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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. 06-45

**JUL 18 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 Plan Unit Development and map amendment for the Highlands Addition 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

ZONING COMMISSION  
District of Columbia

CASE NO.

EXHIBIT NO.

ZONING COMMISSION  
District of Columbia  
CASE NO. 06-45  
EXHIBIT NO. 47

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR  
HIGHLANDS ADDITION RESIDENTIAL DEVELOPMENT**

Bounded by Condon Terrace, 8<sup>th</sup> and 9<sup>th</sup> Streets, and Valley Avenue, SE

Squares 6123, 6125 and 6126  
Washington, D.C.

**Delegated Action of the Executive Director**


JUN 29 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 Highlands Addition 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 for the Highlands Addition residential development, a mixed income housing project of 142 dwelling units that will complement the remaining adjacent 118 occupied housing units of the previously existing 244 unit public housing project in this location. The 9.25 acre project site, bounded by Condon Terrace, 8<sup>th</sup> and 9<sup>th</sup> Streets, and Valley Avenue, SE, is owned by the District of Columbia Housing Authority and the project is a partnership between the Housing Authority and private developers. The project will construct new public roads and alleys and new townhouses and townhouse style apartment units in Squares 6123, 6125 and 6126 in southeast Washington, DC. The project will include a mix of market rate, workforce, and low income housing units to replace 126 public housing units that were demolished in 1999.

The project is situated east of the Anacostia River and lies just south of Oxon Mill Run Park. The new street layout will complete the surrounding street grid and the project architecture, density and housing unit mix will complement the surrounding residential area. 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