

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director Development Review and Historic Preservation

DATE: *JL for* July 17, 2015

SUBJECT: **Setdown Report** for ZC #13-09 – First Stage and Consolidated PUD with Related Map Amendment from the R-3 to R-5-B and SP-1 District for Square 5877, Lot 122

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the application by Stanton Square, LLC be set down for public hearing for a proposed development including:

- A Consolidated PUD and related map amendment from the R-3 to the R-5-B District for development of 3 multifamily buildings and 42 townhomes on the 5-acre lower portion of the site between FAR 1.29-1.40 and a total of 154 parking spaces;
- A Consolidated and First Stage PUD application and map amendment to the SP-1 District for the community service center campus on the upper 3 acre portion of the subject property - for a new building 32 feet tall and 0.66 FAR, plus 37 surface parking spaces for the consolidated portion; and
- A First Stage PUD and map amendment for a portion of the community service center site to include a future building with a height of 45 feet and FAR 0.92, and a surface lot of approximately 24 parking spaces.
- Flexibility is requested from:
 - A Map Amendment from the R-3 to the R-5-B and SP-1 Districts
 - Section 2516 – Multiple buildings on a single lot of record
 - Section 404 - Side Yard and
 - Section 403 – Lot Occupancy

The proposal is not inconsistent with the First Stage PUD approval and the Comprehensive Plan. OP has noted some additional information required prior to a public hearing, in Section X of this report.

II. APPLICATION-IN-BRIEF

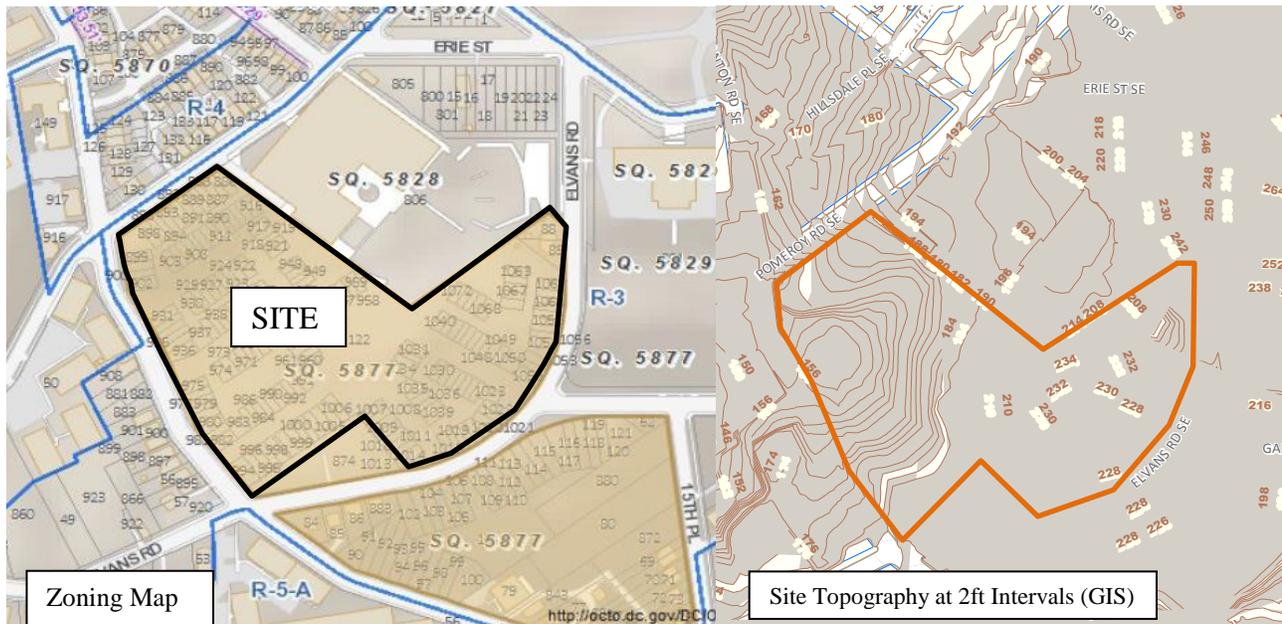
Applicant: Stanton Square LLC
Property Size: 353,271 sf
Location: Square 5877 Lot 122, SE (Stanton Square)
Ward and ANC: Ward 8, ANC 8B
PUD-Related Zoning: R-5-B (residential) and SP-1 (community service center campus)

Proposal: Development of the undeveloped parcel in two portions including:

- Three multifamily buildings of approximately 128 units and 42 townhomes on the 5-acre lower portion of the site along Stanton Road, as a consolidated PUD with related map amendment from the R-3 to R-5-B District; and
- A community service center campus on the 3-acre upper portion of the site along Elvans Road proposed as both a consolidated PUD and First Stage PUD application with a related map amendment from the R-3 to the SP-1 District.

The Consolidated PUD for the residential development would require flexibility from the rear yard (35 townhouse lots), side yard (4 townhouse lots), and lot occupancy (19 townhouse lots) requirements, and for multiple buildings on a single record lot (§ 2516.2).

