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The Honorable Vincent C. Gray

Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 09-03

JUN 10 2010

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 - 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegation of authority adopted by the Commission on August 6, 1999, I found that the Consolidated Planned Unit Development and related map

amendment for the Skyland Town Center at Good Hope Road and Alabama

Avenue, SE would not be inconsistent with the Comprehensive Plan for the

National Capital, nor would it adversely affect any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

RECEIVED
D.C. OFFICE OF ZONING
2010 JUN 14 PM 4:00

ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 122

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED MAP AMENDMENT, SKYLAND TOWN CENTER**

SQUARE 5632, Lots 3-5, 805; SQUARE 5633, Lots 800, 801; SQUARE 5641, Lots 10-13, 819;
SQUARE 5641-N, Lots 12-31-33; Parcels 213/52, 213/60, 213/61, 214/62, 214/88, 214/104,
214/182, 214/187, 214/189, 214/190 and 214/196

Good Hope Road, SE and Alabama Road, SE
Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

MAY 27 2010

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the Consolidated Planned Unit Development (PUD) located in Square 5632, Lots 3-5, 805; Square 5633, Lots 800, 801; Square 5641, Lots 10-13, 819; Square 5641-N, Lots 12-31-33; Parcels 213/52, 213/60, 213/61, 214/62, 214/88, 214/104, 214/182, 214/187, 214/189, 214/190 and 214/196 in Southeast Washington, DC for a mixed-use development consisting of 538,000 gross square feet of retail and 436 mixed-income housing units and a related map amendment to allow for the site to be developed utilizing the C-3-A zoning would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

* * *

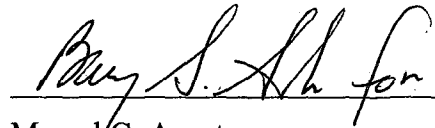
The Zoning Commission of the District of Columbia has taken a proposed action to approve a consolidated PUD and related map amendment at the Skyland Shopping Center that would allow for a mixed use development consisting of 538,000 gross square feet of development and 436 mixed-income housing units. The property is currently located in the C-3-A, R-5-B, R-5-A, and R-1-B zones and the map amendment would allow for the property to be developed using the C-3-A zoning district.

This proposal, to be renamed Skyland Town Center, consists of five separate blocks of development to be constructed in phases and organized around a main street. The first block consists of a large footprint for a national retailer with an associated parking garage. The second, third and fourth blocks are mixed-use developments with retail on the ground floor and residential on the upper floors. Parking is contained in the interior of the blocks and the

development wrapped around it. The fifth block is a transition area with a rowhouse development that would act as a transition to the adjacent neighborhood to the east. Small plazas, a pedestrian passage and tree lined streets are also proposed. A landscaped buffer to the northeast and east will also be used to transition to the nearby residential neighborhood to minimize visual impact of the development which is at a higher elevation due to existing site topography.

In its report dated November 30, 2009 the Office of Planning recommended that the Zoning Commission approve this consolidated planned unit development and related map amendment as it fulfills objectives described in the District Elements of the Comprehensive Plan pertaining to citywide and local area policies.

The federal interests that pertain to the Skyland Town Center proposal are the Height of Buildings Act of 1910, as amended, and several street closures that are necessary for site development to proceed. The Height Act establishes building heights for all buildings in the District. As none of the proposed building heights exceed the allowed height, all of the proposed buildings comply with the Act. Portions of several public street rights-of-way and an alley are located along the southeastern side of this site. As the development includes the construction of buildings on these street rights-of-way and the alley, they need to be closed through the street and alley closure process. All street and alley closures are required to be referred to NCPC for approval prior to District of Columbia City Council adoption.

A handwritten signature in dark ink, appearing to read "Marcel C. Acosta", written over a horizontal line.

Marcel C. Acosta
Executive Director