

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance (via e-mail)
From: Sharon S. Schellin³
Secretary to the Zoning Commission
Date: February 23, 2009
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on February 27, 2009:

1. Z.C. Notice of Filing (Case No. 09-03).

Attachment

ZONING COMMISSION
District of Columbia

CASE NO. 09-03

EXHIBIT NO. 12

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 09-03

**(Consolidated PUD and Related Map Amendment @ Squares 5632, 5633, 5641, and
5641N; Parcels 213/52, 213/60, 213/61, 214/62, 214/88, 214/104, 214/182,
214/187, 214/189, 214/190, and 214/196)
February 23, 2009**

THIS CASE IS OF INTEREST TO ANCs 7B and 8B

On February 17, 2009, the Office of Zoning received an application from Skyland Holdings, LLC (the "Applicant") for approval of a consolidated PUD and a related map amendment for the above-referenced property.

The property that is the subject of this PUD application consists of Square 5632 (Lots 1, 3-5, and 802); Square 5633 (Lots 800 and 801); Square 5641 (Lots 10-13 and 819); Square 5641-N (Lots 12-31 and 33); Parcel 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, D.C. (Ward 7) at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue, S.E. The property is currently zoned R-1-B, R-5-A, R-5-B, and C-3-A. The Applicant proposes a related map amendment to rezone Square 5633 (Lots 800-801); Square 5641 (Lots 10-13 and 819); and Parcels 213/52 and 213/60 to C-3-A.

The Applicant proposes to develop a Town Center mixed-use retail and residential project at where what is currently the Skyland Shopping Center. The project will consist of four building blocks (containing five buildings), along with 20 townhouses. The project will contain approximately 450-500 residential units, with approximately 20% of the units affordable to households earning up to 80% of the Area Median Income ("AMI") and 10% earning up to 120% of AMI. The project will also include approximately 315,000 square feet of retail and service-related uses. The proposed project will have an overall density of 1.61 FAR (floor area ratio); a maximum height of 55-60 feet, and 1,867 parking spaces.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.