III. SITE AND AREA DESCRIPTION



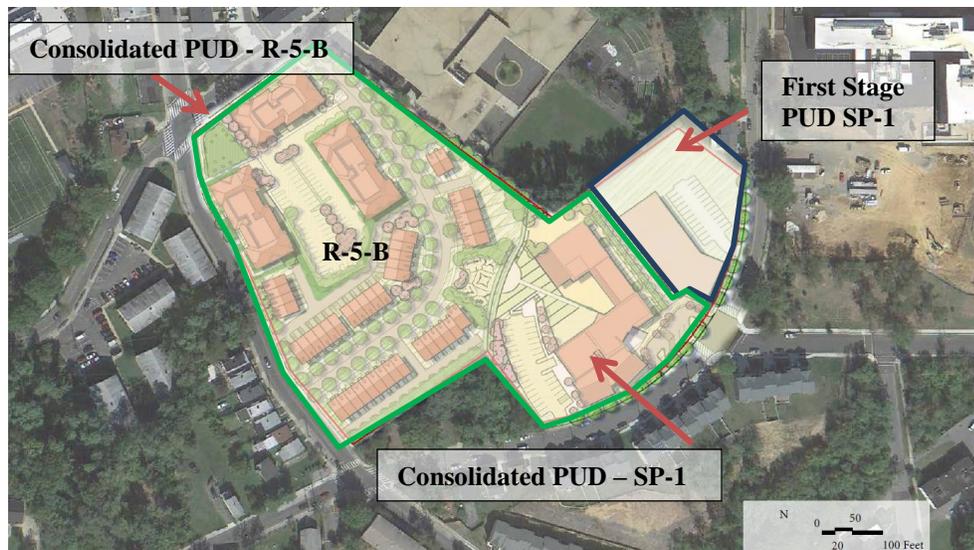
The entire PUD is shown as SITE on the map to the left. It is bordered on the north by Pomeroy Road and the Moten/Wilkinson Education Campus; on the west by Stanton Road and the south and east by Elvans Road. The 353,271-square foot subject site is irregularly shaped and is currently a wooded undeveloped parcel. The 3-acre portion of the site that fronts on Elvans Road is approximately 72 feet above the lowest portion of the 5-acre portion of the site. The largest grade change is at the center of the site but the entire site has significant slope as shown above (also Exhibit 11A6: Sheets CIV-100A – CIV100C) and the site topography map above. The site is in proximate location to three parks, which have recreation centers and is within a mile of the Anacostia and Congress Heights Metro stations.

IV. PROJECT DESCRIPTION

The Commission approved a consolidated PUD and related map amendment from the R-3 to the R-5-A District in Order 05-35 (effective 11/03/2007), which would have developed the vacant parcel as entirely residential with 187 townhomes, within the approved PUD related map amendment to the R-5-A District. This PUD has since expired and the applicant reconsidered the site's development, filing a new proposal under ZC 13-09 in May 2013, (Exhibits 1 & 2). Since that submission, the applicant consulted extensively with the community and now presents an amended application noted as Exhibits 11A1 through 11A7. A comparison between the general site designs, then (2013) and now is shown below.



**Site Design – Proposed
May, 2013
(Exhibits 1 & 2)**
(203, 1-3-bedroom
apartment units, with
PSH¹ and a community
service center.)



**Site Design– Current
June, 2015 (Exhibit
11A1)**
(128 apartment units
with PSH, 42
townhomes, and a
community service
center.)

The site would be developed by dividing the property into two portions, partly due to the steep topography, particularly at the center of the site. The 5-acre lower portion proposed as a residential development would be developed under a consolidated PUD and map amendment from the R-3 to R-5-B District. The upper portion of the site would be divided into two and developed as a Consolidated PUD with related map amendment to the SP-1 District, with the other portion considered as a Frist Stage PUD application, as depicted above.

¹Permanent Supportive Housing (PSH) - housing targeted to homeless individuals and/or those with barriers to housing access.

Consolidated PUD

The proposed development under the consolidated PUD would include the residential development to be known as Stanton Square on the lower level of the site and a community service center on the upper level to be known as Stanton Commons.

Residential Buildings – Stanton Square

The proposed residential development including 3 apartment buildings and 42 townhomes would be between 219,000 and 238,000 square feet² with an FAR range between 1.29 FAR (min.) and 1.40 FAR (max.), dependent on chosen feature(s) of the home. The multifamily buildings would be 49 feet in height and the townhomes would range between 29 feet and 47 feet.

The multifamily buildings would be comprised of 128 apartment units. Twelve of those units would be assigned as permanent supportive housing units. The apartment buildings would have one-, two-, and three-bedroom units at 670 sf, 1,010 sf and 1,340 sf respectively. Five percent of units would be devoted to residents earning up to 50% AMI and another 5% at no more than 80% AMI, consistent with the IZ program. The remaining units would be devoted to residents earning up to 60% AMI for 40 years.

Building Type	Number of Units	Unit Type by Size
Townhome	42	42, 3-bedroom
Building A *(Sheet A0-6-A07)	42	2, 3-bedroom 13, 2-bedroom 27, 1-bedroom
Building B *(Sheet A11-A12)	38	14, 2-bedroom 24, 1-bedroom
Building C *(Sheet A16-A17)	36	12, 2-bedroom 24, 1-bedroom

Based on the *Building Floor Plans, the residential development would include 44, 3-bedroom units; 39, 2-bedroom units; and 75 one-bedroom units.

Table 1.

The apartment buildings would be predominantly brick and masonry façade with cementitious siding on the upper 4th story. Bay windows would accentuate the buildings’ exterior to create a residential feel and scale, appropriate with the surroundings. Building A, which would front on Stanton Road, would accommodate a lobby, the leasing office and residential amenity space. The Community of Hope space shown on the first floor of this building is intended for the on-site services for residents of the 12, permanent supportive housing units.

The townhomes proposed with frontage along the private right-of-way would be developed as 6 individual buildings, three buildings of 5 townhomes, two buildings of 6 townhomes and one larger building comprised of 9 units. The buildings’ façade would be composed of materials similar to the apartment buildings. One building of 4 homes would front on Stanton Road and one building of two homes would front on the west side of the alley stub, which dead ends north of the site (Sheet A-24). Homes with frontage along the private right-of-way would have a 4-foot wide stoop from the front door, which would merge with a 6-foot wide areaway, to create an effective separation of 10 feet to the sidewalk. The 42 townhomes would be three-bedroom homes, with 10% of homes (5 units) assigned as IZ units for families earning 50% to 80% AMI.

² Townhomes would be featured with options of an attic and/or deck.

Community Service Center – Stanton Commons

The community service center campus would be developed both through a Consolidated PUD and Map Amendment, and as a First Stage PUD application. The building proposed to be developed along with the residential units would be one of two buildings proposed to be operated by non-profits – Community of Hope and Martha’s Table. The non-profits would provide early childhood care, nutrition and wellness, aftercare, employment and behavioral counseling services. Additional programming details are provided in the applicant’s statement of support (Exhibit 11 – pages 13-14).

