject Property, and a community service center campus on the upper three acres of the Subject Property. The Applicant is proposing a consolidated PUD application and Zoning Map amendment for the residential community (rezoning this portion of the Subject Property to the R-5-B Zone District). The Applicant is now proposing a consolidated and first-stage PUD application and Zoning Map amendment for the community service center campus (rezoning this portion of the Subject Property to the SP-1 Zone District).

The residential community will consist of approximately 128 residential units included in three multi-family buildings and 42 townhouses. The multi-family residential units will vary in size from 1-3 bedrooms and the

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townhouses will have three bedrooms. Twelve of the multi-family residential units will be reserved for permanent supportive housing units. The multi-family residential buildings will be approximately 50 feet in height and the townhouses will range from 29-50 feet tall. The residential community will include approximately 219,000- 238,000 square feet of gross floor area. The floor area ratio ("FAR") for the residential community will be approximately 1.29-1.40. The residential community will include approximately 146 parking spaces.

The R-5-B Zone District permits a maximum FAR of 1.8 as a matter-of-right and 3.0 in a PUD project. The maximum height allowed as a matter-of-right in the R-5-B Zone District is 50 feet. A PUD project in the R-5-B Zone District permits a maximum height of 60 feet.

The consolidated PUD application for the community service center campus will include a 54,000-square-foot building that will be occupied by Martha's Table and Community of Hope. Martha's Table will use 42,000 square feet of the building for early childhood programming, nutrition and wellness services, and after-school programming. Community of Hope will use 12,000 square feet of the building for employment and behavioral services counseling. This building will be approximately 32 feet tall, will have a FAR of approximately 0.66, and will include approximately 37 parking spaces.

The first-stage PUD application for the community service center campus will include a building with a height of approximately 45 feet. This building is expected to have a density of 0.92 FAR and a surface parking lot of approximately 24 parking spaces.

The SP-1 Zone District permits a maximum density of 4.0 FAR for residential use and 2.5 for other uses as a matter-of-right. A PUD project in the SP-1 Zone District is permitted a maximum density of 4.5 FAR for residential use and 3.5 for other uses. The maximum height allowed as a matter-of-right in the SP-1 Zone District is 65 feet. A PUD project in the SP-1 Zone District permits a maximum height of 75 feet.

The Office of Planning provided its report on July 17, 2015, and the case was set down for hearing on July 27, 2015. The Applicant provided its prehearing statement on October 19, 2015. This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

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Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | | |
|----|----------------------------------|-------------------------|
| 1. | Applicant and parties in support | 60 minutes collectively |
| 2. | Parties in opposition | 60 minutes collectively |
| 3. | Organizations | 5 minutes each |
| 4. | Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>, however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to zcsubmissions@dc.gov, or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



November 5, 2015

ANC 8A
2100-D M L K Jr Avenue, SE
Washington, DC 20020

Re: Notice Public Hearing for Z.C. Case No. 13-09 (Stanton Square, LLC – 1st-Stage and Consolidated PUDs & Related Map Amendment @ Square 5877)

Dear ANC Chair

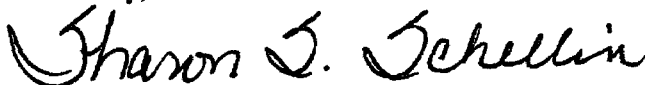
Pursuant to 11 DCMR § 3014.1(c), enclosed is a copy of the public hearing notice for the above-referenced case. The property that is the subject of this hearing is on the boundary line of the ANC in which it is located in and your ANC. Because your ANC is on the boundary, your ANC may provide a report to the Zoning Commission and your advice will be given great weight. To participate as a party, the ANC **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

The ANC may submit written report or a Form 129 – Advisory Neighborhood Commission (ANC) Report, which can also be downloaded from the Office of Zoning's website. In the alternative, you can review § 3012.5, which states the required information for the written report. **Although your report may be submitted at any time prior to the Commission's final deliberation on this case, the ANC is strongly encouraged to submit its report seven days prior to the hearing so that the Commission will have the benefit of your advice at the earliest possible time. The ANC is also encouraged to state its issues and concerns in the form of a resolution rather than state those in a letter. It is sometimes difficult to determine whether views expressed in a letter are those of the ANC or the letter's author.**

