

February 4, 2016

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 – Post-Hearing Submission of the Applicant**

Dear Chairman Hood and Members of the Zoning Commission:

This letter and the attached materials serve as Stanton Square LLC's (the "**Applicant**") post-hearing submission and address the various questions and comments that were raised at the January 7, 2016 public hearing for the above-mentioned case.

Architecture and Site Planning

Increased Width of Private Alleys

In response to the comments of DC Water which were submitted into the record as part of the Office of Planning's report in this case, the Applicant has revised the Housing Site plan to increase the width of the private alleys to 20 feet. As seen in the Annotated Housing Site Plan (p. A-01 of Exhibit A), the increased width of the alleys does not cause any material changes to the site plan which was presented to the Zoning Commission on January 7, 2016. The increased width of the private alley adjacent to the retaining wall still allows for a five foot-wide planting strip that is sufficient to allow the successful planting and growth of the landscaping which will help obscure the appearance of the retaining wall. (See p. L-7B of Exhibit A.)

Reconfiguration of Front-Loaded Townhouses

During the public hearing, questions were raised regarding the appropriateness of the two townhouses that did not front on the internal private street. In response to those concerns, those two townhouses have been added to the string of five front-loaded townhouses. The re-configured string of seven front-loaded townhouses is depicted on the Annotated Housing Site

Plan (p. A-01 of Exhibit A). This revision creates a consistent streetscape and improved lots for the relocated townhouses, eliminating their isolation and better integrating them with the other townhouse units.

Elevations of Front-Loaded Townhouses and Deck and Attic Options

Elevations of the string of seven front-loaded townhouses and the rear and side elevations of the deck and attic options are provided on p. A-29 of Exhibit A. As noted on this plan, the attic option will not be available for end townhouse units. A chart updating the areas of potential flexibility if the deck options are included is attached as p. S-03 of Exhibit A.

Updated Elevation of Building B – Satisfaction of the 1910 Building Height Act

An updated elevation of Building B is included on p. A-13 of Exhibit A. An additional cornice below the roof eave on the western pavilion has been eliminated to ensure that Building B is consistent with the requirements of the 1910 Height Act. The modified roofline is very similar to the roofline that was presented to the Zoning Commission at the January 7, 2016 Public Hearing.

Image of the Project in Surrounding Context

At the request of the Zoning Commission, the Applicant has prepared a document which depicts how this project will relate to the surrounding community. Page A-30 of Exhibit A shows that the size and scale of the proposed multi-family buildings and the townhouses are entirely consistent with the size and scale of the institutional and residential buildings which surround the site.

Stormwater Management Issues

As shown on pages C-400A, C-400B and C-400C of Exhibit A, rooftop stormwater runoff from each building will be directed to a stormwater management facility and treated before entering the public storm drain system. On the residential portion of the project, the multi-family buildings' stormwater rooftop runoff will be directed via roof drain leaders to an infiltration trench for treatment. Each townhouse unit's rooftop runoff will be directed via roof drain rain leaders (rear alley condition) or splash blocks (front of unit condition) to bio-retention facilities throughout the housing portion of the project. All stormwater rooftop runoff from the community service center building will be directed to bio-retention areas located on the community service center campus.

The first phase of construction activity on the property will entail the grading of the entire site and the construction of the retaining walls. The Applicant does not anticipate that a stormwater management permit will be required from the Department of Energy and Environment (DOEE) for this work. The Applicant anticipates that a stormwater management permit will be required from DOEE once construction activity begins, which will include the

construction of the site infrastructure, the private road and alleys, the parking lots, and the vertical construction of the buildings.

