



Hillcrest Community Civic Association
"Working Together for a Better Community"
www.HillcrestDC.com
P.O. Box 30895, Washington, D.C. 20030-0895 phone (202) 584-2703

RECEIVED
D.C. OFFICE OF ZONING
2009 NOV 24 AM 10:40

November 17, 2009

Jamison L. Weinbaum, Director
DC Office of Zoning
441 4th Street, NW, Suite 220-South
Washington, DC 20001

Dear Director Weinbaum:

On behalf of the Hillcrest Community Civic Association (HCCA) this is a letter to inform you that our organization is seeking party status in Case No. 09-03 (Skyland Holdings, LLC – Consolidated PUD & Related Map Amendment @ Squares 5632, 5633, 5641, 5641N, & Various Parcels). The basis for our request for party status is that our Association on behalf of our Hillcrest community is the entity that made a compelling case for the new construction development of the Skyland project before the District of Columbia in 2000, have provided leadership and support in the community, before the government and in support of the Development Team consistently since that time. Our organization has hosted no less than 50 updates at our Association meetings on Skyland over the past 9 years and we have attended or presented testimony at every meeting sponsored by the Executive Branch, NCRC, or the City Council over this period. Also be advised that our board of directors passed a resolution of support regarding this project May 2007. The resolution remains in effect and it is attached for your reference.

Please know HCCA plans to have oral and written testimony presented at the December 10, 2009 public hearing and would want to cross examine witnesses at the hearing who may express opposition to the project (if necessary). This is to advise you that Vincent Spaulding, HCCA Liaison on the Skyland Town Center project and Marvin Bowser, 1st Vice President of HCCA are authorized to speak on behalf of HCCA at the hearing.

If you have questions or require further information from HCCA, please so advise. I may be reached at karen.williams4@verizon.net – email or (202) 584 - 2703 - phone.

Sincerely,

Karen Lee Williams, President
Hillcrest Community Civic Association

ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 28

HILLCREST COMMUNITY CIVIC ASSOCIATION

PROPOSED RESOLUTION OF THE BOARD OF DIRECTORS AND MEMBERSHIP ON THE DEVELOPMENT OF SKYLAND

AS REVISED MAY 11, 2007

WHEREAS, the people of the Hillcrest neighborhood and its surrounding neighbors deserve to enjoy the full range of opportunities and choices in housing, commercial and retail businesses as any other part of the city and region;

WHEREAS, the Hillcrest Community Civic Association (HCCA), the Skyland Area Revitalization Task Force, ANC 7B and others have been vocal proponents for improvements in the physical condition and retail mix of Skyland since 1991 and then during 2000 decided that they desired a completely new shopping center;

WHEREAS, the redevelopment of Skyland is an important part of the District's efforts to provide better shopping center options for neighborhoods east of the Anacostia River, reduce the loss of retail dollars to the suburbs and make the East of River area more attractive to existing and future residents;

WHEREAS, the HCCA, working in concert with ANC 7B, essentially formed a partnership in 2002 with the District Government, the National Capital Revitalization Corporation (NCRC) and The Skyland Development Team (led by Rappaport Companies and including Harrison & Malone, Marshall Heights Community Development Organization {MHCDO} and the Washington East Foundation{WEF} to ensure the effective engagement of the community in the successful planning, development, operations and use of the Skyland site;

WHEREAS, the HCCA, working in concert with ANC 7B, has been and will continue to be intimately involved and provide leadership in and support for a number of areas, namely the;

- Development team selection process
- Section 108 financing Hearings
- Tax Increment Financing Hearings
- Organized opposition to a Historic Preservation Designation Application by an owner
- Eminent Domain Legislation and other City Council proceedings
- Community Charrettes, Townhall and Development Partner meetings

WHEREAS, the HCCA has facilitated a measure of transparency and accountability for action regarding this project by hosting periodic meetings with the Mayor, City Council representatives, NCRC board of directors, interactions with the Development Team and oral and written reports by NCRC for several years;

WHEREAS, the Skyland Development has evolved from a mere commercial shopping center and office space development into a Town Center mix use complex with significant community participation and support in August 2006;

WHEREAS, the District of Columbia government and NCRC have allocated \$36 million in Community Development Block Grant funds to support pre-development costs; the City Council recently approved a \$40 million dollar Tax Increment Financing bond issue has been approved to support the financial viability and infrastructure of the development;

WHEREAS, the Association acknowledges and supports the efforts of NCRC and the District Government to hand over the rights to develop the Skyland site to the Skyland Development Team;

WHEREAS, William C. Smith Company, a Washington, DC based multidisciplinary real estate firm that has provided integrated real estate services to the Washington metropolitan area for over 35 years, was recently added as a key residential partner of the Skyland Development Team.

WHEREAS, the board of directors and the Association acknowledge that there is some opposition to the housing component by some residents and community leaders and objection to HCCA making its views known on the Town Center and Shopping Center concept in the absence of greater details at this time;

WHEREAS, the board of directors of HCCA voted approval of this resolution electronically as provided for in the Bylaws on or about May 17, 2007 by a vote of 14 in favor and 4 opposed;

THEREFORE BE IT RESOLVED, that the board of directors of HCCA recommends to its membership that the Association ratify the action of the board of directors and thus go on record endorsing the Town Center Development Strategy and Master Plan concept for the Skyland location; in so doing, the Association reaffirms a community

vision for Skyland of: (1) A clean and safe place, an inviting and attractive space, a realistic and sustainable place, a vibrant community asset for investment, opportunities for small businesses, and walkable space, rental and for sale housing for a broad range of incomes; (2) A pedestrian friendly, safe environment, of human scale, with circulation and parking alternatives, high quality public spaces and amenities and a mixture of retail options; (3) Space for a large anchor tenant, other retail uses, and a minimum of 1700 parking spaces; (4) An approximate square footage of 310,170 in retail/commercial and 484,020 in residential space; (5) A level of density not to exceed 1.5 Floor Area Ratio; (6) Retail options to include a sit-down restaurant, a nationally recognized anchor, space for LSDBE certified businesses that will exceed the 3% achieved in the USA project in Columbia Heights, and space set aside for community and public purposes; (7) Green/sustainable development techniques and a Gold level Leadership in Energy and Environmental Design Green Building Rating System (LEED) certification. Any possible adverse impacts to the surrounding residential areas would be mitigated by: the lower heights of buildings and extensive buffering by trees and shrubbery; reduced massing and density of buildings; reduced vehicular entrances to the property; maximized parking within the site; and possible supplementary transportation connections to Metro.

BE IT FURTHER RESOLVED THAT the Association accepts the recommendation of the Board of Directors and hereby endorses the conceptual Master Plan design and development strategy for the development of the Skyland Town Center and Shopping Center. In so doing the Association recognizes that this is just a conceptual endorsement and that HCCA and the community will take advantage of the many opportunities to weigh in on other studies associated with the project including traffic as it relates to Good Hope & Naylor Roads and Alabama Avenue, PUD submission documents and detail drawings associated with this project as it unfolds. The Association calls upon the Mayor, the City Council, and NCRC and its successors and the Skyland Development Team to fully support the Master Plan at said site in as expeditious and deliberate a manner as possible.

The Association authorizes the President and Secretary to execute the resolution and other documents necessary to make this action effective immediately and to communicate it to all interested parties.

President:  Date: May 17, 2007