

December 18, 2015

VIA ELECTRONIC SUBMISSION

Mr. Anthony J. Hood
Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **Zoning Commission Case No. 13-09 – Consolidated and First-Stage PUD and Zoning Map Amendment Application - Supplemental Pre-Hearing Statement of the Applicant**

Dear Chairman Hood and Members of the Zoning Commission:

This Consolidated PUD, First-Stage PUD, and Zoning Map Amendment application has been scheduled for a public hearing on January 7, 2016. This letter and the attached materials serve as Stanton Square LLC's (the "**Applicant**") supplemental pre-hearing statement.

Architecture and Site Planning

Treatment of Public Space Along Stanton, Elvans, and Pomeroy Roads

Representatives of the Applicant's design team have continued to meet with DDOT and DDOT Urban Forestry Administration officials to review the treatment of the public space adjacent to the property and the ability to include street trees in the 50 feet of public right-of-way that exists along Stanton, Elvans, and Pomeroy Roads. There are currently no street trees along these roads adjacent to the property. The Applicant has revised the plans to allow the planting of street trees in the public space along these roads.

As shown in the attached materials included in Exhibit A, along Stanton and Pomeroy Roads the Applicant has revised the treatment of the space adjacent to the property to allow for a six foot wide sidewalk and a continuous three foot wide planting strip (or "shy zone") in the areas where there are no street trees. In the areas where the Applicant is providing street trees (five street trees along Pomeroy Road and 11 street trees along Stanton Road), the width of the sidewalk is five feet and the width of the planting strip has been increased to four feet. The public space adjacent to the property along Elvans Road will include a six foot wide sidewalk with a continuous five foot wide planting strip that will include 16 street trees. As noted

previously, the Applicant will also construct a three foot wide planting strip and a six foot wide sidewalk in the Elvans Road public right-of-way that will connect the housing portion of the project with the community service center portion of the project. This portion of the sidewalk and planting strip is not adjacent to the Applicant's property.

In order to provide this treatment of the "public" space, the sidewalk along Pomeroy Road is entirely on the Applicant's private property, the sidewalk along Stanton Road varies from 2.3 feet to 2.9 feet on the Applicant's private property, and the sidewalk along Elvans Road varies from 2.2 feet to 4.8 feet on the Applicant's private property. The Applicant will grant a public use easement on these portions of its property to allow the public to use the newly created sidewalks and planting strips.

Proposed Internal Street System

In the Applicant's pre-hearing statement, dated October 19, 2015, the Applicant noted that it intended to have the internal street be a public street and that it would start the street dedication process. Based on further dialogue and discussion with DDOT representatives and further engineering and analysis of the proposed street system, the Applicant has determined that the optimal site plan for the residential component of the project will not allow the proposed internal street to become a public street. Issues that prevent the public street dedication include; the proximity of the proposed new street's intersection at Pomeroy Road to the existing loading dock for the adjacent Wilkinson Elementary School, and the overall width of the proposed street.

Proposed Lighting

The community service center component of the project will employ full-cutoff (dark sky friendly) exterior lighting at strategic places around the site and building. The front driveway and main entrance plaza will be lit for safety and to highlight the main entrance and its features, including building signage. The parking lot, rear entrances and outdoor play areas will be lit at minimal levels to maintain safety and security. Pedestrian pathways around the building, at the rear of the site and courtyard, at the overlook and along the top of the retaining wall will be lit with a combination of low step lights and/or recessed wall lights, to create soft ambient lighting and maintain safety. Additional ambient lighting will be provided at the rear courtyard and upper garden area, to be used during evening events.

The housing component of the project will also employ full-cutoff (dark sky friendly) exterior lighting at strategic places around the site and buildings. All residential building entries, including all multi-family building and ground level unit entries, and townhouse front, rear patio and garage entrances will be provided with exterior lighting. The tower on Building A will have accent lighting to highlight this key site feature. The sidewalk along Pomeroy and Stanton Roads will be lit with existing street lighting. Typical DC Standard pedestrian-scaled pole lights will be provided on the new internal private street. The parking lot, plaza, and outdoor play areas will be lit with low-level lighting to maintain safety and security. Pedestrian pathways around the

building will be lit with a combination of low step lights and/or recessed wall lights, to create soft ambient lighting and maintain safety.

