

June 3, 2015

VIA HAND DELIVERY

Ms. Sharon Schellin
Secretary to the D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **Zoning Commission Case No. 13-09 – Stanton Square, LLC – Updated and Amended Consolidated and First Stage PUD Application and Zoning Map Amendment Application**

Dear Ms. Schellin:

On May 31, 2013, Stanton Square, LLC (the “**Applicant**”) filed a PUD and Zoning Map Amendment application with the Zoning Commission (ZC Case No. 13-09) 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 proposed PUD project included a residential community on the lower five acres of the Subject Property (which included approximately 203 residential units in six multi-family buildings), and a community service center campus on the upper three acres of the Subject Property. In response to comments that the Applicant received from representatives of the community and ANC 8B, the Applicant decided not to move forward with the project as originally filed with the Zoning Commission.

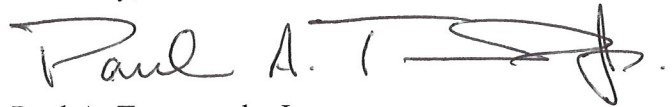
The Applicant now returns to the Zoning Commission with a modified project that is similar to the original project proposed in ZC Case No. 13-09, a mixed-income residential community and a community service center campus. The modifications to the project include changes to the residential unit-mix and inclusion of for-sale townhouses in the residential community, a change to one of the proposed Zone Districts (the Applicant is now seeking to re-zone the residential portion of the Subject Property to the R-5-B Zone District), and more detailed information on the anchor partners for the community service center campus.

Attached to this letter are 11 copies of the Applicant’s statement in support of the amended and updated application for Consolidated and First Stage PUD approval, as well as an amendment to the Zoning Map. I have also enclosed two sets of mailing labels.

Sharon Schellin
June 3, 2015
Page 2

If you or anyone in the Office of Zoning has any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul A. Tummonds, Jr.", with a stylized flourish at the end.

Paul A. Tummonds, Jr.

Enclosures
gsdocs\8347509.1

CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on June 3, 2015 by first class mail and hand delivery:

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(By Hand Delivery)

ANC 8B
1809 Savannah Street, SE (#A)
Washington, DC 20020

Anthony Lorenzo Green
ANC 8B04
1615 Morris Road, SE
#104
Washington, DC 20020



Paul Tummonds