

401 9th Street, NW  
North Lobby, Suite 500  
Washington, DC 20004  
Tel 202 482-7200  
Fax 202 482-7272  
www.ncpc.gov

**Commission Members**

*Presidential Appointees*

John V. Cogbill, III, Chairman  
Herbert F. Ames  
Jose L. Galvez, III

*Mayoral Appointees*

Arrington Dixon  
Stacie S. Turner

*Ex Officio Members*

Secretary of Defense  
The Honorable Robert M. Gates

Secretary of the Interior  
The Honorable Dirk Kempthorne

Administrator  
General Services Administration  
The Honorable Lurita Alexis Doan

Chairman  
Committee on Homeland Security  
and Governmental Affairs  
United States Senate  
The Honorable Joseph I. Lieberman

Chairman  
Committee on Oversight  
and Government Reform  
U.S. House of Representatives  
The Honorable Henry A. Waxman

Mayor  
District of Columbia  
The Honorable Adrian M. Fenty

Chairman  
Council of the District of Columbia  
The Honorable Vincent C. Gray

**Executive Director**

Patricia E. Gallagher, AICP

**IN REPLY REFER TO:**  
**NCPC File No. Z.C. 05-35**

**AUG 09 2007**

Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

**Members of the Commission:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed planned unit development and map amendment for the Stanton Square residential development, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated

Action of the Executive Director is enclosed.

Sincerely,



Patricia E. Gallagher, AICP  
Executive Director

Enclosure

RECEIVED  
D.C. OFFICE OF ZONING  
AUG 15 AM 10:59

ZONING COMMISSION  
District of Columbia

CASE NO. 05-35

EXHIBIT NO. 41

ZONING COMMISSION

District of Columbia

CASE NO.05-35

EXHIBIT NO.41

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR  
STANTON SQUARE RESIDENTIAL DEVELOPMENT**

Bounded by Elvans Road, Stanton Road and Pomeroy Road, SE

Squares 5877, Lots 60-61, 78, 832, 835, 853-858, 873 878, 879.  
Washington, D.C.

**Delegated Action of the Executive Director**

**JUL 26 2007**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed planned unit development and map amendment for the Stanton Square residential development would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a planned unit development and map amendment rezoning from R-3 to R-5-A for the Stanton Square residential development, a mixed income housing project of approximately 187 dwelling units with one third dedicated to and made available as workforce affordable units with portions established for households earning up to 60% and 80% of the Area Median Income. The 8.1 acre project site, located in the Fort Stanton neighborhood, is owned by Horning Brothers/ Stanton Square, LLC. The project will construct new or improve public roads, alleys, parking, tot lot, rain gardens and row type townhouses at Square 5877, Lots 60-61, 78, 832, 835, 853-858, 873, 878, 879 in southeast Washington, DC. The project will include two third of the units for sale at market rate with the balance dedicated as low to moderate income workforce dwelling units. It should be noted that on May 23, 2007, the District Department of Transportation responded to the Director of Zoning, through memorandum, that it "cannot approve the Consolidated PUD application as drafted". The issues of concern to DDOT, however, are local interest issues.

The project is situated east of the Anacostia River and is located north of Suitland Parkway. The proposed development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.



Patricia E. Gallagher, AICP  
Executive Director