

SKYLAND TOWN CENTER

SKYLAND HOLDINGS, LLC
THE RAPPAPORT COMPANIES
WILLIAM C. SMITH & COMPANY, INC.
HARRISON MALONE DEVELOPMENT, INC.
MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION
WASHINGTON EAST FOUNDATION

TORTI GALLAS AND PARTNERS, INC.
BOHLER ENGINEERING, PC
MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD
MACRIS HENDRICKS GLASCOCK, PA
GOROVE/SLADE ASSOCIATES, INC.
GOULSTON & STORRS



Set Down Hearing:
Pre-hearing Submission:
Final Filing:

February 17th, 2009
September 18th, 2009
June 4th, 2010

ZONING COMMISSION
District of Columbia
CASE NO.09-03
EXHIBIT NO.121A1

Skyland Town Center

Intersection of Naylor Road, Good Hope Road, and Alabama Avenue
Washington, DC 20020



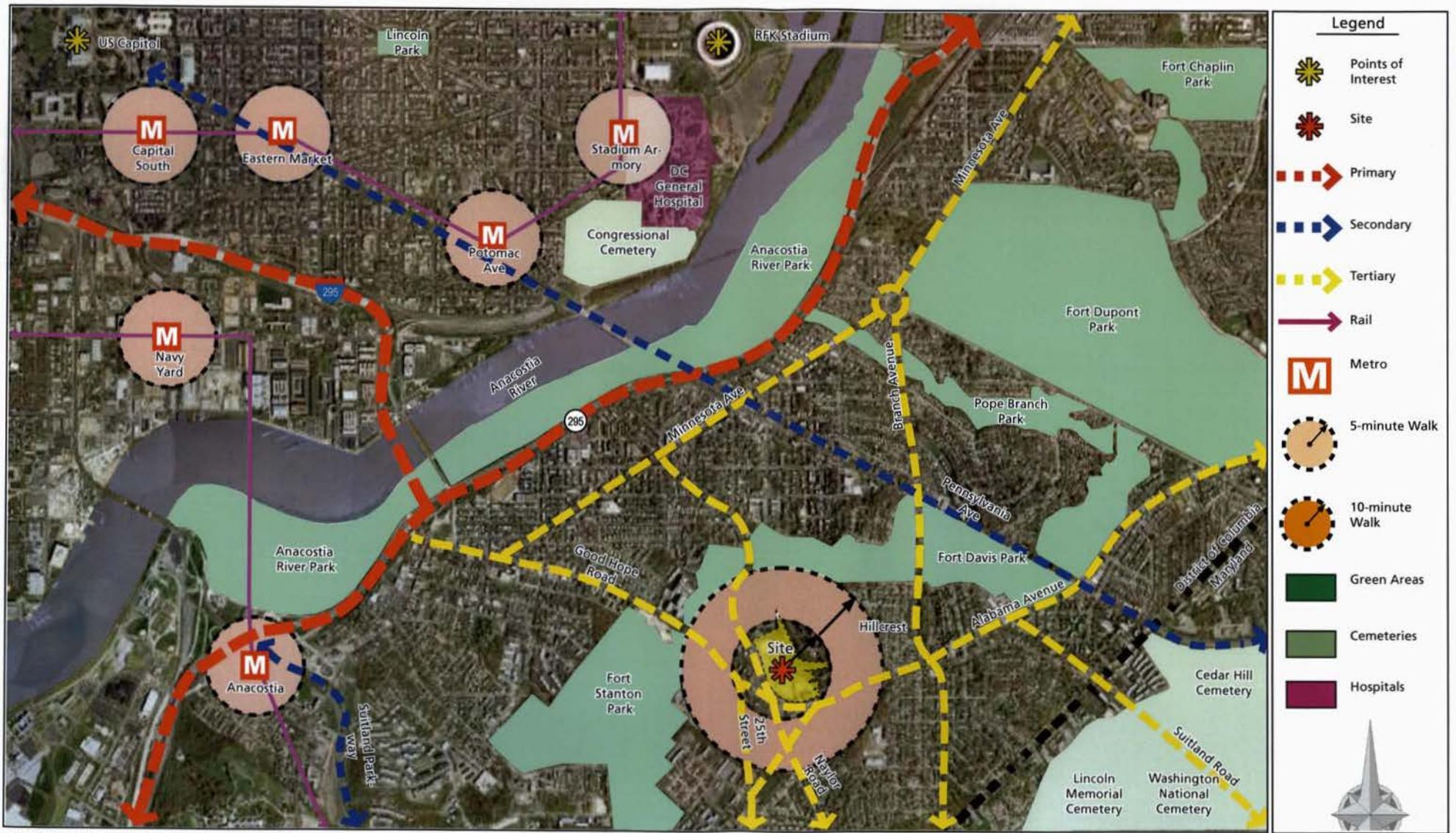
Main Street - West Elevation

Drawing Index

Cover Sheet.....	1	Street Section: Good Hope Road.....	35	Block 2 Courtyard Plans.....	61	Block 4 Third Floor Plan (Fourth Floor Similar)	82	Pavings and Plantings.....	103
Drawing Index.....	3	Building Dimension Plan.....	36	Block 2 Elevations and Section.....	62-64	Block 4 Roof Plan.....	83	Detail of Landscape Buffer at North-Eastern Site	
Regional Analysis.....	5	Roof Dimension Plan.....	37	Block 2 Bay Studies.....	65, 66	Block 4 Elevations and Section.....	84, 85	Edge.....	104
Aerial Site Photo.....	7	Site Plan in Context.....	39	Block 2a & 2b - Add'l Facade Details and Materials		Block 4 Bay Studies.....	86	Landscape Plan at Buffer at Fort Baker Drive.....	105
Context Photos.....	8	Lower Level Parking Plan.....	40	- Naylor / Good Hope Road.....	67	Block 4 - Add'l Facade Details and Materials - Main		Buffer Area Adjacent to Block 1.....	106
Site Photos.....	9	Retail Level Plan.....	41	Block 2a - Add'l Facade Details and Materials.....	68	Street.....	87	Buffer Area Adjacent to Block 4.....	107
Site History.....	10	Typical Residential Plan.....	42	Block 2a - Add'l Facade Details and Materials.....	69	Townhouse Site Plan (Blocks 3 and 5).....	88		
Illustrative Site Plan.....	11	Roof Plan.....	43	Block 3 Ground Floor Plan.....	70	Townhouse Unit Plans - 18' Townhouse.....	89	Civil Drawings	
Perspective Views.....	12-15	Site Street Elevations.....	44, 45	Block 3 Second Floor Plan.....	71	Townhouse Unit Plans - 38' Townhouse.....	90	General Notes.....	C1
Zoning Map.....	17	Block 1 Lower Level Parking Plan.....	46	Block 3 Third Floor Plan.....	72	Townhouse Sections (Block 5).....	91	Existing Conditions/Demolition Plan (Block 1)	C2