The two-story, 54,000 square feet building with a basement, would be 32 feet in height at 0.66 FAR. The building’s design is intended to accommodate the services seamlessly within two floors and a basement floor. The first and second floors would primarily accommodate up to 16 classrooms, administrative offices, a conference room and a kitchen. Warehouse and storage space would be included in the ground floor and the roof may include a green roof of up to 4,500 sf. A 37-space surface parking lot is also proposed to provide the required parking for the center (Exhibit 11A – Sheet 27).

Site Access, Landscaping and Sustainability

A main private right-of-way, 52 feet wide between the town homes, would provide ingress and egress between Stanton Road and Pomeroy Road. The majority of townhomes would have rear-loaded garages, which would be accessed via two, 16-foot wide private alleys, also accessible off Stanton Road. Seven townhomes located closest to the slope along the north property line would have front-loaded garages in order to reduce the extent and height of the retaining wall system, as noted in the applicant’s submission (Exhibit 11, Pg. 11).

The applicant has provided information about the materials that would be used for the street paving, which seems consistent with that of the neighborhood. However, the parking lot, as well as the entry plaza would be pervious paving, with a textured pattern of brick or cobblestone. This would facilitate the site stormwater retention capacity and support site sustainability. Up to 25 parking spaces would be provided along the private right-of-way, accessed via a proposed curb cut off Stanton Road. Fifty-nine spaces would be included on a surface lot proposed interior of the site among the apartment buildings and 28 spaces would be within a garage of Building C. Thus a total of 154 spaces would be devoted to residential parking for Stanton Square, a parking ratio of 0.97spaces/unit.

A landscaped entry plaza with shade trees would be located at the corner of Pomeroy and Stanton Roads to anchor the site and announce the developed property within. The illustrative site plan and landscaping plans (Sheet S-09, L01-L06) indicate that a number of trees would be planted along the thoroughfare and related LID landscaping features are proposed to control storm water runoff, enhance the site’s sustainability and the aesthetic appeal. Shade trees are proposed throughout the site, including along public space along the site’s perimeter.

Parking for the community service center would be accessed via curb cuts off Elvans Road, where drop-off and pick-up would occur along a semi-circular driveway, treated with pervious pavement. A separate curb cut to the west of the proposed building would provide access to a pervious paved surface lot for 37 vehicles, as well as to the loading area for the center (Exhibit 11A-3, Sheet CIV-300C). A landscaped bio-retention area is shown to the east of the lot, which would contain and treat stormwater runoff from the surface lot (Exhibit 11A – Sheet L-06). OP expects the applicant to continue discussions with DDOT regarding the proposed curb cuts off Elvans Road.

A 30-foot tall retaining wall system (in two, 15-foot tiers) (noted as a smart slope – Exhibit 11A – Sheet L-04, L07) placed behind the proposed play area would separate the upper and lower portions of the site. The wall would be landscaped and shade trees would be planted on north and south sides of the play area, which would be framed by the landscaped wall and the plantings.

OP is supportive of the shade trees proposed along the private streets but requests the applicant collaborate with Urban Forestry regarding tree and vegetation type and related maintenance to ensure those trees reach maturity. OP has also expressed concerns about the amount of regrading of the site, and has requested additional information regarding the tall retaining walls, particularly at the center of the site.

First Stage PUD

The First Stage application proposes a building to the east of the building of the Consolidated PUD, 45 feet in height with lot occupancy of 30% and 0.92 FAR (46,200 square feet). The future building anticipated as part of Phase II development of the campus would support the programming of the Phase I community service center building. An accessory parking lot with 24 spaces is also proposed for this building.

V. COMPREHENSIVE PLAN

Overall, the application furthers many policies from various elements of the Comprehensive Plan, including the Land Use; Transportation; Housing; Environmental Protection; Urban Design; Community Services and Facilities; and Far Southeast/Southwest Area Elements. OP staff have also noted some policies related to site design and re-grading where additional information may be needed to more adequately address how the project furthers stated policies.

GUIDING PRINCIPLES

The proposal would particularly further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (5) Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should become part of the city's urban fabric through the continuation of street patterns, open space corridors and compatible development patterns where they meet existing neighborhoods. 217.5

Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7

Land Use Element

Policy LU-2.1.1: Variety of Neighborhood Types Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future. 309.5

Policy LU-2.2.4: Neighborhood Beautification Encourage projects which improve the visual quality of the District's neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5

Policy LU-2.3.3: Buffering Requirements Ensure that new commercial development adjacent to lower density residential areas provides effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaping, fencing, screening, height step downs, and other architectural and site planning measures that avoid potential conflicts. 311.5

Transportation Element

Policy T-2.4.1: Pedestrian Network Develop, maintain, and improve pedestrian facilities. Improve the city’s sidewalk system to form a network that links residents across the city. 410.5

Housing Element

Policy H-1.1.1: Private Sector Support Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

Policy H-1.1.3: Balanced Growth Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.1.5: Housing Quality Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. 503.6

Policy H-1.2.1: Affordable Housing Production as a Civic Priority Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6

Policy H-1.2.5: Workforce Housing In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city. 504.12

Policy H-1.3.1: Housing for Families Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

Policy H-1.3.2: Tenure Diversity Encourage the production of both renter-occupied and owner-occupied housing. 505.7

Policy H-4.1.2: Emphasis on Permanent Housing Emphasize permanent housing solutions for special-needs populations rather than building more temporary, short-term housing facilities. Permanent housing is generally more acceptable to communities than transient housing, and also is more conducive to the stability of its occupants. 515.4

Policy H-4.1.3: Coordination of Housing and Support Services Coordinate the siting of special needs housing with the location of the key services that support the population being housed. ..., 515.5

Environmental Protection Element

Policy E-1.1.1: Street Tree Planting and Maintenance Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District’s neighborhoods. 603.4

Policy E-1.1.3: Landscaping Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.7

Policy E-1.3.2: Grading and Vegetation Removal Encourage the retention of natural vegetation and topography on new development sites. Grading of hillside sites should be minimized and graded slopes should be quickly revegetated for stabilization. 605.3

