

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 7959 Fort Belvoir 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,

Mary & Calvin Walley
[Signature]

ZONING COMMISSION
District of Columbia

CASE NO. 09-03
EXHIBIT NO. 57

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.

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.

SKYLAND IS COMING TO YOUR NEIGHBORHOOD

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D. OFFICE OF ZONING
2009 DEC 11 AM 11:33

DO YOU HAVE CONCERNS?

- A huge development in an otherwise low-density neighborhood
- A Target or Walmart towering over the homes on Fort Baker Drive
- **Non-stop traffic congestion, worse than it is now**
- Negative impacts related to light and air, light pollution and security
- The elimination of the wooded, natural "buffer" that shields Hillcrest from the commercial uses on Naylor Rd., Good Hope Rd., and Alabama Ave.
- No environmental impact study has been conducted—why not?

I encourage all community residents to make their concerns known. The zoning commission will not know how you feel about this development unless you **speak up.** If you have concerns, **now** is the time to voice them. There are two ways to do this.

1) Make an oral presentation at the hearing on December 10.

WHEN: Thursday, December 10, 2009
6:30pm
WHERE: Office of Zoning Hearing Room
441 4th St. NW, Suite 220 South
Washington, DC 20001
(202) 727-6311

2) Submit a written statement for inclusion in the record to:
Director, Office of Zoning, 441 4th St. NW, Suite 210, Washington, DC 20001
(See sample letters and mail them by Wednesday.)

If you need help with any of the above, feel free to contact me: Joanne Harris,
(202) 582-0032. I am a Fort Baker Drive resident who would like to see the
developers satisfy the concerns of our community.

December 4, 2009

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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 2459 Fort Baker Dr. 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,

Mary a Walbey
[Signature]

ZONING COMMISSION
District of Columbia

CASE NO. _____

EXHIBIT NO. _____

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 2959 Fort Baker Drive, 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. When economic development was originally considered for this site, we did not expect that the eventual development would re-zone the transitional R-5-A zone behind Fort Baker Drive to the C-3-A district, nor did we expect that a huge Target store would be built so close to the homes on Fort Baker Drive and essentially towering over Fort Baker Drive.

The homes on Fort Baker Drive, located in the R-1-B zone, are nestled behind this massive redevelopment, and the proposal effectively eliminates the wooded, natural "buffer" area that has long shielded Fort Baker Drive and the Hillcrest community from the dense commercial uses on Naylor Rd, Good Hope Rd., and Alabama Avenue.

We certainly do welcome the opportunity for economic renewal of the Skyland Shopping Center, but, especially in light of its taxpayer assistance, does it have to consume the entire property right up to the edge of the quiet residential community to the east? Does it have to take

To add to what already been
said the people traveling thru
traffic and wise will really
change the way we living. I've
been here 42 years and it's been
very nice I know ~~too~~ now all the
bees will be gone around here.

Thank You
Mrs Walley

2957 1st Barker Ave SE
DC



Living Hearing Room
441- 4th St NW. Suite 220 South
Washington, DC 20001

20001+2719