Zoning Analysis.....	18, 19	Block 1 Ground Floor Plan.....	47	Block 3 Fourth Floor Plan.....	73	Townhouse Elevations (Block 5).....	92	Existing Conditions/Demolition Plan (Block 2)	C3
Theoretical Lot Layout.....	20	Block 1 Roof Plan.....	48	Block 3 Roof Plan.....	74	RCN Building Plan and Elevation (Block 5).....	93	Existing Conditions/Demolition Plan (Block 3,4) .	C4
Theoretical Lot Analysis.....	21	Block 1 Elevations and Section.....	49, 50	Block 3 Elevations.....	75	Block 5 - Townhouses & RCN Building.....	94	Site Plan (Block 1).....	C5
Block 2 Court Diagrams.....	22	Block 1 Bay Studies.....	51	Block 3 Section.....	76			Site Plan (Block 2).....	C6
Shadow Studies.....	23	Block 1 - Add'l Facade Details and Materials.....	52	Block 3 Bay Studies.....	77	Landscape Drawings		Site Plan (Block 3, 4).....	C7
FAR Diagrams.....	24-28	Proposed Exterior Lighting.....	53, 54	Block 3 - Add'l Facade Details and Materials - Main		Site Context.....	97	Grading and Utility Plan (Block 1).....	C8
Parking Diagram.....	29	Block 2 Ground Floor Plan.....	55	Street.....	78	Landscape Site Plan.....	98	Grading and Utility Plan (Block 2).....	C9
Street Plan and Loading Plan.....	30	Block 2 Second Floor Plan.....	56	Block 3 & 4 - Add'l Facade Details and Materials -		Blocks 3 & 4 Green Roofs.....	99	Grading and Utility Plan (Block 3, 4).....	C10
Metrobus and Pedestrian Crossing Locations.....	31	Block 2 Third Floor Plan.....	57	Main Street.....	79	Streetscape Detail Plans.....	100	Erosion and Sediment Control Plan (Block 1).....	C11
Street Section: Naylor Road.....	32	Block 2 Fourth Floor Plan (Fifth Floor Similar).....	58	Block 4 Ground Floor Plan.....	80	Street Sections.....	101	Erosion and Sediment Control Plan (Block 2).....	C12
Street Section: New Private Streets.....	33	Block 2 Roof Plan.....	59	Block 4 Second Floor Plan.....	81	Streetscape Images.....	102	Erosion and Sediment Control Plan (Block 3,4) ...	C13
Street Section: Alabama Avenue.....	34	Building Design Precedents.....	60						

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Regional Analysis

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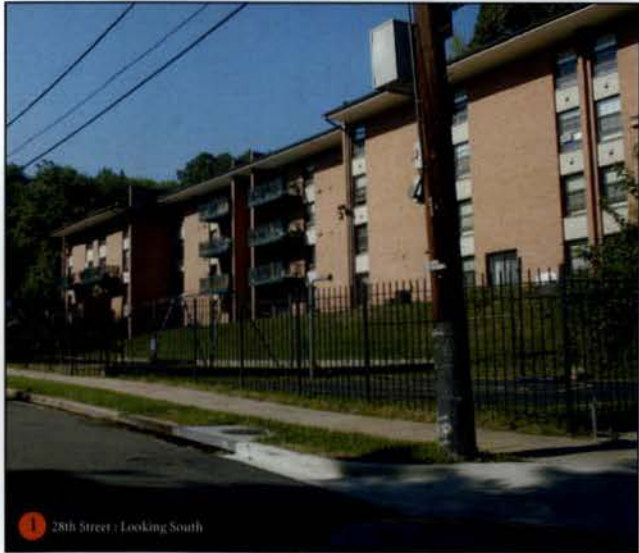
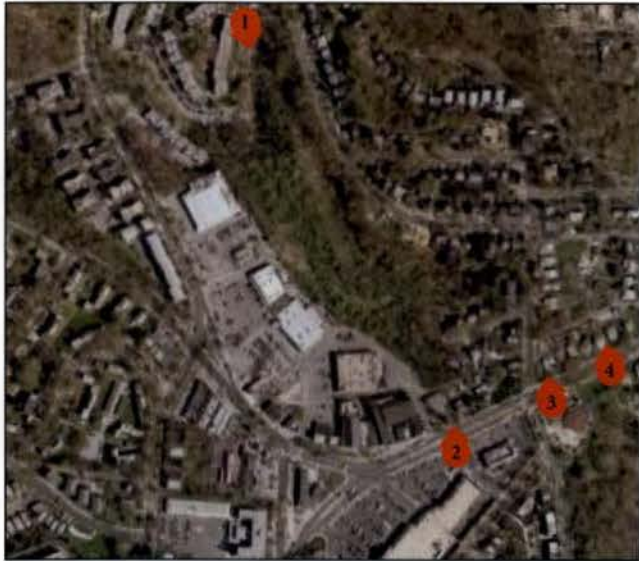
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Aerial Site Photo

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Context Photos

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2 Alabama Avenue - Looking South