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

1309

Renee M Hicks
1509 Erie Street SE
Washington DC 20613

Jennell D. Morris
1503 Howard Road SE
Washington DC 20020-4424

Alvin E. Goins Jr.
206 Emerson Street NW
Washington DC 20011-4108

Valerie Williams
1505 Howard Road SE
Washington DC 20020-4424

Joseph Horning Jr
L Horning
Horning Brothers
1350 Connecticut Avenue NW
Suite 800
Washington DC 20036-1733

Charles Edwards
1507 Howard Road SE
Washington DC 20020-4424

E Horning
Horning Brothers
1350 Connecticut Avenue NW
Suite 800
Washington DC 20036-1733

Arquilla T. Tillman
1509 Howard Road SE
Washington DC 20020-4424

1501 Erie Street LLC
2933 Fort Baker Drive SE
Washington DC 20020-7221

Leslie L Green
1511 Howard Road SE
Washington DC 20020-4424

District of Columbia
1350 Pennsylvania Avenue NW
Suite 307
Washington DC 20004-3003

Robin L Wilson
1513 Howard Road SE
Washington DC 20020-4424

Clifton G Young
1501 Howard Road SE
Washington DC 20020-4424

Tamela L Alexandra
2347 Pomeroy Road SE
Washington DC 20020-3513

Maria Lopez
2345 Pomeroy Road SE
Washington DC 20020-3513

Jason T Leecost
2732 Stanton Road SE
Washington DC 20020-4456

Ronny D. Scott
2343 Pomeroy Road SE
Washington DC 20020-3513

Deborah D Philp
2734 Stanton Road SE
Washington DC 20020-4456

Yuk Y Chan
2341 Pomeroy Road SE
Washington DC 20020-3513

Nicole A. Garner
2736 Stanton Road SE
Washington DC 20020-4456

Mattie L Collins
2339 Pomeroy Road SE
Washington DC 20020-3513

Peter J. Brown
2738 Stanton Road SE
Washington DC 20020-4456

Livia Russell
2337 Pomeroy Road SE
Washington DC 20020

Neillie M. Gaskins
2740 Stanton Road SE
Washington DC 20020-4456

Sharon L Lockett
908 Eastern Avenue NE
Washington DC 20019-7057

Kamala Oliver
2742 Stanton Road SE
Washington DC 20020-4456

The Townes at Hillsdale Homeowners Association
1100 New Jersey Avenue SE
Unit 1000
Washington DC 20003-3302

Nicole L. Watson
2744 Stanton Road SE
Washington DC 20020-4456

Tamika L. Cain
2353 Pomeroy Road SE
Washington DC 20020-3513

Robert Gillespie
2414 Hillsdale Place SE
Washington DC 20020-4450

Donne M. Bryant
2351 Pomeroy Road SE
Washington DC 20020-3513

Aakhu T. Freeman
2412 Hillsdale Place SE
Washington DC 20020-4450

John E. Watson
2349 Pomeroy Road SE
Washington DC 20020-3513

Morris K. Jefferson
2410 Hillsdale Place SE
Washington DC 20020-4450

Karen Lee
2422 Hillsdale Place SE
Washington DC 20020-4450

Saint John CME Church
2801 Stanton Road SE
Washington DC 20020-3576

Hanif M. Aljami
2420 Hillsdale Place SE
Washington DC 20020-4450

Abey Kassa
5915 Hall Street
Springfield VA 22152-1402

Robyn E. Meredith
2418 Hillsdale Place SE
Washington DC 20020-4450

Board of Trustees of St. John CME Church
2801 Stanton Road SE
Washington DC 20020-3576

Tamecia E. Bradshaw
2416 Hillsdale Place SE
Washington DC 20020-4450

Harriet L. Weltman
P O Box 32232
Washington DC 20007-0532



Chito Peppler
1822 Bruce Place SE
Washington DC 20020-2847

Andre Strain
P O Box 524
Glenn Dale MD 20769-0524

Chenn Inc.
Nixon Peabody LP
3040 Stanton Road SE, Apt 101
Washington DC 20020-7877

Christina M. Boyd
2923 Stanton Road SE
Washington DC 20020-7865

Levell D Holly
2409 Elvans Road SE
Washington DC 20020-3505

P M Diaz
2921 Stanton Road SE
Washington DC 20020-7865

Havilah Real Property Services, LLC
1051 Windrush Lane
Sandy Spring MD 20860-1358