Policy E-1.4.1: Conservation of Steep Slopes Strongly discourage development on steep slopes (i.e., greater than 25 percent), such as those found along stream valleys in Upper Northwest and Southeast DC. Planning and building regulations should ensure that any construction on such slopes is sensitively designed and includes slope stabilization measures. 606.3

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-3.2.1: Support for Green Building Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2

Urban Design

Policy UD-1.2.1: Respecting Natural Features in Development Respect and perpetuate the natural features of Washington’s landscape. In low-density, wooded or hilly areas, new construction should preserve natural features rather than altering them to accommodate development. Density in such areas should be limited and setbacks should be provided as needed to protect natural features such as streams and wetlands. Where appropriate, clustering of development should be considered as a way to protect natural resources. 904.3

Policy UD-2.2.1: Neighborhood Character and Identity Strengthen the defining visual qualities of Washington’s neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. 910.6

Policy UD-2.2.7: Infill Development Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15

Policy UD-2.2.8: Large Site Development Ensure that new developments on parcels that are larger than the prevailing neighborhood lot size are carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades. (see Figure 9.13). 910.16

Policy UD-2.2.10: Surface Parking Encourage the use of shade trees and landscaping or screening of surface parking areas. Parking should be designed so that it is not the dominant element of the street, and should be located behind development rather than in front of it. 910.19

Policy UD-3.1.1: Improving Streetscape Design Improve the appearance and identity of the District’s streets through the design of street lights, paved surfaces, landscaped areas, bus shelters, street “furniture”, and adjacent building facades. 913.8

Policy UD-3.1.2: Management of Sidewalk Space Preserve the characteristically wide sidewalks of

Washington’s commercial districts. Sidewalk space should be managed in a way that promotes pedestrian safety, efficiency, comfort, and provides adequate space for tree boxes. Sidewalks should enhance the visual character of streets, with landscaping and buffer planting used to reduce the impacts of vehicle traffic. 913.9

Policy UD-3.2.5: Reducing Crime Through Design Ensure that the design of the built environment minimizes the potential for criminal activity. Examples of preventive measures include adequate lighting, maintaining clear lines of sight and visual access, and avoiding dead-end streets. 914.10

Community Services and Facilities Element

Policy CSF-1.1.8: Co-Location Encourage the co-location of multiple community services in the same facility, provided that the uses are functionally compatible with each other and are also compatible with land uses and activities on surrounding properties. The planning of public facilities such as libraries, police and fire stations, recreation centers, job training centers, early childhood development centers, and wellness centers, shall be fully coordinated to ensure that such facilities are logically and efficiently sited, and support the goal of providing neighborhood-based services. 1103.14

Policy CSF-2.1.2: Public-Private Partnerships Develop public-private partnerships to build and operate a strong, cohesive network of community health centers in areas with few providers or health programs. 1106.13

Policy CSF-2.2.1: Adequate Child Care Facilities Allow new and expanded child care facilities in all residential, commercial, and mixed use areas and in community facilities in an effort to provide adequate affordable childcare facilities throughout the District. Locations should be accessible to public transit. 1107.2

Policy CSF-2.2.2: Child Care Incentives Provide incentives for new and rehabilitated residential and commercial developments to set aside on-site space for child care facilities. 1107.3

Policy CSF-2.2.3: Child Development Centers Recognize the importance of early childhood education and related programs to the well-being of the District’s youth, and support the development of appropriate facilities for these programs. 1107.4

Far Southeast/Southwest Area Element

General Policies

Policy FSS-1.1.4: Infill Housing Development Support infill housing development on vacant sites within the Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillsdale, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods. 1808.5

Policy FSS-1.1.12: Increasing Home Ownership Address the low rate of home ownership in the Far Southeast/Southwest by providing more owner-occupied housing in new construction, encouraging the construction of single family homes, and by supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants. 1808.13

Policy FSS-1.2.1: Health Care Facilities Sustain and support existing health care facilities in Far Southeast/Southwest and develop additional health care and social service facilities to respond to the urgent unmet need for primary care, pre- and post-natal care, child care, youth development, family counseling, and drug and alcohol treatment centers. Pursue co-location or consolidation of these facilities with other public facilities where possible, and where the uses are compatible. 1809.1

Policy FSS-1.2.4: Designing With Nature Protect and enhance the wooded ridges and slopes of the Far Southeast/ Southwest, particularly views of the monumental core of the city from the major north-south ridge that crosses the area. Development should be particularly sensitive to environmental features along Oxon Run Parkway, Shepherd Parkway (along I-295), and on the St. Elizabeths and DC Village sites. 1809.4

FSS-2.3 Barry Farm, Hillsdale, and Fort Stanton ¹⁸¹³

Policy FSS-2.3.2: Housing Opportunities Encourage compatible infill development on vacant and underutilized land within the Hillsdale and Fort Stanton neighborhoods, with an emphasis on low to moderate density housing designed for families. Special care should be taken to respect the area’s topography, avoid erosion, improve the street and circulation system, and mitigate any traffic increases caused by new development. ^{1813.4}

Comments

This project advances many of the planning and development priorities which anticipate including more housing suitable for families and young homeowners (1907.2(c)) in this sector, as well as addressing the low rate of homeownership by providing more owner-occupied housing in new construction, and encouraging the construction of single-family homes (Policy FSS 1.1.12).

The proposed development also meets the policy direction which seeks to replace existing housing patterns with mixed-income housing (FSS-2.6.3). The housing opportunities directive under FSS-2.3.2 encourages compatible infill development on vacant and underutilized land within the Hillsdale neighborhood with an emphasis on low to moderate density housing designed for families. The proposal includes two- and three-bedroom residences, scarce in new developments.