5 Naylor Road - Looking Northwest



3 Alabama Avenue - Looking East



6 Naylor Road - Looking Northeast



1 Alabama Avenue - Looking Southwest



4 Alabama Avenue - Looking West



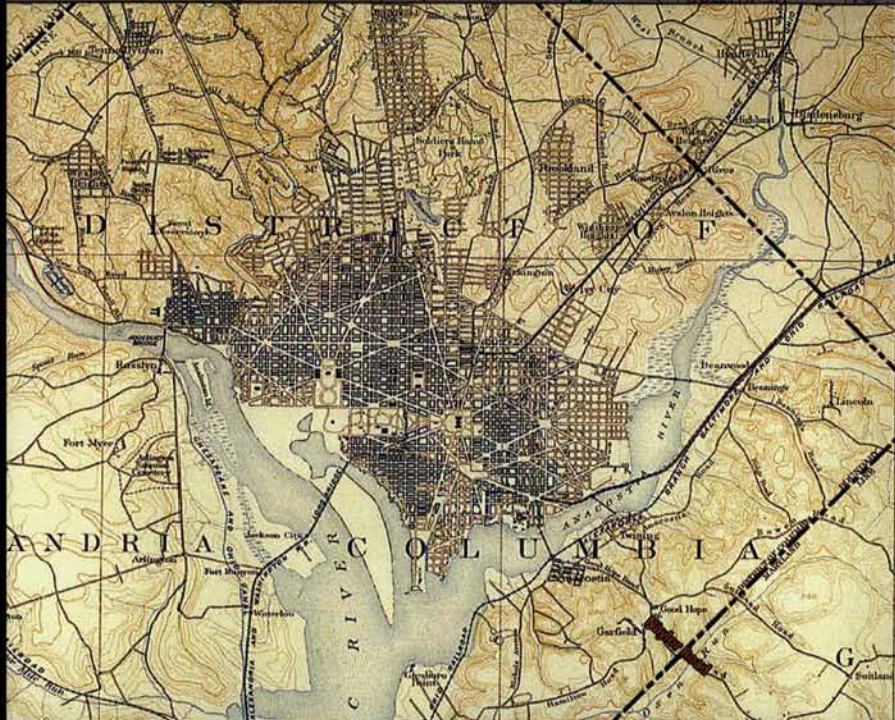
7 Skyland Avenue - Looking Southwest

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Site Photos

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SITE HISTORY



Skyland Town Center

Builds on the history of the site as a crossroads village bustling with commercial and public activity. The architecture of the center draws on the traditions of Good Hope and the surrounding neighborhoods.

Settled before other sections of Anacostia, **Good Hope**, an outpost of the city, emerged in the 1820's. The small community developed around the well-traveled thoroughfare that connected southern Maryland with the city of Washington. While the origin of the name has been lost, it is possible that the earliest (commercial) proprietor located at the busy junction of today's **Naylor Road and Alabama Avenue** called it Good Hope because weary travelers were welcomed there. The hilltop was shared by a blacksmith shop, stables, and local businesses geared to serve travelers. A bustling village, Good Hope retained much of its charm and atmosphere until the days of the horseless carriage.

Excerpted from The Anacostia Story 1608-1950, Louise Daniel Hutchinson



Early Transit Along Good Hope



Variegated Retail on Good Hope



Carver Theater



Mixed-Use Along Good Hope



Federal and Tudor Styles



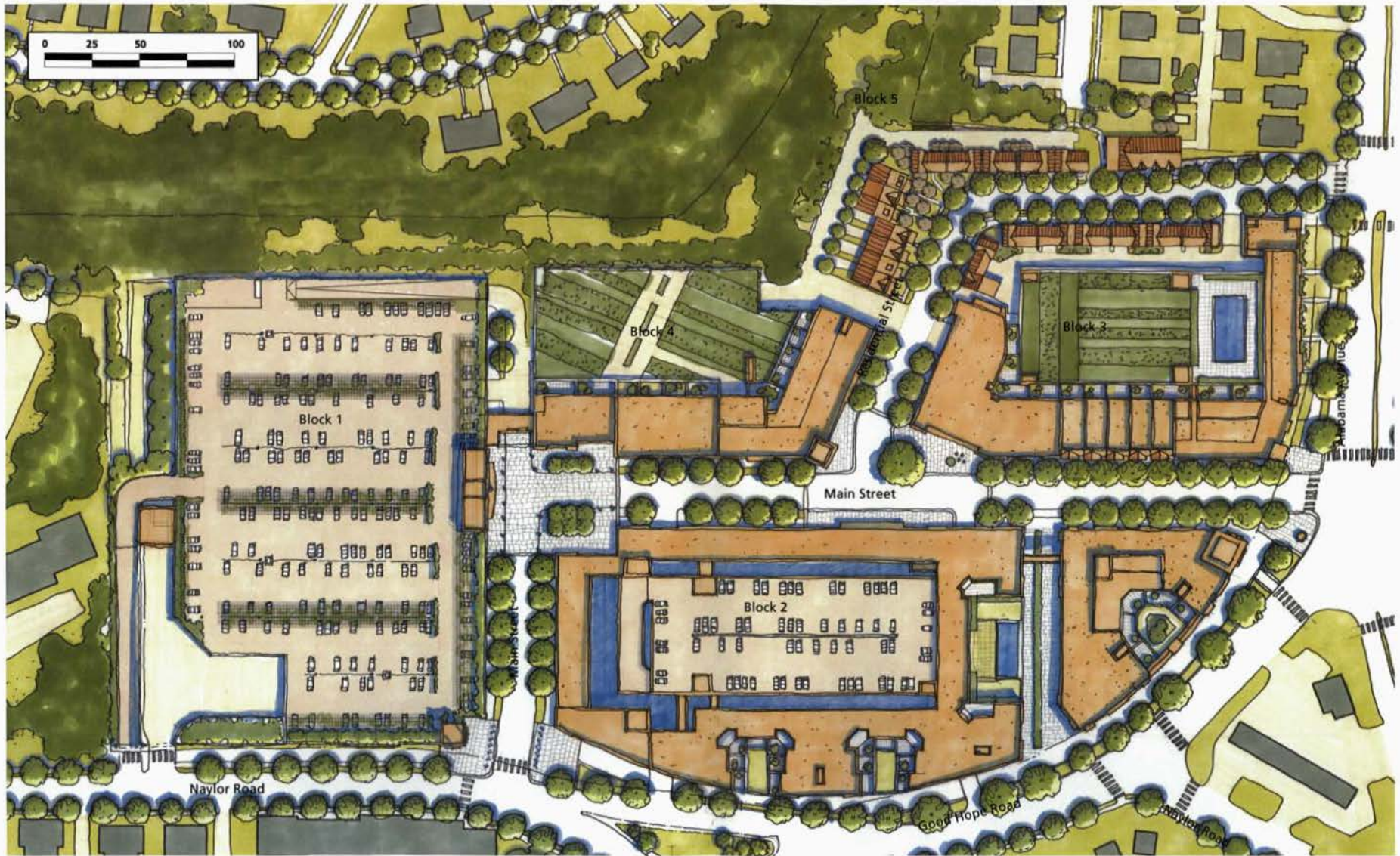
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Site History



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Perspective of Good Hope Road



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Perspective of Main Street at Large Format Retail