Additional Updated Plans/Materials

Updated site plans, parking plans, landscape plans, civil plans, and updated GAR calculations are also included in Exhibit A. These updated plans reflect the new treatment of the public space adjacent to the property, the proper labeling of the proposed private street, minor modifications to the geometry of the intersection of the private street and Pomeroy Road, and the loss of one parking space on the community service center campus to ensure the ability of trucks to access the loading facilities. The Enterprise Green Communities checklists for the multi-family buildings and the townhouses, along with the LEED checklist for the community service center building, are also included in Exhibit A.

Comprehensive Transportation Review

The Applicant's transportation engineering firm, Gorove/Slade Associates, filed a Comprehensive Transportation Review ("CTR") with the District Department of Transportation ("DDOT") on November 23, 2015. A copy of the CTR is included as Exhibit B. The CTR included the following Summary and Mitigations.

- "Overall, the PUD will not generate significant transportation demand during peak hours, and this demand can be accommodated within the local roadway, transit and parking systems. The one aspect of the surrounding network that cannot accommodate anticipated demand is the pedestrian infrastructure near and adjacent to the site. The Applicant has committed to improving sidewalks adjacent to the site and between the two portions of the PUD property."
- The CTR recommended additional improvements to help the pedestrian environment near the site. The additional improvements recommended in the CTR focus on two nearby intersections on the expected pedestrian walking routes:
 - Improved marking and signage, including stop bars, crosswalks, and curb ramps at the intersection of Elvans Road and Gainesville Street so that they meet DDOT and ADA standards; and
 - Improved marking and signage, including stop bars, crosswalks, and curb ramps at the intersection of Elvans Road and Morris Road so that they meet DDOT and ADA standards.
- The CTR concluded that with these pedestrian improvements in place and the implementation of the Transportation Demand Management (TDM) plan outlined in the CTR, the PUD will not have a detrimental impact on the surrounding transportation network.

Public Benefits and Project Amenities

As detailed in the initial statement in support of the PUD and Zoning Map Amendment application and the pre-hearing statement, this project will include a significant amount of affordable housing (including permanent supportive housing units), 42 for-sale townhouses, and a community service center that will include programs affiliated with Martha's Table and Community of Hope. Additional information regarding the programming that Martha's Table and Community of Hope will be providing in the community service center campus, as well as in Ward 8, is attached as Exhibit C. The information provided in Exhibit C also includes information regarding the current involvement that Community of Hope, the Horning Family Fund, and Martha's Table have in Ward 8.

As part of the public benefits and project amenities package for this PUD and Zoning Map Amendment application, the Applicant has agreed to provide the following additional amenities:

- The Applicant has partnered with the Anacostia Economic Development Corporation (AEDC) to help identify opportunities for Ward 8 businesses and jobs for Ward 8 residents;
- The community service center campus will include space to hold community meetings;
- The community service center will include flex-office space for use by Ward 8 non-profits; and
- The Applicant will include a Ward 8 development partner in the construction of the rental housing component of the project.

Resumes of Expert Witnesses

The Applicant will provide testimony from four expert witnesses in this case:

- Cheryl A. O'Neill, AICP – Principal, Torti Gallas Urban, proposed expert in architecture;
- Matt Bell, FAIA – Principal, Perkins Eastman, proposed expert in architecture; and
- Dan Van Pelt/Rob Schiesel – Gorove/Slade Associates, Inc., proposed experts in traffic engineering.

All of these individuals have previously been admitted by the Zoning Commission as experts in their respective fields. Their resumes are included in Exhibit D.

Community Support for the Project

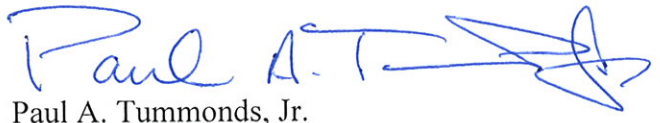
On December 10, 2015, representatives of the Applicant made a presentation to the Ft. Stanton Civic Association regarding this application. At the conclusion of that meeting, the Board of Directors of the Ft. Stanton Civic Association adopted a unanimous resolution in

support of the project. On December 18, 2015, representatives of the Applicant made a final presentation to ANC 8B regarding the application. At the conclusion of that meeting, ANC 8B adopted a resolution in support of the application. The Applicant is not aware of any opposition to this application.

Conclusion

The Applicant looks forward to presenting this application to the Zoning Commission on January 7, 2016.

Sincerely,


Paul A. Tummonds, Jr.

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on December 18, 2015 by Hand Delivery and First Class Mail:

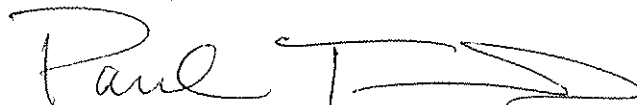
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