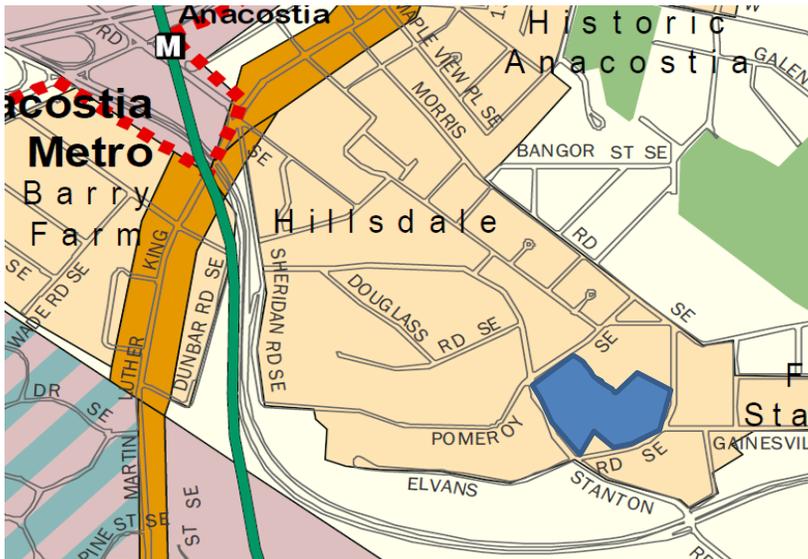
The Stanton Road location would provide easy access to employment destinations in the District and Maryland in support of smart growth principles. The property is located along many Metrobus routes, within a five minute ride to the Anacostia Metrorail Station or the Congress Heights Metrorail Station, both approximately one mile from the development. Additionally, Suitland Parkway provides access to many major routes in the District and Maryland. The project would provide ample on-site parking that would mitigate concerns of a reduction of on-street supply due to the development.

New residences would help improve public safety along this undeveloped section of Stanton Road, as it would provide more “eyes on the street” and establish a residential scale and character along this major thoroughfare in the southeast of the District. The proposal complements the recent development of the Hillsdale Townhomes to the west of the project site, across Stanton Road and would be a significant contribution to the District’s revitalizing housing supply in Ward 8.

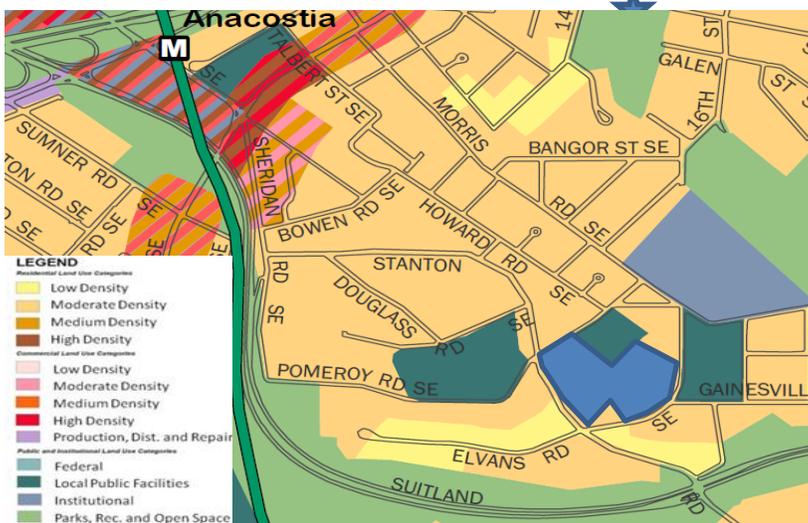
The inclusion of the supportive services is an integral aspect of this development, as it would include the needed services for not only future residents of this development but to others within the immediate neighborhood, including childcare and wellness services.

Although there has been an attempt to work the grade into the site’s design, the site would be extensively re-graded, particularly on the lower 5-acre portion in order to accommodate the chosen development form. Additional information on retaining walls (extent, design, materials) and site sections showing existing and proposed grades, as well as retaining wall locations are needed for the public hearing review.

MAPS



The Generalized Policy Map designates the site within a Neighborhood Enhancement Area, where there is typically a substantial amount of vacant residentially zoned land, which presents opportunities for compatible small-scale infill development.



The Future Land Use Map indicates that the site is appropriate for moderate density residential. The planned development is consistent with these designations and the Office of Planning supports a mix of uses on the site at the scale proposed by the applicant. The R-5-B District is consistent with moderate density residential uses and the SP District permits any use permitted as a matter of right in the R-5 District, as well as any other accessory use and building customarily incidental to the authorized uses.

VI. ZONING

In the first stage PUD, the Commission is being asked to approve in concept the layout of the site, and a PUD-related map-amendment as previously mentioned. The second stage application requests flexibility from the specific zoning regulations listed below. A summary of each area of relief is provided and an analysis of the requested flexibility would be provided at the time of the public hearing. The following summarizes the basic development data for the Consolidated PUD and the First Stage PUD:

Multifamily Buildings – 128 units

Requirement	R-3	R-5-B (MOR)	R-5-B /PUD	Proposed
Height § 400	40 ft. (3stories)	40 ft.	50 ft.	Variable- up to 49.5 feet
Lot Area § 401	3,000 (min.)	Not prescribed	Not prescribed	85,717 sf
Lot Width § 401	20' (min.)	Not prescribed	Not prescribed	Not provided
FAR § 402	None prescribed	1.8	3.0	1.55
Lot Occupancy § 403	40 %	60%	60%	36.76%
Rear Yards § 404	20 feet	4"/ft.ht, not less than 15 ft.	18 feet	30 feet
Side Yards § 405	8ft. (min.)	3"/ft ht. 13 feet (min.) required	3"/ft. ht. 13 feet (min.) required	8 feet (Flexibility requested)
Parking § 2101	1 per du	1 per 2 du	1 per 2 du: 64 spaces	100 spaces
Multiple Buildings on one Lot § 2516	None prescribed	None prescribed	None prescribed	1 lot 3 multifamily buildings (flexibility requested)
Green Area Ratio		0.3	0.36	
Building GFA			507,258 sf	132,490 sf