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Perspective at Main Street at Alabama Avenue



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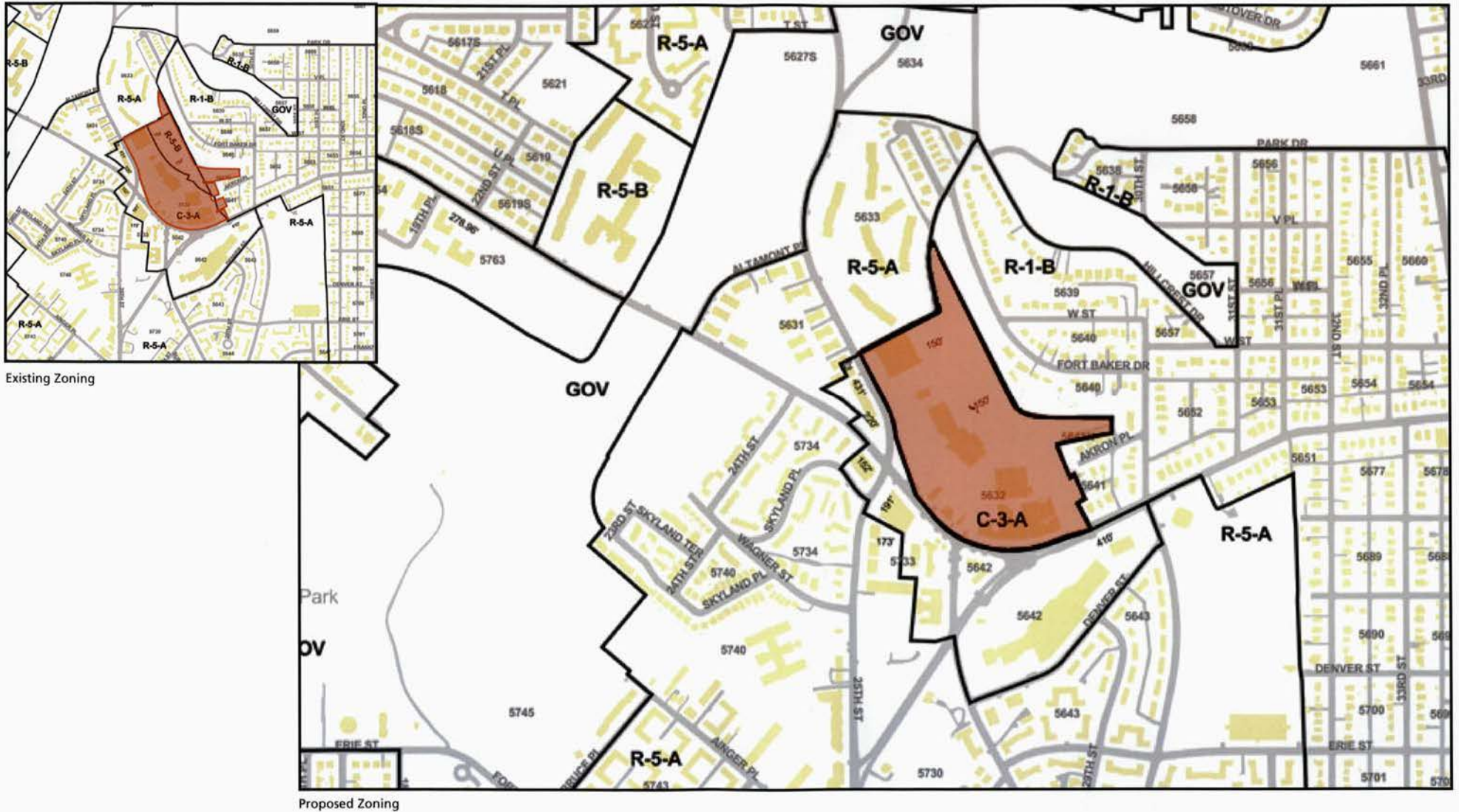
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Perspective of Main Street at Residential Street

