

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



MEMORANDUM

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**To:** Office of Documents and Administrative Issuance

**From:** Sharon S. Schellin <sup>13</sup>  
Secretary to the Zoning Commission

**Date:** November 20, 2006

**Re:** Publication for the Office of Zoning

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Please publish the following in the *D.C. Register* on December 1, 2006:

1. Z.C. Notice of Filing (Case No. 02-38A), and
2. Z.C. Notice of Filing (Case No. 06-45).

Attachment

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Office of Documents and Administrative Issuances  
*[Handwritten signature]*

ZONING COMMISSION  
District of Columbia

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001  
Telephone: (202) 727-6311 Facsimile: (202) 727-6072 E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov) CASE NO. 06-45 Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

EXHIBIT NO. 16 ZONING COMMISSION  
District of Columbia  
CASE NO. 06-45  
EXHIBIT NO. 16

**ZONING COMMISSION NOTICE OF FILING**  
**Case No. 06-45**  
**(Consolidated PUD & Related Map Amendment – Square 6123, Lots 78 & 80; Square 6125, Lots 20-25; and Square 6126, Lots 65-69 & 72)**  
**November 21, 2006**

**THIS CASE IS OF INTEREST TO ANC 8E**

On November 3, 2006, the Office of Zoning received an application from the D.C. Housing Authority and CEMI-NMI Highlands LLC, a joint venture between Crawford Edgewood Mangers, Inc. and New Market Investors LLC, (the “applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 6123, Lots 78 and 80; Square 6125, Lots 20-25; and Square 6126, Lots 65-69 & 72 in the Washington Highlands neighborhood in Southeast Washington, D.C. (Ward 8) and is located on a vacant, 9.25-acre site generally bounded by Condon Terrace, 8<sup>th</sup> Street, 9th Street, and Valley Avenue. The property is currently zoned R-5-A. The applicant is seeking a map amendment to R-5-B.

The applicant proposes a 142-unit residential development, including townhouses and stacked two-level units on top of flat units, on a vacant portion of the site of the Highland Addition public housing complex. Currently, Highland Addition consists of 118 occupied units. The new development will replace 126 public housing dwelling units that were demolished in 1999 with a mixed-income development that will provide 112 home ownership opportunities for low-income and market-rate homebuyers, as well as 30 rental units for low-income families. The applicant proposes a 1.18 aggregate floor area ratio (FAR). The building heights will range from 25.8 feet for the two-story rowhouses to 55.2 feet for the three-and-one-half-story townhouses, and the lot occupancy will be thirty-four (34) percent. The site plan provides for 192 off-street parking spaces, some of which will be provided as integral garage units, while others will be provided within driveway space and parking pads. In addition, there will be 118 curbside parallel parking spaces created on public streets.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.