
From the Washington Business Journal:
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Best Community Impact: The Commons at Stanton Square

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When the Commons at Stanton Square opened its doors in June 2018, its staff and funders had a goal in mind: to fully support members of the surrounding community from birth through childhood and beyond.

Nestled within the 43,000-square-foot facility are D.C. nonprofits Martha's Table, which offers food, education and family services, and Community of Hope, which aims to help low-income families maintain stability. Within the Commons' education room, area organizations including D.C. Volunteer Lawyer's Project, LIFT D.C., Ascension Health, Reading Partners and City Year have found space to meet, organize and act.

Each day, the Martha's Table headquarters stays busy with visitors shopping for free, fresh food and pantry items at Martha's Table Market. Teens and adults can make appointments for free screenings and support for anxiety, depression and other emotional wellness issues through Community of Hope. Parenting classes are held. Toddlers and children stream into classrooms for daylong and after-school care.

It's a reality that began as a vision in 2010 from Horning Brothers founder Joe Horning; his wife, Lynne; and the Horning Family Fund. What started as an 8-acre and \$10 million donation grew into a partnership with co-developer and tenant Martha's Table. The nonprofit's headquarters now sit within the \$26 million project in Ward 8. Community of Hope also came on board as a partner and tenant, signing a 10-year lease at Commons.

"Most of [Martha's Table's] early childhood programming relates to children aged 6 weeks to 3 years trying to work through the education gap that exists," Horning Brothers President and CEO David Roodberg says.

Since its opening, the partners in the project meet regularly to evaluate impact, identify additional partners and share data.



COURTESY HORNING BROTHERS

The Commons at Stanton Square serves as the headquarters for Martha's Table and as an office for Community of Hope.

The Commons' long-term goals are to ensure that mothers experience healthy pregnancies; children meet academic, health and social development milestones; families meet emotional well-being goals; and individuals have access to stable housing and food security.

The construction was fully financed with private capital, which Roodberg says meant that the project could move forward quickly without bureaucratic fuss.

"We didn't have a lot of financing contingencies or having to wait to get approvals from governmental agencies in order to move forward," he said.

While Martha's Table owns its part of the building, Roodberg says that his company subsidizes Community of Hope's rent and that the Horning Family Fund assisted Martha's Table in buying its portion of the building for its new home.



The big numbers

1.95 million

Number of meals distributed by Martha's Table in 2017. The nonprofit, now located at The Commons, also helped 14,000 individuals access free clothing and household necessities.

\$10 million

Initial donation by the Horning Family Fund that kicked off the project's development

"What's one thing most people don't know about this deal? There's some of the best views in the city from this project that people

don't even know exist."

David Roodberg, CEO and president, Horning Brothers

"@MarthasTableorg Since their grand opening they have launched themselves forward! Their new SE location The commons will bring about positive change and impact thousands of citizens East of the Anacostia River. #WelcometotheCommons #makeadiference #ward8 #MarthasTable"

BERNSTEIN FOUNDATION, @BFFDC52 (June 28, 2018)

The Commons at Stanton Square

Address: 2375 Elvans Road SE, Washington

Deal type: Delivery

Developer: Horning Brothers

Tenant: Community of Hope

Developer/tenant: Martha's Table

Funder: Horning Family Fund

Lead architect: Cox, Graae & Spack Architects

Contractor: Whiting-Turner

Size: 57,000 square feet

Cost: \$35 million

Soe Han Tha
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