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February 17, 2009

Ms. Sharon Schellin
Secretary to the Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

#09-03

Re: PUD and Zoning Map Amendment Application by Skyland
Holdings, LLC for the Development of the Skyland Shopping
Center Property

Dear Ms. Schellin:

Enclosed please find one original and twenty copies of applications and supporting materials for a consolidated planned unit development ("PUD") and a proposed amendment to the Zoning Map of the District of Columbia. The property that is the subject of these applications is located at the intersection of Naylor Road, SE, Good Hope Road, SE and Alabama Avenue, SE and is currently the site of the Skyland Shopping Center. The agent authorization letter (signed by the Deputy Mayor for Planning and Economic Development), the DC Surveyor's Plat, and the filing fee are also attached to this letter.

The goal of the proposed PUD project is to create a town center with mixed-use retail and residential buildings, accompanying parking facilities, and townhouses. The town center will consist of approximately 315,000 square feet of retail and service-related uses and will include a large format retail store, as well as neighborhood serving retailers. The residential component of the project will create approximately 450-500 residential units, including a number of affordable housing units, and approximately 20 townhouses. The project also includes significant transportation infrastructure improvements to foster safe pedestrian and vehicular interaction along the adjacent major streets (Good Hope Road, Naylor Road, and Alabama Avenue).

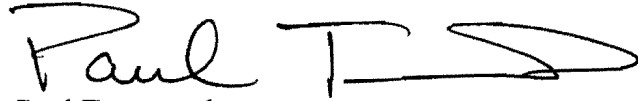
ZONING COMMISSION
District of Columbia

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If you have any questions regarding these applications, please do not hesitate to contact the undersigned.

Sincerely,


Paul Tummonds

Enclosures

cc: Skyland Holdings, LLC
ANC 7B
ANC 8B
Maxine Brown-Roberts, OP
Karina Ricks, DDOT