Table 2

Townhomes – 42 units

Requirement	R-3	R-5-B (MOR)	R-5-B /PUD	Proposed
Height § 400	40 ft. (3stories)	40 ft.	60 ft.	Variable- 29 ft. to 47 feet
Lot Area § 401	3,000 (min.)	Not prescribed	Not prescribed	66,993 sf
Lot Width § 401	20' (min.)	Not prescribed	Not prescribed	Not provided
FAR § 402	None prescribed	1.8	3.0	1.57
Lot Occupancy § 403	40 %	60%	60%	22.69% - 65.47% (max.) (depending on options) (flexibility requested)
Rear Yards § 404	20 feet	4"/ft.ht, not less than 15 ft.	15 feet	10 feet -14 feet (depending on options) (flexibility requested)
Side Yards § 405	8ft. (min.)	3"/ft ht. 13 feet (min.) required	3"/ft ht. 13 feet (min.) required	8 feet (Flexibility requested)
Parking § 2101	1 per du	1 per 2 du	1 per 2 du: 21 spaces	54 spaces
Building GFA				104,956 sf

Table 3

Community Service Center SP-1 District

Requirement	R-3	SP-1 (MOR)	SP-1 /PUD	Proposed
Height	40 ft. (3stories)	65 ft. (No limit)	75 ft. (No limit)	45 feet
Lot Area	3,000 (min.)	Not prescribed	Not prescribed	66,993 sf
Lot Width	20' (min.)	Not prescribed	Not prescribed	Not provided
FAR	None prescribed	2.5	2.5	0.66
Lot Occupancy	40 %	80%	80%	32.12 %
Rear Yard	20 feet	2.5"/ft.ht, not less than 15 ft.	15 feet	20 feet
Side Yard	8ft. (min.)	2"/ft ht. 8 feet (min.)	2"/ft ht. 8 feet (min.)	25 feet
Court		3ft/ht. 12 ft (min.) width	12 ft. (min.)	75 ft.
Parking § 2101 <u>Community Service</u>	1 per du	1 per 2,000 sf	1 per 2,000 sf. 27 spaces	37 spaces
<u>Office Use</u>	Not permitted	In xs 2,000sf 1 /1,800 sf of GFA	N/A	
Loading § 2200 <u>Community Service</u>	None required	1 service/delivery space 20 ft. deep	1 service/delivery space 20 ft. deep	1 space
<u>Office</u>		30,000-100,000 sf GFA	N/A	N/A
Building GFA				53,195 sf

Table 4

First Stage PUD – Community Service Center Building

Requirement	R-3	SP-1 (MOR)	SP-1 /PUD	Proposed
Height	40 ft. (3stories)	ft.	75 ft.	45 feet
Lot Area	3,000 (min.)	Not prescribed	Not prescribed	66,993 sf
Lot Width	20' (min.)	Not prescribed	Not prescribed	Not provided
FAR § 402	None prescribed		2.5	0.92
Lot Occupancy	40 %	80%	80%	30.50 %
Rear Yard	20 feet	2.5"/ft.ht, min 8 ft.	8 feet min.	20 feet
Side Yard	8ft. (min.)	2"/ft ht. 8 feet (min.) required	2"/ft ht. 8 feet (min.) required	25 feet
Court § 406				
Parking § 2101 <u>Community Service</u>	1 per du	1 per 2,000 sf	1 per 2,000 sf- 27 spaces	37 spaces
<u>Office Use</u>	Not permitted	In xs 2,000sf 1 /1,800 sf	N/A	
Loading § 2200 <u>Community Service</u>	None required	1 service/delivery space 20 ft. deep	1 service/delivery space 20 ft. deep	1 space
<u>Office</u>		30,000-100,000 sf GFA	30,000-100,000 sf GFA	N/A
Green Area Ratio		0.3	0.3	0.37
Building GFA				46,200 sf

Table 5

*Street and alley rights-of-ways are excluded from the land area in determination of the floor area ratio. Detailed development data is noted in Exhibit 11A1- Sheets S-01S - S-03.

Inclusionary Zoning: The summary of inclusionary zoning and affordable housing is provided as follows:

Residential Unit Type	GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	219,000 – 238,000 sf/100%	170				
Multi-Family	132,490 sf	128				
Townhouses	85,824 – 104,956 sf	42				
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Market Rate Townhouses	90% of townhouses	37				
IZ - Townhouses	5% of townhouses	2	50% AMI	perpetuity	ownership	
IZ – Townhouses	5% of townhouses	3	80% AMI	perpetuity	ownership	
IZ – Multi-Family	6,625 sf/5%	7	50% AMI	perpetuity	rental	
IZ – Multi-Family	6,625 sf/5%	7	80% AMI	perpetuity	rental	
Affordable/Non-IZ – Multi-Family (PSH units)	Approx. 11,400 sf	12	30% AMI	40 years	rental	permanent supportive housing units
Affordable/Non IZ – Multi-Family	Approx. 118,100 sf	102	60% AMI	40 years	rental	

Table 6

Item	Residential Site (R-5-B)	Community Service Center Site (SP-1)
Total Site Area	169,086 sf	130,868 sf
Maximum GFA achievable	@ 3.0 FAR - 507,258 sf	@ 2.5 FAR – 327,170 sf
Total GFA Proposed	237,446 sf	53,195 + 46,200(Stage I) = 99,395 sf
Max FAR Proposed	1.40	0.66 + 0.92 (Stage I) = 1.58
Difference	269,812 sf. (less than max.)	227,775 sf (less than max.)

Table 7

2603.1 *An inclusionary development for which the primary method of construction does not employ steel and concrete frame structure located in an R-2 through an R-5-B District ... shall devote the greater of 10% of the gross floor area being devoted to residential use or 75% of the bonus density being utilized for inclusionary units.*

IZ requires:

- 10% of the GFA devoted to residential use: 10% x (132,490 + 104,956) = **23,745 sf**

Proposed:

- 10% GFA (MF) = 13,250 sf + 10% GFA (TH) = 10,496 sf = **23,746 sf**

Therefore, the application would meet the IZ requirement of Section 2603.1

2603.3 *Inclusionary developments located in R-3 through R-5-E, ... shall set aside fifty percent (50%) of inclusionary units for eligible low-income households and fifty percent (50%) of inclusionary units for eligible moderate-income households. The first inclusionary unit and each additional odd number unit shall be set aside for low-income households.*

Based on the Table 6 above, the set asides for the income type as specified by this provision, would be satisfied. Other units would be restricted to residents earning up to 60% AMI for a period of 40 years.