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Zoning Map

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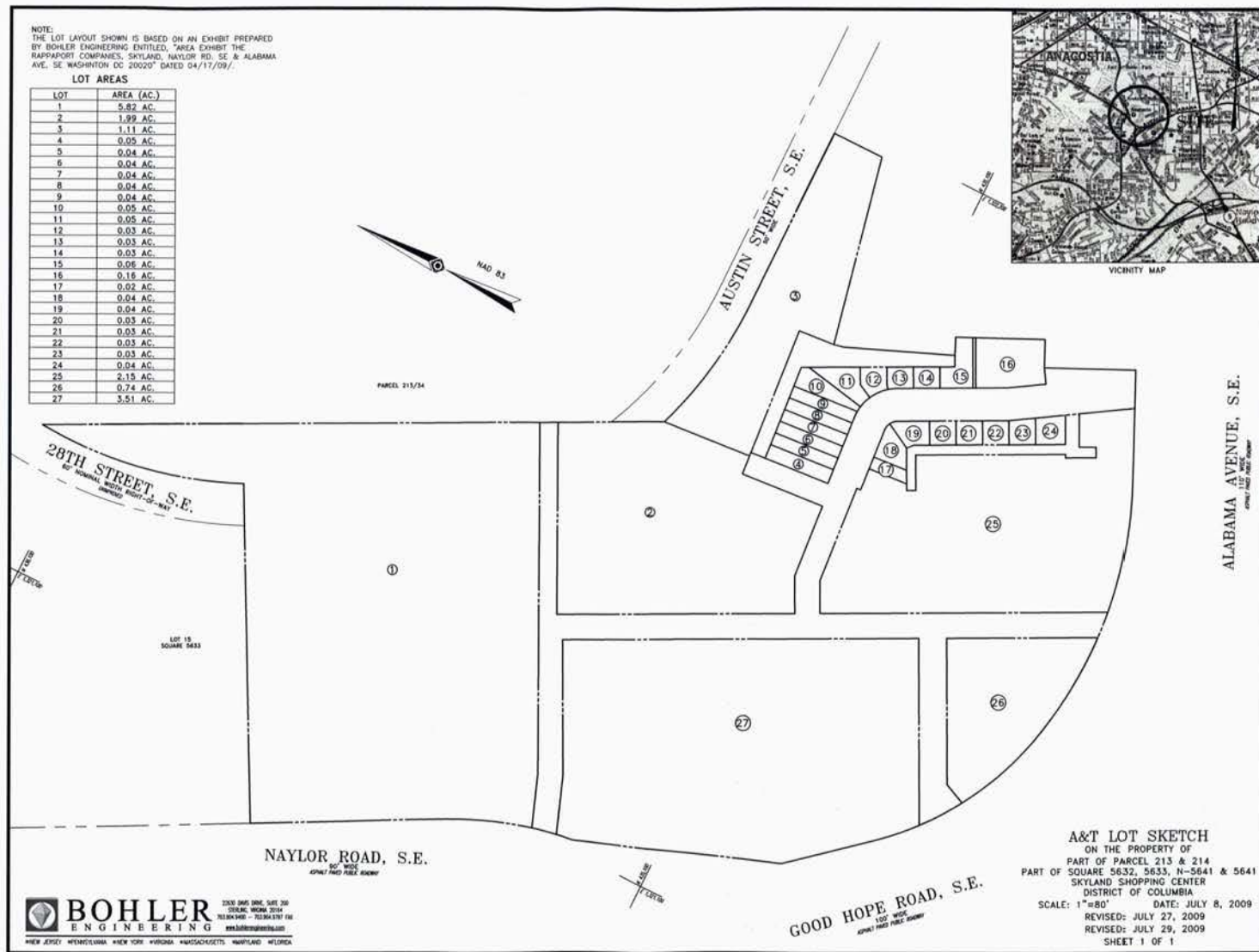
BLOCKS 1,2,3, 4 and 5			
Allowable	Existing Zoning (R-5-B - Partial Site)	Existing and Proposed Zoning (C-3-A)	Provided
FAR	1.8 (3.0 PUD)	4.0 (4.5 PUD) 2.5 Commercial (3.0 PUD Commercial) 4.5 x 814,720 = 3,666,240 sf. 3.0 x 814,720 = 2,444,120 sf.	1.54 Total 0.88 Commercial Gross Floor Area by Block Block 1 242,500 Block 2 550,611 Block 3 256,230 Block 4 168,769 Block 5 34,518 Total Building Area 1,252,628 gsf Gross Floor Area by Use Residential 538,110 Retail 310,960 Commercial (RCN) 3,520 Parking 400,038 Total 1,252,628 gsf
Roof Structures	1/3 of roof area per 11 DCMR (411.8)	37 increase in FAR per 11 DCMR (411.7)	
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback	RELIEF FOR ONE CONTINUOUS STRUCTURE RELIEF FOR 1:1 SETBACK
Lot Occupancy	60%	75% at residential uses 814,720 x .75 = 611,040 sf	44.5% 362,304 sf
Building Height	50 feet (60 feet PUD) stories -- no limit	65 feet (90 feet PUD) stories-no limit	Block 1 - Up to 59' at Main Street entry; up to 28' Main Street/Naylor Road frontage Block 2 - Up to 60' Block 3 - Up to 55' Block 4 - Up to 58' Block 5 - Townhouses - Up to 40' Block 5 -- RCN Building - Up to 38'
Dwelling Units	NA	NA	468 units Note: Number of units may vary
Rear Yard	15 ft minimum; 3 inches per foot from mean finished grade to highest point main roof	12 ft minimum; to centerline of street abutting rear in case of corner lot abutting three or more streets per 11 DCMR (774.11)**	See Page 94
Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None required; If provided 2 inches per foot of height not < 6 feet Block 1 33' x 2" = 5' - 6" Block 4 40' x 2" = 6' - 8"	See Page 94
Courtyards	Open	Min. Width: 3" per ft of height < 12' (non-res) Min. Width: 4" per ft of height not < 15' (res)	Provided as req'd
	Closed	Area: Twice square of req'd width not < 250 sf (non-res) Area: Twice square of req'd width not < 350 sf (res)	RELIEF FOR COURT AT BLOCK 2

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Zoning Analysis - Blocks 1, 2, 3, 4 and 5

BLOCKS 1,2,3, 4 and 5

Allowable	Existing Zoning (R-5-B)	Existing and Proposed Zoning (C-3-A)	Provided
<u>Parking Requirement</u>			1,698 total parking spaces
Residential	One Family Dwelling: 1 for each dwelling unit Apartments: 1 for each 2 dwelling units 7 x 1 = 7; 448/2 = 224; 7 + 224 = 231 spaces	One Family Dwelling: 1 for each dwelling unit Apartments: 1 for each 2 dwelling units 7 x 1 = 7; 448/2 = 224; 7 + 224 = 231 spaces	484 Res. Spaces Provided 36 for One Family Dwellings at 1.8 spaces per unit 448 for Apartments at 1.0 spaces per dwelling unit Min. 60% of required (11 DCMR 2115.2) 585 x .6 = 351 full size required
Retail	NA	1 space for each add'l 300 sf over 3000 sf of retail Block 1: 149,600 sf Block 2: 94,720 sf Block 3: 39,420 sf Block 4: 28,790 sf Total retail area: 312,530 sf -3000/300=1,031 spaces Min. 60% of required to be full size 1,031 x .6 = 619 full size required	1,214 Retail spaces
Bicycles	NA	5% of required retail spaces per 11 DCMR (2119.2) 1,031 spaces x .05 = 52 spaces	52 spaces provided
<u>Loading</u>			
Residential	<u>Block 2</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 3</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 4</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20'	<u>Block 2</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 3</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 4</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 5</u> -- N/A	<u>Block 2</u> 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 3</u> RELIEF REQUESTED Shared, see Retail below <u>Block 4</u> RELIEF REQUESTED 1 loading berth @ 12' x 55' 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 5</u> - N/A
Retail	NA	<u>Block 1</u> 1 loading berth @ 10' x 30' 2 loading berths @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 2</u> 1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 3</u> 1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 4</u> 2 loading berths @ 10' x 30' 2 platforms @ 200 sf 1 service/delivery @ 10' x 20'	<u>Block 1</u> 1 loading berth @ 10' x 30' 4 loading berths @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf <u>Block 2</u> 1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 3</u> RELIEF REQUESTED 1 loading berth @ 12' x 30' 1 loading berth @ 12' x 55' 1 platform @ 100 sf 1 platform @ 200 sf 1 service/delivery @ 10' x 20' <u>Block 4</u> RELIEF REQUESTED 1 loading berth @ 10' x 30' All other Shared -- see Residential above