Private Street – Maintenance and Longevity Issues

The Zoning Commission also raised questions regarding the costs of maintaining the private street and alleys and the expected longevity of the private street and alleys. In response to the issue about the Homeowner's Association having the financial ability to maintain the private street and alleys, the Applicant agrees to have the following condition included in the Zoning Commission's Order approving the project:

The Applicant shall make an initial capital contribution to the reserve fund for the Stanton Square Homeowners' Association (which will include the owner of the multi-family buildings). This capital contribution will be \$250 for each approved townhouse unit, and \$250 for each of the multi-family buildings.

In addition, the Applicant agrees to have the following condition included in the Zoning Commission's Order approving the project regarding the requirement of the Homeowners' Association to maintain the private street and alleys:

The Stanton Square Homeowners' Association by-laws and regulations shall require that the Homeowners' Association shall maintain, repair, and replace the common areas of the project (which includes the private street and alleys) and all improvements and facilities in the common areas, in good order at all times. This obligation shall include without limitation, the maintenance, repair and, as necessary replacement of the private street, alleys and parking areas within the common areas.

The Applicant and its civil engineer researched the issue of the expected longevity of the private street and alleys and determined that there are many factors (amount of traffic, weather, quality of construction, etc.) that determine how long it will be before the private street and alleys will need significant repairs or even replacement. The best estimate that the Applicant can make is that after 15-20 years, some sort of preventive maintenance may be required and that could extend the life cycle of the pavement for another 8-14 years.

Electronic Display of Real-Time Transit Arrival and Transportation Options.

In response to a condition proposed by DDOT, the Applicant has agreed to install electronic displays in the lobbies of all three multi-family buildings and the community service center building to display real-time transit arrival and transportation options information.

Public Benefits and Project Amenities

Construction Management Plan

The Applicant created a Construction Management Plan and has included that plan as Exhibit B of this filing. The Construction Management Plan was sent to representatives of ANC 8B and 8A on January 13, 2016. On February 1, 2016, the Chairman of ANC 8B noted that he approved the proposed Construction Management Plan. The Applicant will include the terms of this Construction Management Plan as a condition of approval in the Order for this application.

Public Benefits

The Applicant has agreed to provide the following public benefits and amenities as part of this project.

- The Applicant has entered into an Advisory Development Services Agreement with the Anacostia Economic Development Corporation (AEDC). Pursuant to this Agreement, AEDC will:
 - Help the Applicant identify areas of small business participation in the project;
 - Provide advice and recommendations on Development Team participation;
 - Assist in the formulation of project marketing and community outreach activities; and
 - Participate in the development of community engagement activities and other similar efforts on behalf of the Applicant.
- 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.
- The Applicant will include a Ward 8 development partner in the construction of the rental housing component of the project.

Additional Community Dialogue Regarding the Project

On January 29, 2016, representatives of Horning Brothers, Martha's Table, Community of Hope, and the Horning Family Fund met with ANC 8A Chairman (and Single Member District Commissioner for the area adjacent to the Property) Natalie Williams to discuss the project. At the conclusion of the meeting, ANC 8A Chairman Williams noted her general support for this project and all parties agreed that further dialogue will occur as the project moves closer to construction and the Martha's Table and Community of Hope operations begin on the property.

Conclusion

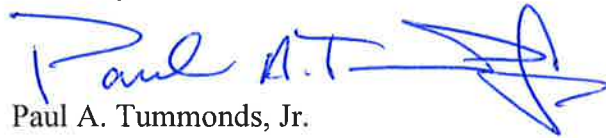
In order to provide a complete record in this case and to allow for a more efficient review of the building permit applications by the Department of Consumer and Regulatory Affairs, the Applicant requests the ability to file one complete set of final approved plans and materials after

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the Zoning Commission takes Proposed Action on this application. The Applicant will be able to submit these final materials within two weeks of the Zoning Commission taking Proposed Action in this case.

The Applicant looks forward to the Zoning Commission taking Proposed Action to approve this application at the February 29, 2016 public meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul A.T." followed by a stylized flourish.

Paul A. Tummonds, Jr.

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on February 4, 2016 by Hand Delivery and First Class Mail:

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