Flexibility

- a) Map Amendment: R-3 to R-5-B and SP-1: The Comprehensive Plan designates the site for moderate density residential uses. The proposed development would be characteristic of the surrounding neighborhood's existing and more recent development in its scale and massing. Therefore, the proposed PUD-related map amendment from R-3 to R-5-B (for the lower residential portion) and SP-1 (for the upper community services portion), would be not inconsistent with the Comprehensive Plan, particularly when read in conjunction with the referenced policies from the Plan. The SP District permits any use permitted as a matter of right in the R-5 District, as well as any other accessory use and building customarily incidental to the authorized uses. The institutional wrap-around services and programming proposed by the non-profit groups that would locate within the development are accessory and incidental to the residential uses proposed within the R-5 B portion of the site, and would directly serve the surrounding residential community. Therefore, the SP-1 District would be the appropriate designation for the administrative and office uses proposed.
- b) Section 2516 - Multiple Buildings on a single lot of record: Section 2516.1 states that the Board of Zoning Adjustment may grant a special exception to allow two or more principal buildings or structures on a single lot. The Commission, through the PUD process, may also grant that approval. The applicant would provide a more detailed analysis of the required relief pursuant to the relevant sections for further review and evaluation as part of OP's final report prior to the public hearing.
- c) Section 404 - Side Yard: The Regulations require 8-foot wide side yards and the proposed side yards for 4 town house units would vary between 3 feet and 5 feet. The town homes identified in the site plan would be the end units of a row (THs 10, 11, 23, and 34). Where the units are closest (TH 10, TH 11) there would be an effective separation of 10 feet between units (Exhibit 11A1 – Sheet S-03).
- d) Section 405 - Rear Yard: The applicant has offered the options of a rear deck and attic as part of its design options for future townhome residents. Up to 35 of the town homes for purchase would not satisfy the 15-foot required rear yard provision if a deck were added as an option. In those cases, the rear yard would be reduced to 10 feet. Where the decks are not offered as a purchase option, the provided rear yards would be 30 feet (Exhibit 11A1 – Sheets S-02-S-03).
- e) Section 403 - Lot Occupancy
The proposed lot occupancy requested would vary between 60.02 % and 62.38% for townhomes without the purchase options for a deck or loft attic. When options are included, the lot occupancy ranges would slightly increase between 60.99% and 65.47% for the same townhomes identified in the applicant's submission (Exhibit 11A1 – Sheets S-02-S-03). This request would negate the need for individual homeowners to request a PUD Modification before the Commission to simply add a deck to their home. The requested lot occupancy increases would not exceed 70%, which is the maximum allowed by the Board of Zoning Adjustment's approval pursuant to Section 223.

VII. PURPOSE AND EVALUATION

Sections 2403.5 - 2403.13 of the Comprehensive Plan address the evaluation of public amenities. In its review of a PUD application, the Commission shall reconcile the relative value of the public benefits offered, the incentives requested, and any potential impacts. To assist in the evaluation, the applicant shall provide a written evaluation of the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12)

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AMENITIES

The evaluation of public benefits and amenities shall judge, balance, and weigh the degree of development against the circumstances of the case.” To assist in the evaluation, the applicant shall provide a written evaluation of the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12)

The amenity package evaluation is based on an assessment of the additional development gained through the application process. The R-3 zone would allow development up to an effective 1.8 FAR, whereas the applicant is proposing 2.98 FAR for the entire site (excluding the private right-of-way and alleys). The Comprehensive Plan does not anticipate the parcel to remain low density residential, and would support a moderate density development for the site.

The following table compares the existing matter-of-right development capacity of the R-3 District with the requested R-5-B and SP-1 District for the Consolidated PUD:

Standard	R-3 M-O-R* (8 ac.=348,480 sf)	R-5-B M-O-R* (5 ac.= 217,800 sf)	SP-1 M-O-R (3 ac.=130,680 sf)	Consolidated PUD Proposal	
				R-5-B 217,800 sf	SP-1 130,680sf
Uses	Residential	Residential	Institutional/office	Residential	Community center
Height	40 ft./3-stories	50 ft.	65ft.	47- 49 ft.	32 ft.
FAR	None prescribed 1.8 (effective for row dwellings) 627,264 sf.	1.8 (304,354.8 sf.)	2.5 (Other perm. uses) (327,170 sf.)	1.40 (excludes private right-of-way and alleys)	0.66
Lot Occ. %	60%	60%	80%	62.38% (max).	32.12%

The First Stage PUD would add an additional building in support of the proposed community services center. This would accommodate additional space in support of services for future and surrounding residents, as the program grows.

The Consolidated PUD, including the residential development (R-5-B District) and the community service center (SP-1 District) would offer the following amenities and benefits gained through the application process:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces - § 2403.9(a)*

Urban Design, Architecture, Landscaping

The proposed PUD would significantly enhance the character of Stanton Road by removing a large vacant parcel from the neighborhood’s fabric. The proposed development would introduce a residential use and accessory services currently absent in the immediate neighborhood. The buildings’ massing and scale would be appropriate within the context of the Comprehensive Plan and the existing neighborhood. Building materials would include a mixture of brick and cementitious siding, which would be carried throughout the site. The façade details are integral to ensuring variety in the streetscape. The proposed architecture would be similar to recently completed residential development in the immediate area. The architecture would update the architecture of the surrounding

neighborhoods, which are comprised of a variety of architectural styles, materials and designs. Connectivity between both portions of the site would enhance Stanton Road through the proposed new sidewalk along the periphery of the site to Elvans Road. This would also be an important safety feature for the neighborhood, as it would provide improved lighting and pedestrian safety along Stanton Road.

Onsite parking is proposed which would meet the requirements of the Regulations and should not adversely impact the on-street parking supply in the immediate neighborhood. This was an expressed concern of the community. The site is within a mile and a half of the Anacostia Metro Station.

