



May 4, 2007

Hand Delivery

Mr. Anthony Hood, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

ZONING COMMISSION
District of Columbia

CASE NO. 05-35

EXHIBIT NO. 24

2007 MAY -4 PM 2:13
DC OFFICE OF ZONING

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**Re: Horning Brothers¹ (the "Applicant")
Consolidated PUD Application in Zoning Commission Case No. 05-35
Supplemental Submission**

Dear Chairperson Hood and Members of the Commission:

In preparation for the May 24, 2007, public hearing in the above-mentioned case, enclosed please find the following materials.

- **Resumes of Proposed Expert Witnesses** – The resumes of James McDonald (Project Architect); Mary Ramsey (Civil Engineer); Osborne George (Traffic Engineer); and, Joseph Plumpe and Christopher Loesch (Landscape Architects). Exhibit A.
- **Project and Community Amenities** – Descriptions of the Applicant’s proposed affordable housing program, community amenities package, and development and construction management plan. The Applicant continues to work with representatives of Advisory Neighborhood Commission (“ANC”) 8A and members of the community to finalize the community amenities package. Exhibit B.
- **Updated Plans** – In response to concerns raised by the District Department of Transportation (“DDOT”) and the Office of Planning (“OP”), minor refinements have been made to the overall site plan. For the convenience of the Commissioners, we have included all plans that are impacted by these minor refinements. Exhibit C. These minor refinements include:
 - New placement of the sidewalk along the curb and the incorporation of “wipe-down” curbs in front of units 109-121 and 131-138.

¹ Stanton Square LLC is the current owner of the site. Horning Brothers and Stanton Square LLC have entered into a contract whereby Horning Brothers will act as fee developer for the site upon approval of this project by the Zoning Commission.



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- The widening of the planting strip adjacent to units 18 and 45 to prevent illegal traffic patterns.
- Reconfiguration of an entry street to permit two-way traffic allowing residents of units 1-31 and 45-62 direct access to Stanton Road.
- **Updated Road and Street Sections** – A road section plan and graphic street sections that were prepared in response to concerns raised by DDOT regarding the public dedication of the Stanton Square community streets are attached as Exhibit D. A document describing the non-conformities of the proposed street design to DDOT's Design and Engineering Manual and rationale for the appropriateness of the proposed site plan is also attached.
- **Traffic Impact Analysis** – A traffic impact analysis of the Stanton Square development prepared by O.R. George & Associates, Inc. Exhibit E.
- **Community Outreach** – A list of the various meetings and presentations that representatives of the Applicant have made to various elected representatives, district officials, community organizations, and community and business leaders. Exhibit F.

On May 1, 2007, ANC 8A adopted a resolution in support of this PUD and Zoning Map Amendment application.

If you have any questions or comments regarding these materials, please feel free to contact the undersigned.

Sincerely yours,

Paul Tummonds

Enclosures

cc: Karen Thomas, OP
Lendia Johnson, ANC 8A