Lucie Adams
2913 Stanton Road SE
Washington DC 20020-7865

E Levin
E.L. Sturne
3608 Veazey Street NW
Washington DC 20008-3135

Virgil Williams
2929 Stanton Road SE
Washington DC 20020-7865

People's Cooperative Association Inc
700 E Street SE
Washington DC 20003-2840

Harriet B Sommers
2927 Stanton Road SE
Washington DC 20020-7865

Stanton Oaks Associates
Vista Ridge LP
3040 Stanton Road SE, Apt 101
Washington DC 20020-7877



Universal Holiness Church
Rev. J Morgan Hodges
2426 Elvans Road SE
Washington DC 20020-3506

Hubert G Bishop
2315 Elvans Road SE
Washington DC 20020-3545

Lorenzo A Calender
2428 Elvans Road SE
Washington DC 20020-3506

Natasha Martin
3000 Stanton Road SE
Washington DC 20020-7866

Natco Developers Inc
1701 Pennsylvania Avenue NW
Suite 214
Washington DC 20006-5805

Elizabeth Taylor
3002 Stanton Road SE
Washington DC 20020-7866

Ophelia F Grimes
2398 Elvans Road SE
Washington DC 20020-3504

Warnique C West
3004 Stanton Road SE
Washington DC 20020-7866

Kevin Lineberger
5413 Brenner Street
Capitol Heights MD 20743-6211

Willis L. Epps
3006 Stanton Road SE
Washington DC 20020-7866

Miriam Guzman
2394 Elvans Road SE
Washington DC 20020-3504

Pamela Jafan
3008 Stanton Road SE
Washington DC 20020-7866

Juanita R Griffin
2311 Elvans Road SE
Washington DC 20020-3545

Michele A White-Williams
3010 Stanton Road SE
Washington DC 20020-7866



Yohanna Sampson
3012 Stanton Road SE
Washington DC 20020-7866

Quiana E. Roach
2388 Elvans Road SE
Washington DC 20020-3504

Oma Mathura
3014 Stanton Road SE
Washington DC 20020-7866

Eldred M. Garnett
2386 Elvans Road SE
Washington DC 20020-3504

Nakita Sampson
3016 Stanton Road SE
Washington DC 20020-7866

Tawana Briscoe
2384 Elvans Road SE
Washington DC 20020-3504

Angel McNatt
3018A Stanton Road SE
Washington DC 20020-7866

Alicia E. Smith
2382 Elvans Road SE
Washington DC 20020-3504

Theresa Harris
3018B Stanton Road SE
Washington DC 20020-7866

Ibiba Amachree
2380 Elvans Road SE
Washington DC 20020-3504

Stanton View Development LLC
6188 Oxon Hill Road, Suite 306
Oxon Hill MD 20745-3157

Sabrina Harris
2344 Elvans Road SE
Washington DC 20020-3504

Calvin Stewart Jr
2390 Elvans Road SE
Washington DC 20020-3504

Paulette J. Williams
2342 Elvans Road SE
Washington DC 20020-3504





Eboni A. Tyler
2340 Elvans Road SE
Washington DC 20020-3504

Wazim Hector
2318 Gainesville Street SE
Washington DC 20020-3538

Shernita T Spriggs
2338 Elvans Road SE
Washington DC 20020-3504

Jeffrey D Crumpler
2316 Gainesville Street SE
Washington DC 20020-3538

Annette M Nelson
2336 Elvans Road SE
Washington DC 20020-3504

Curtis Hodge
2314 Gainesville Street SE
Washington DC 20020-3538

Milton Franklin
2334 Elvans Road SE
Washington DC 20020-3504

Kia S Seaforth
2312 Gainesville Street SE
Washington DC 20020-3538

Jamel D Marshall
2332 Elvans Road SE
Washington DC 20020-3504

Ivy V. Carter
2310 Gainesville Street SE
Washington DC 20020-3538

Thomas E Gilliam
2330 Elvans Road SE
Washington DC 20020-3504

Truit R. Prosper
4000 Albemarle Street NW, Suite 203
Washington DC 20016-1851

Asara Johnson
2320 Gainesville Street SE
Washington DC 20020-3538

Richard Moore
2392 Elvans Road SE
Washington DC 20020-3504