(b) Site planning, and efficient and economical land utilization - § 2403.9(b)

The Hillsdale neighborhood is a focus area identified within the Area Element of the Comprehensive Plan. The co-location of uses proposed by the applicant's collaboration with Community of Hope and Martha's Table would provide important childcare, health care and other support services for future and immediate residents. This would be an example of efficient site planning, as it would provide housing to those in need of additional services, which would be available on-site.

As an irregularly shaped site with steep and variable grade, site planning is challenged to provide the on-site requirement of the regulations, while attempting to improve the site's efficiency and provide meaningful residential amenities. However, the site would be significantly re-graded to support the design proposed. As previously mentioned, the applicant needs to address how this would balance against the Comprehensive Plan guidance, including policies addressing grading and vegetation removal and conservation of steep slopes, which permeate the site (*See Policy: E-1.3.2, E-1.4.1 and FSS-1.2.4*).

The site's design proposes an internal pedestrian connectivity throughout the site, and is conveniently located between two bus stops in opposite directions on Stanton Road. The townhomes, the majority of which would front on the main private street would have both internal parking and on-street parking for guests, which should not impact the public on-street parking supply of the existing neighborhood. There would be landscaped frontages and vehicular access would be from the rear of the homes via a 16-ft wide alley system. Clear lines of sight along the private alleys would support safety and easy access from the rear. The inclusion of a play area and other landscaped areas on the site serve the dual purpose of providing passive recreation for families, while providing green areas for storm water retention.

As mentioned prior, OP encourages the applicant to work with DDOT to dedicate the proposed street and alley system to the public system, as was the case of the previously approved PUD 05-35 for the site.

(c) Historic preservation of private or public structures, places, or parks - § 2403.9(d)

The property has no historic designation.

(d) Housing - § 2403.9(f)

This project would provide a substantial amount of two and three-bedroom units at a level of affordability that would be below market-rate. Up to 30% of the apartment units would be two bedroom units. Up to 12 apartment units would also be dedicated as permanent supportive housing units for the life of the project, which is an added benefit. Preliminary details regarding how the project meets the IZ requirements are shown in Table 3.

(e) *Environmental benefits § 2403.9(h)*

As proposed, the project would satisfy the Green Area Ratio (GAR) for the R-5-B zone (0.30 min required – 0.37 proposed) and the SP-1 District (0.30 min. required- 0.37 max. proposed) (Sheet L-06). It is also anticipated that the project would achieve the Green Communities certification for new affordable housing development.

(f) *Uses of special value to the neighborhood or the District of Columbia as a whole § 2403.9 (i)*

The affordability and supportive housing units proposed by this project should help the District towards meeting its goal of housing low income and homeless families. The introduction of a community service center to support residents of the immediate and surrounding development in an underutilized site is consistent with planning goals for the neighborhood and is a public benefit and amenity of the project. The renovation and extension of sidewalks and related access through the site would provide both pedestrian and vehicular connectivity to the Stanton Road corridor.

BENEFIT OR AMENITY	MITIGATION	PUBLIC BENEFIT	PROJECT AMENITY	REQUIRED	APPLICANT PROFFER
Affordable housing (IZ) <u>10% IZ units (TH)</u> : 5% to 50% AMI 5% to 80% AMI <u>Multifamily</u> 5% up to 50% AMI 5% up to 80% AMI (in perpetuity)		X	X	X	
12 permanent supportive housing units			X		X
Market rate housing (50-80% AMI)		X			
Community Service Center		X	X		
Superior Architecture		X			X
Improved Sidewalk at applicant's expense	X	X	X		X
Environmental benefits, stormwater management	X	X		X	X

The Office of Planning feels that the information regarding benefits is sufficient for setdown. OP will continue to work with the applicant to refine any benefits that may be proffered prior to the public hearing.

VIII. AGENCY REFERRALS

Upon setdown of this application, the Office of Planning will facilitate an interagency meeting with the following government agencies for review and comment:

- Department of Housing and Community Development (DHCD);
- Department of Transportation (DDOT);
- Department of the Environment (DDOE);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- DC Water and DC Police

IX. COMMUNITY COMMENTS

The applicant has worked extensively with the community, including ANC 8B, to date and will continue to do so throughout the project’s development. The ANC’s comments will be provided at the public hearing stage.

X. SUMMARY OF OP COMMENTS

OP supports the overall proposed uses for the large site, as it would provide important amenities for residents of Ward 8. The development will contribute positively to pedestrian activity, the overall vitality and mix of uses that are anticipated within Ward 8. The proposal is in conformance with the First Stage PUD and Consolidated PUD for development of the site and is not inconsistent with the Comprehensive Plan. Therefore, OP recommends setdown of the application. The following summarizes OP comments from this report, all of which can be addressed prior to a public hearing.

OP Comment	Planning and / or Zoning Rationale
Pursue discussions with DDOT to consider dedication of the private street and alley system as a public street and alleys. In addition, the proposed curb cuts on Elvans Road should be clarified with DDOT.	Street and alley dedication would be beneficial to the neighborhood, including its long term maintenance, which is typically a city function. The presence of four curb cuts should be justified.
Provide more information about external lighting for the entire development.	External lighting helps determine how it is viewed at night from the surrounding neighborhood.
Provide more information about landscaping – Work with Urban Forestry on tree species and soil volume	Appropriate shade trees will enhance the pedestrian experience. Sufficient soil volume is necessary to ensure trees grow to full maturity and provide maximum benefit as anticipated by the development plan.
Amenity Package – Provide a cost to the sidewalk installation, where none currently exists, as proposed.	This information would be required as part of the Commission’s assessment of the benefits/amenity package and inclusion within the Order, upon approval.
Provide addition site grading information, including retaining wall sections showing existing and proposed grading, and proposed design and materials.	The site has significant grade differences that would be significantly re-graded. This potentially conflicts with some of the environmental policies of the Comprehensive Plan. Therefore additional information is required to support or amend the proposal.
Additional information on the flexibility requests noted in Section VI of this report.	The requests should be justified based on the Regulations.