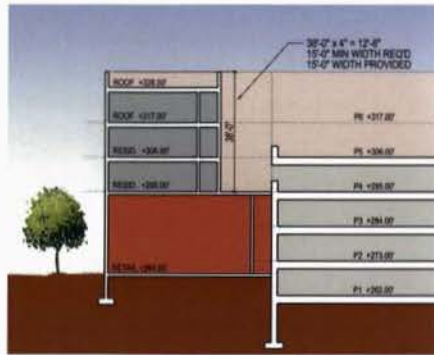
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Theoretical Lot Layout

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LOT	UNIT TYPE	LOT AREA (SF)	UNIT AREA (GFA)	UNIT FOOTPRINT (SF)	HEIGHT		REAR YARD		SIDE YARD		FLOOR AREA RATIO		LOT OCCUPANCY	
					C-3-A PUD	PROPOSED	C-3-A PUD	PROPOSED	C-3-A PUD	PROPOSED	C-3-A PUD	PROPOSED	C-3-A PUD	PROPOSED
1	N/A	253,519	242,500	176,600	90'	UP TO 59'	2.5' / 43' = 9' - 0", REQ'D MIN. = 12'	16' - 0"	LOADING SIDE = 2' / 44' = 7' - 4", 6' - 0" MIN. REQ'D MAIN ST. SIDE = 2' / 59' = 9' - 10" MIN. REQ'D	LOADING SIDE = 10' - 0" MAIN ST. SIDE = 20' - 9"	4.5 PUD (3.0 Commercial)	0.956 (Commercial)	100%	70%
2	N/A	86,684	181,394	27,175	90'	UP TO 58'	2.5' / 33' = 6' - 10", REQ'D MIN. = 12'	53' - 11"	RES ST SIDE = 2' / 53' - 6" = 8' - 11" REQ'D ACCESS SIDE = 2' / 58' = 9' - 8"	RES ST SIDE = 15' - 0" ACCESS SIDE = 4' - 0"	4.5 PUD (3.0 Commercial)	2.09 (1.01 Commercial)	75%	31%
3	N/A	49,352	N/A	N/A	90'	N/A	N/A	N/A	N/A	N/A	4.5 PUD (3.0 Commercial)	N/A	75%	N/A
4	A	2,178	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	39' - 4 1/2"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD = 2' - 11 7/8"	4.5 PUD (3.0 Commercial)	1.15	75%	38%
5	A	1,742	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	39' - 4 1/2"	N/A	N/A	4.5 PUD (3.0 Commercial)	1.44	75%	47%
6	A	1,742	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	39' - 4 1/2"	NA	NA	4.5 PUD (3.0 Commercial)	1.44	75%	47%
7	A	1,742	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	39' - 4 1/2"	NA	NA	4.5 PUD (3.0 Commercial)	1.44	75%	47%
8	A	1,742	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	14' - 4 1/2"	NA	NA	4.5 PUD (3.0 Commercial)	1.44	75%	47%
9	A	1,742	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	14' - 4 1/2"	NA	NA	4.5 PUD (3.0 Commercial)	1.44	75%	47%
10	A	2,178	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	14' - 4 1/2"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD = 8' - 7 3/4"	4.5 PUD (3.0 Commercial)	1.15	75%	38%
11	B	2,178	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	5' - 10"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD = 15' - 9"	4.5 PUD (3.0 Commercial)	1.24	75%	39%
12	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	5' - 10"	NA	NA	4.5 PUD (3.0 Commercial)	2.07	75%	65%
13	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	5' - 10"	NA	NA	4.5 PUD (3.0 Commercial)	2.07	75%	65%
14	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	5' - 10"	NA	NA	4.5 PUD (3.0 Commercial)	2.07	75%	65%
15	B	2,614	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	5' - 10"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD = 9' - 6 1/2"	4.5 PUD (3.0 Commercial)	1.03	75%	32%
16	N/A	6,970	3,520	3,520	90'	UP TO 38'	2.5' / 38' = 7' - 11", REQ'D MIN. = 12'	29' - 1 1/2"	TOWNHOUSE SIDE = 2' / 38' = 6' - 4" REQ'D MIN. SIDE YARD = 2' / 38' = 6' - 4" REQ'D MIN.	TOWNHOUSE SIDE = 6' - 4" SIDE YARD = 13' - 0"	4.5 PUD (3.0 Commercial)	0.5 (Commercial)	75%	50%
17	A	871	2,524	828	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	12' - 7"	N/A	N/A	4.5 PUD (3.0 Commercial)	2.89	75%	95%
18	B	1,742	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	15' - 6 1/2"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD 7' - 4"	4.5 PUD (3.0 Commercial)	1.55	75%	48%
19	B	1,742	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	SIDE YARD 10' - 2 1/2"	4.5 PUD (3.0 Commercial)	1.55	75%	48%
20	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	N/A	N/A	4.5 PUD (3.0 Commercial)	2.07	75%	65%
21	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	N/A	N/A	4.5 PUD (3.0 Commercial)	2.07	75%	65%
22	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	N/A	N/A	4.5 PUD (3.0 Commercial)	2.07	75%	65%
23	B	1,307	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	N/A	N/A	4.5 PUD (3.0 Commercial)	2.07	75%	65%
24	B	1,742	2,708	850	90'	UP TO 40'	2.5' / 40' = 8' - 4", REQ'D MIN. = 12'	8' - 0"	SIDE YARD = 2' / 40' = 6' - 8" REQ'D MIN.	5' - 0"	4.5 PUD (3.0 Commercial)	1.55	75%	48%
25	N/A	93,654	245,088	38,114	90'	UP TO 55'	THROUGH LOT 2.5' / 33' = 6' 10 1/2", REQ'D MIN. = 12'	11' - 11 5/8" FROM CENTER LINE OF PRIVATE DRIVE	LOADING SIDE = 2' / 55' = 9' - 2" REQ'D MIN. ALABAMA RD SIDE - 2' / 55' = 9' - 2" REQ'D MIN.	LOADING SIDE = 18' - 0" ALABAMA RD SIDE = 5' - 10 3/4"	4.5 PUD (3.0 Commercial)	2.61 (1.25 Commercial)	75%	40%
26	N/A	32,234	95,015	22,501	90'	UP TO 60'	2.5' / 60' = 12' - 6" REQ'D MIN.	18' - 0"	PASEO SIDE = 0'	PASEO SIDE = 0'	4.5 PUD (3.0 Commercial)	2.94 (.86 Commercial)	75%	69%
27	N/A	152,896	496,966	101,130	90'	UP TO 60'	2.5' / 60' = 12' - 6" REQ'D MIN.	13' - 0"	SITE ENTRY SIDE = 2' / 60' = 10' - 0" REQ'D MIN. PASEO SIDE = 0'	SITE ENTRY SIDE = 18' - 8" PASEO SIDE = 0'	4.5 PUD (3.0 Commercial)	3.25 (1.06 Commercial)	75%	66%

