

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Planned Unit Development and Zoning Map Amendment

February 2, 2009

Skyland Holdings, LLC, which consists of The Rappaport Companies, William C. Smith & Company, Harrison Malone Development LLC, the Marshall Heights Community Development Organization, and the Washington East Foundation (collectively, the “**Applicant**”), gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) and related Zoning Map Amendment for the property located at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue, SE and consisting of: Parcels 213/52, 213/60, 213/61, 214/62, 214/88, 214/104, 214/182, 214/187, 214/189, 214/190, and 214/196; 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 (collectively, the “**Subject Property**”).

The Subject Property is currently the site of the Skyland Shopping Center. The residential neighborhoods of Hillcrest and Fairlawn are located to the east and north of the Subject Property. The Good Hope Marketplace is located to the south of the Subject Property, across Alabama Avenue. The Subject Property consists of approximately 18.7 acres of land area. The Subject Property is currently located in the C-3-A, R-5-B, and R-1-B Zone Districts, as well as in the moderate density commercial category on the District of Columbia Future Land Use Map. The Applicant proposes to rezone a portion of the Subject Property from the R-5-B Zone District to the C-3-A Zone District, so that all of the Subject Property will be located in the C-3-A Zone District.

The Applicant’s goal is to create a Town Center with mixed-use retail and residential buildings, accompanying parking facilities, and townhouses. The Town Center will consist of approximately 315,000 square feet of retail and service-related uses and will include a large format retail store, as well as neighborhood serving retailers. The residential component of the project will create approximately 450-500 residential units, including a number of affordable housing units, and approximately 20 townhouses. The project also includes significant transportation infrastructure improvements to foster safe pedestrian and vehicular interaction along the adjacent major streets (Good Hope Road, Naylor Road, and Alabama Avenue).

The C-3-A Zone District permits a maximum Floor Area Ratio (“**FAR**”) of 4.0 (2.5 commercial) as a matter-of-right and 4.5 FAR (3.0 commercial) under the PUD guidelines. The proposed project will have a total FAR of approximately 1.61 and a commercial FAR of approximately 0.95, a lower FAR than that permitted in the C-3-A District as a matter-of-right and under the PUD guidelines. The proposed mixed-used buildings will have a measured building height of approximately 55 to 60 feet and the townhouses will be three stories tall.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Torti Gallas and Partners, Inc., in association with Gorove Slade Associates and Bohler Engineering. The land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Pillsbury Winthrop Shaw Pittman LLP (202-663-8873).