



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Fairlawn/ Historic Anacostia/ Hillsdale/ Fort Stanton

May 3, 2007

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

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**Re: Zoning Commission Case No. 05-35 – Horning Brothers
Planned Unit Development and Zoning Map Amendment Application
The Townhomes at Stanton Square**

Dear Chairman Hood and Members of the Commission,

At a duly noticed public meeting on May 1, 2007, and with a quorum present (six of the seven Commissioners attended the meeting), Advisory Neighborhood Commission (“ANC”) 8A adopted a resolution to support The Townhomes at Stanton Square PUD and Zoning Map Amendment application that is scheduled for a public hearing before the Zoning Commission on May 24, 2007. The ANC’s vote was 4-1-1 to support the application.

ANC 8A finds that the 187 unit townhome project will be a benefit to the community due to its design goals of being part of the neighborhood by fronting on the surrounding streets, the mix of affordable and market-rate townhomes in the project, and the project’s environmentally sensitive design. ANC 8A believes that the proposed number and type of residential units is appropriate for this property and the surrounding neighborhood. It is important that existing residents of Hillsdale and Fort Stanton have the opportunity to purchase homes in their neighborhood, this project provides that opportunity for a mix of people with different incomes and family sizes. The proposed Zoning Map amendment from the R-3 District to the R-5-A District is also deemed to be appropriate for the property.

ANC 8A commends the developer for working with representatives of the ANC and surrounding neighborhood organizations to obtain feedback from the community

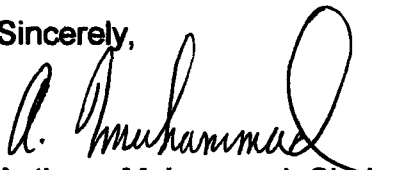
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regarding this project, including a presentation at an ANC 8A07 sponsored Single Member District Commission meeting on April 23, 2007. The vast majority of the residents of ANC 8A that have reviewed the project and attended the public meetings are supportive of the project. The community benefits and amenities package that is part of this application has been created with significant comment and input from members of the ANC, local neighborhood organizations, and members of the community. The community benefits and amenities that are created as a result of this project will provide benefits throughout the Hillsdale and Fort Stanton neighborhoods.

The ANC finds that approval of this project is in the best interest of the community and requests that the Zoning Commission grant the "great weight" to which its official actions are entitled by DC Law 13-135. ANC 8A07 Commissioner Lendia Johnson is authorized to testify on behalf of ANC 8A at the public hearing in this case.

Sincerely,



Anthony Muhammad, Chair