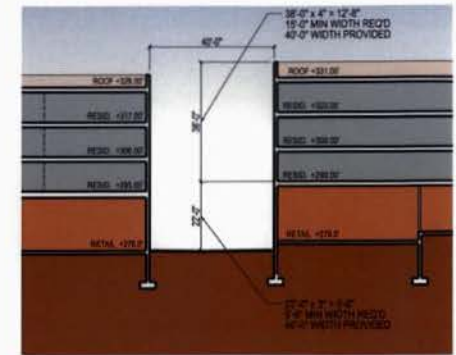
Theoretical Lot Analysis



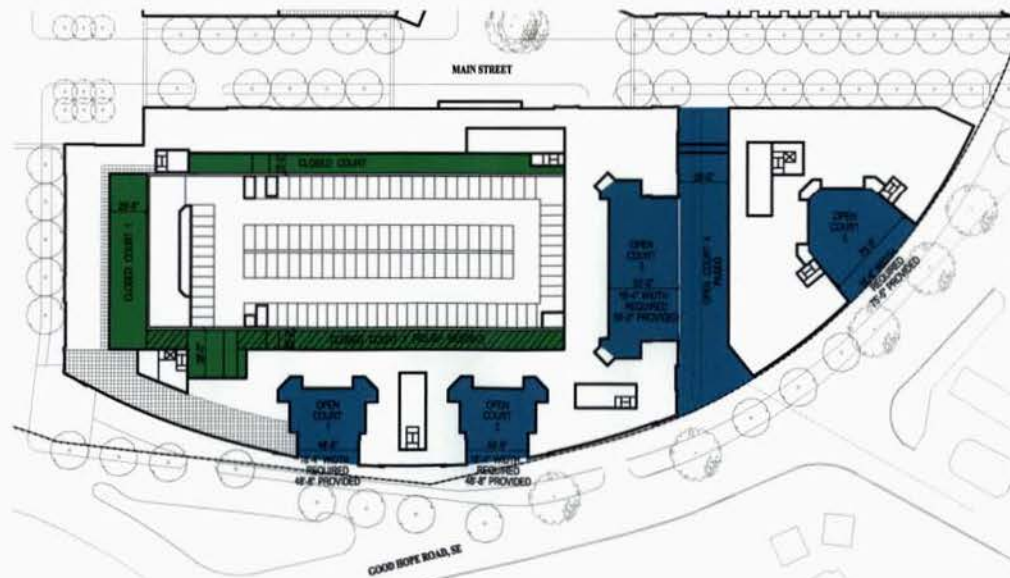
Section - Closed Court 1



Section - Closed Court 2



Section - Open Court 3



Block 2 Courts - Plan Diagram

PLAN DIAGRAM KEY	
	Closed Court - setback requirements satisfied.
	Closed Court - setback requirements not satisfied. RELIEF REQUESTED
	Open Court - setback requirements satisfied.

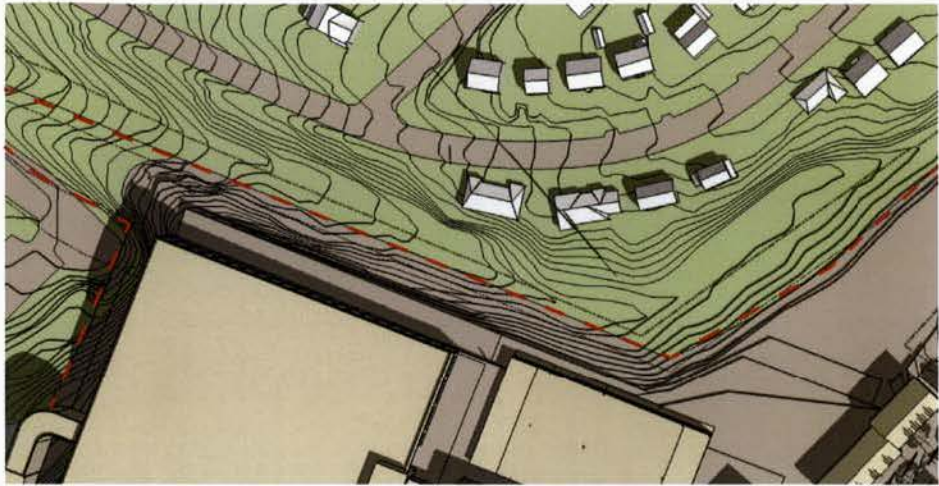
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Block 2 - Court Diagrams

