

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Jamison L. Weinbaum, Director
DC Office of Zoning

FROM: Karina Ricks 
District Department of Transportation

DATE: February 17, 2010

SUBJECT: ZC 09-03 (Application of Skyland Holdings, LLC)
Intersection of Naylor Road, Good Hope Road, and Alabama Avenue, S.E.

APPLICATION

The Applicant is requesting approval of a consolidated Planned Unit Development and Zoning Map Amendment. The property that is the subject of this application consists of approximately 18.7 acres of land area and is located at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue, S.E. The subject property is currently zoned C-3-A, R-5-A, R-5-B, and R-1-B. The proposed Zoning Map amendment application will rezone the R-5-A, R-5-B, and R-1-B portions of the Subject Property to the C-3-A Zone District so that all of the Subject Property will be zoned C-3-A. The Applicant proposes to build a Town Center mixed-use retail and residential project. This project will create approximately 450-500 residential units, with approximately 30% of the units reserved for affordable housing. The residential units will be provided in three multi-family apartment buildings and approximately 20 townhouses. The project will include approximately 315,000 square feet of retail and service-related uses. The retail uses will include a large format retail store, multi-neighborhood retailers, and local retailers.

ZONING COMMISSION
District of Columbia

2000 14TH Street, N.W., 7th Floor, Washington, D.C. 20009
202 671-2730, Fax: 202 671-0617

CASE NO. 04-03

EXHIBIT NO. PL

RECOMMENDATION IN BRIEF

The District Department of Transportation (DDOT) continues to gather the necessary information to complete its transportation review in response to questions and thoughts raised at the February 4, 2010 public hearing. That information includes the following:

- The traffic volume map
- Intersections in need of infrastructure safety improvements by the Applicant
- Similar land use developments containing data on parking comparables and parking usage

DDOT requests the Zoning Commission to keep the case record open until Monday, March 8, 2010 in order for DDOT to file comments and assist the Zoning Commission with its determination.

KR:jj