

Testimony before the Zoning Commission
Case Number 09-03, Case Name: Skyland Holdings, LLC
Eric Jenkins
Development Manager
Office of the Deputy Mayor For Planning and Economic Development

Good evening Chairman Hood and other members of the Zoning Commission. My name is Eric Jenkins, Development Manager in the Office of the Deputy Mayor for Planning and Economic Development. Since March 2009, I have been the project manager for the redevelopment of Skyland, with a brief break from the project for a few months while on detail at another District agency. As project manager, I am responsible for overseeing all aspects of the Skyland project on behalf of the District. I am pleased to be here tonight on behalf of the Deputy Mayor's office to testify in support of the PUD application for the Skyland Shopping Center, as well as answer your questions concerning the Deputy Mayor's Office's role in the project.

The concept of the Skyland project dates back a decade. Over the years that followed the community has been actively engaged in developing the vision for the Skyland project. Additionally, starting in 2002 the Skyland Development Team has fostered a relationship with the community and presented their plan at various community forums for public comment.

The Skyland project is geared to promote neighborhood revitalization and economic growth on the 18-acre site located in Ward 7, comprised of those parcels of land bounded to the South by Alabama Ave, SE, to the East and North by Fort Baker Dr SE and the residential neighborhood along 30th St SE, and to the West by Naylor Rd, SE. Today the Skyland Shopping Center development is in the C-3-A, R-5-B, R-5-A, and R-1-B districts. The majority of the property is in the C-3-A district and the requested map amendment would rezone the R-5-B, R-5-A, and R-1-B districts to C-3-A. While the Skyland Shopping Center is still active, a considerable portion of the shopping center is vacant, and now contains either underutilized

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buildings with some boarded-up and vacated buildings, which presents serious safety concerns in the neighborhood.

The potential of this site is significant, due to its prominent location at the intersection of Good Hope Rd, Naylor Rd and Alabama Ave, the considerable land area available for redevelopment, and the resources and public benefits the project would provide to the neighborhood. Specifically, the Skyland Development Team's development plans call for approximately:

- 538,110 square feet of residential development or approximately 468 units (448 apartments plus 20 townhouses)
- 315,520 square feet of retail development
- 1,676 parking spaces.

Based on an economic analysis conducted on behalf of the developer, the Skyland Development Team estimates the overall project will produce:

- Over 1,740 construction jobs and over 690 permanent jobs
- The payroll, sales and real estate tax revenue on the Present Value of a 20 year period is expected to be over \$303 million.

Additionally, the Skyland Development Team has proposed a community benefits package valued at \$9.2 million. Benefits include, for example, over \$2 million in traffic and public space improvements and a retail tenant build out subsidy that will benefit local retailers who could otherwise not afford build out costs.

The potential benefits of the Skyland Development Project to the Ward 7 Community and the District at large are clearly significant. The economic development and the social and fiscal

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impact of a project of this magnitude would bestow considerable benefits to the residents of Ward 7 and the residents and visitors to the District in general and should not be deferred. The Deputy Mayor's Office's position is that there should be no undue delay in approving the PUD application and realizing these benefits for the Ward 7 community.

Thank you for the opportunity to present testimony on this PUD application. I would be happy to answer any questions you may have.