

March 14, 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-Decision 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-decision submission and address the requests that were raised at the February 29, 2016 public meeting for the above-mentioned case.

Submission of Complete Set of Final Approved Plans

The Applicant previously requested, in its February 4, 2016 post-hearing submission, the ability to file one complete set of final approved plans and materials after the Zoning Commission takes Proposed Action on this application. Consistent with that request, the Applicant has included one final set of approved plans with this filing. The Applicant believes that having one final set of approved plans will allow for a more efficient review of the building permit applications by the Department of Consumer and Regulatory Affairs.

Architecture and Site Planning

Additional Information Regarding Downspouts

The Applicant's February 4, 2016 submission provided detailed civil engineering plans that depicted how the stormwater runoff would be addressed throughout the site. The Applicant has also provided some additional information on the typical locations of downspouts that will be found on the residential buildings. (See p. A-25 of the final set of approved plans.)

Minor Revisions to Side Façade of Multi-Family Buildings A and C

In order to respond to Building Code issues related to fire separation between adjacent buildings and property lines, the Applicant is proposing minor revisions to the side elevation on Buildings A and C. These revisions are shown on pages A8-A10, and A18-A20. These proposed modifications have very little impact on the overall appearance of these buildings and the Applicant believes that these changes do not impact the Zoning Commission's initial approval of this application.

LEED Requirements for the Commons

During the public hearing in this case, Commissioner Miller asked whether the community service center building on the Commons could be designed to achieve LEED Gold certification. The Applicant and its design team are committed to designing and constructing all of the buildings in the proposed project in an environmentally sensitive manner. The Applicant has reviewed the cost implications of taking the community service center building on the Commons from the LEED Silver to the LEED Gold level and has determined that it would result in significant additional costs to the building and exceed the available project budget. The Applicant notes that the Commons building, and the ultimate programs that will be housed in the Commons building, is being funded with over \$20 million dollars from private donors. The current project budget is fully utilized to meet the building design and construction costs. No additional funding is available to achieve a higher LEED level.

Retaining Wall Behind the Townhouses

The Applicant is not proposing to make any changes to the height of the retaining wall along the alley behind the townhouses, compared to the plans and materials that were presented to the Zoning Commission at the January 7, 2016 Public Hearing and in the February 4, 2016 post-hearing submission. However, Finding of Fact No. 26 of the Applicant's proposed Findings of Fact and Conclusions of Law noted that the maximum height of this wall along the alley is 16 feet. In fact, where this retaining wall meets the Smart Slope wall behind the proposed pocket park, a portion of this wall will be 22 feet tall. Plans depicting the varying height of the retaining wall are found on page L-7B of the final set of approved plans. The Applicant apologizes for any confusion.

Additional Dialogue with Ward 8 Councilmember May Regarding the Project

On February 5, 2016, representatives of the Applicant met with Ward 8 Councilmember LaRuby May and discussed her concerns with the project. At that meeting, the Applicant noted its commitment to having a Ward 8 Development Partner as part of the development team for the multi-family building portion of the project. At the conclusion of that meeting, Councilmember May said that she was "pleased with the Applicant's progress" and both parties agreed to continue to work together as this project moves forward.

Anthony Hood
March 14, 2016
Page 3

The Applicant looks forward to the Zoning Commission taking Final Action to approve this application at the March 28, 2016 public meeting.

Sincerely,

A handwritten signature in blue ink that reads "Paul A. T." followed by a stylized, looped flourish.

Paul A. Tummonds, Jr.

Encl.

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on March 14, 2016 by E-Mail and First Class Mail:

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(By E-Mail)

Jonathan Rogers
Department of Transportation
55 M Street, SE
4th Floor
Washington, DC 20003
(By E-Mail)

ANC 8B
1809 Savannah Street, SE (#A)
Washington, DC 20020
(By E-Mail and First Class Mail)

Anthony Lorenzo Green
ANC 8B04
1600 Frankford Street, SE
Apt. 101
Washington, DC 20020
(By E-Mail and First Class Mail)

Natalie Williams
ANC 8A07
2619 Douglas Place, SE
#403
Washington, DC 20020
(By E-Mail and First Class Mail)



Paul Tummonds