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NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Planned Unit Development and Zoning Map Amendment

May 23, 2013

Stanton Square, LLC (the “**Applicant**”) hereby gives 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, SE, which is known as Lot 122 in Square 5877 (the “**Subject Property**”). The Subject Property is located in the Fort Stanton neighborhood approximately one-half mile north of the Suitland Parkway. The Subject Property is irregularly shaped and 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 and heavily wooded with steep topography.

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 (ZC Case No. 05-35) which re-zoned the Subject Property to the R-5-A Zone District. ZC Case No. 05-35 expired, so the Subject Property returned to the R-3 Zone District.

The Applicant proposes the development of a project that includes a mixed-income residential community on the lower five acres of the Subject Property, and a community service campus (similar to The Town Hall Arts Education Campus (THE ARC)) 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-A Zone District). The Applicant is proposing a First Stage PUD application and Zoning Map Amendment for the community service campus (rezoning this portion of the Subject Property to the SP-1 Zone District).

The residential community will consist of approximately 200 residential units included in six buildings. The residential units will vary in size from 1-3 bedrooms. Approximately 30 of the residential units will be reserved for permanent support housing units. The proposed residential buildings will be 60-63 feet in height and will include approximately 200,000 square feet of gross floor area. The Floor Area Ratio (“**FAR**”) for the residential community will be approximately 0.92. The residential community will include approximately 166 parking spaces.

The R-5-A Zone District permits a maximum FAR of 0.9 as a matter-of-right and 1.0 in a PUD project. The maximum height allowed as a matter-of-right in the R-5-A Zone District is 40 feet. A PUD project in the R-5-A Zone District permits a maximum height of 60 feet. However the Zoning Commission may authorize an increase of not more than 5% in the maximum height (63 feet for the R-5-A Zone District) provided the increased height is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of Chapter 24 of the Zoning Regulations.

The community service campus is expected to include two buildings with each building having a height of two-three stories, approximately 40 feet. The buildings are expected to include approximately 80,000 – 120,000 square feet of gross floor area. This will result in a FAR of 0.6 – 0.88.

The SP-1 Zone District permits a maximum FAR of 4.0 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 FAR of 4.5 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.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended). The Applicant intends to file this application on May 31, 2013. Therefore, the Applicant will be requesting flexibility from Section 2406.7 of the Zoning Regulations in order to file this application eight days after the mailing of this Notice.

The project architect is Torti Gallas Urban. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Goulston & Storrs, PC (202-721-1157).