

December 4, 2009

Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Fax No. 202-727-6072

**Re: Letter in Opposition to Zoning Commission Application No. 09-03; Skyland
Town Center**

Dear Members of the Commission:

We are homeowners [resident] residing at 2404 32ND ST, S.E. We are writing to express our strong opposition to the PUD/ Map Amendment requested in Zoning Commission Case No. 09-03, for Skyland Town Center. While the community desires this type of economic development, this project goes too far and should be scaled back to fit the neighborhood. The roads surrounding Skyland are not major arterials, and it is obvious that these roads do not have the capacity to handle the thousands of additional car trips that this redevelopment will bring.

We urge the Zoning Commission to consider the surrounding community above the interests of the Developer and other city officials, and deny this Application in its current form. The proposal should be scaled back to better fit the surrounding neighborhood.

Sincerely,


[Signature]

ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 44

December 4, 2009

Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Fax No. 202-727-6072

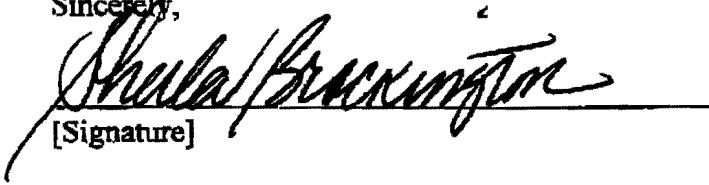
**Re: Letter in Opposition to Zoning Commission Application No. 09-03; Skyland
Town Center**

Dear Members of the Commission:

We are homeowners [resident] residing at 2404 32ND ST, S.E. We are writing to express our strong opposition to the PUD/ Map Amendment requested in Zoning Commission Case No. 09-03, for Skyland Town Center. While the community desires this type of economic development, this project goes too far and should be scaled back to fit the character and density of this neighborhood. The overwhelming size of this project will create significant negative impacts related to traffic, light and air, light pollution, security, and other issues associated with such a huge development in an otherwise low-density neighborhood.

We urge the Zoning Commission to deny this Application in its current form.

Sincerely,


[Signature]

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: December 7, 2009

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

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D.C. OFFICE OF ZONING
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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.



DECEMBER 9, 2009.

TO: DC OFFICE OF ZONING

FROM: S. BROCKINGTON
2404 32nd ST SE

FAX 202 727-6072 ^{redzo}

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