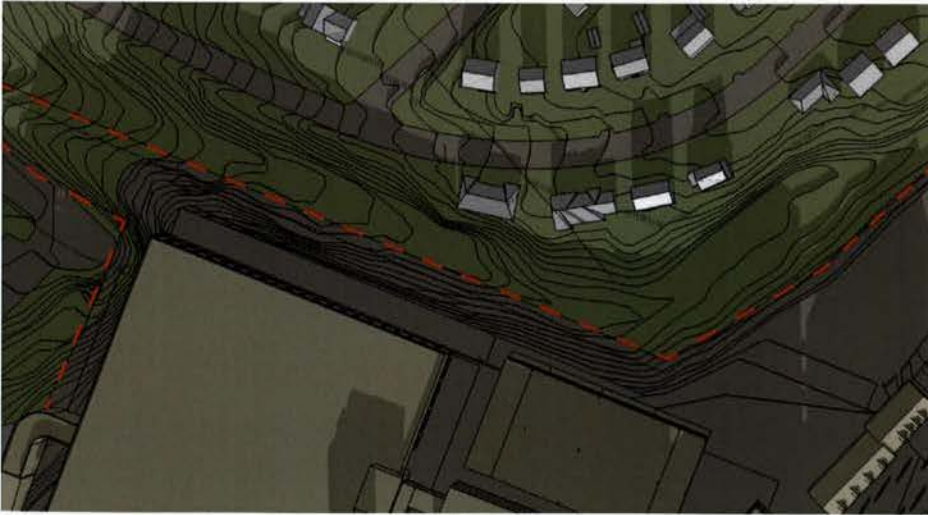
SKYLAND HOLDINGS, LLC
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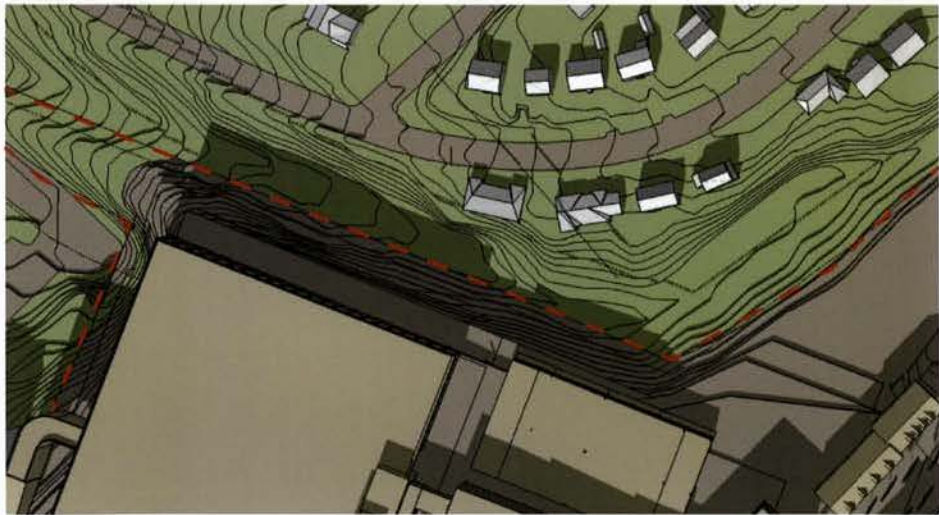
Dec. 21st, 12pm



March 21st, 12pm



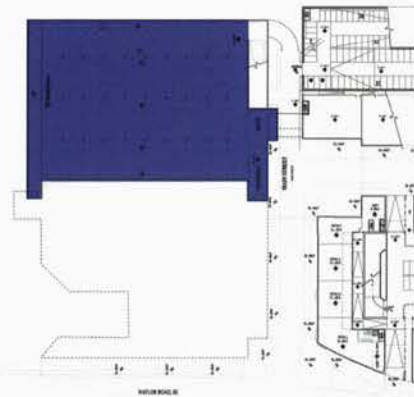
Dec. 21st, 3pm



March 21st, 3pm

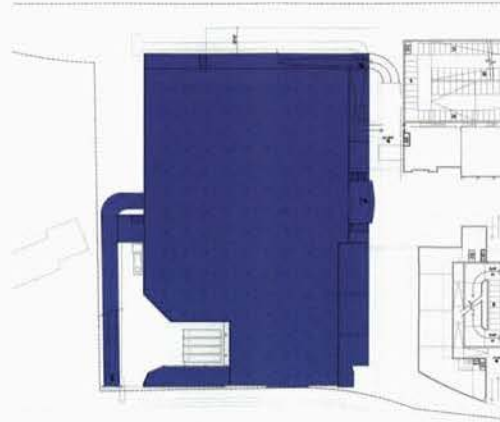
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Shadow Studies



GFA P1 LEVEL
85,400 SF

1" = 130'-0"



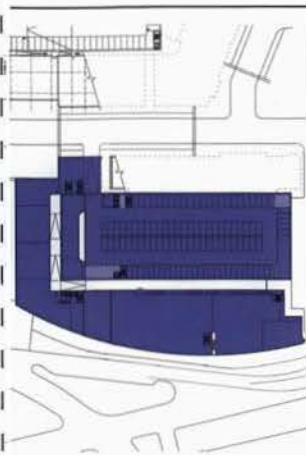
GFA 1ST FLOOR
154,430 SF

1" = 180'-0"

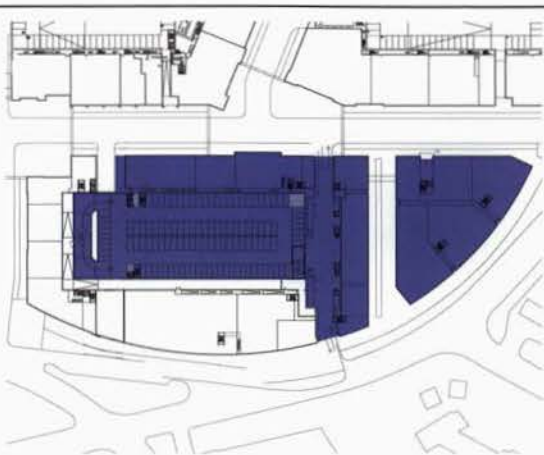


GFA 2ND FLOOR
2,670 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

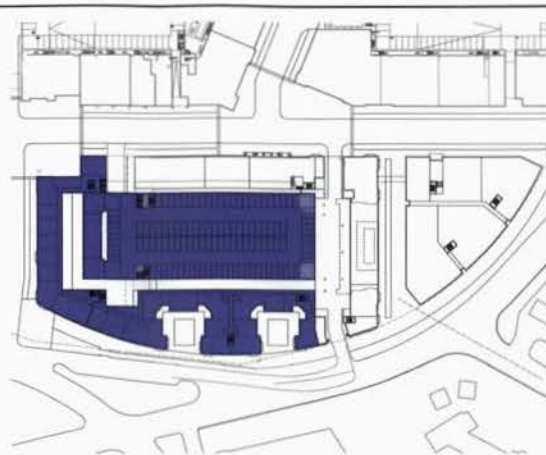
1" = 180'-0"



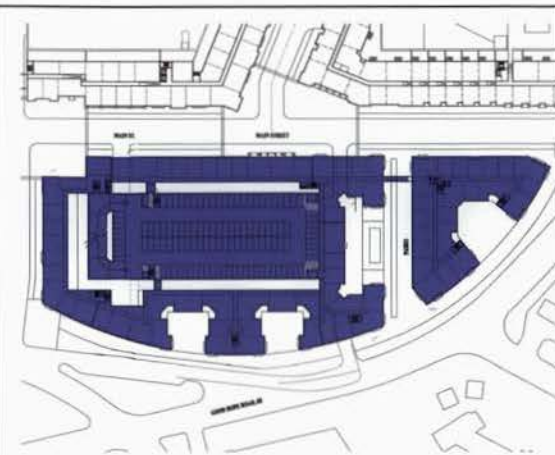
GFA P1 LEVEL (+262.0') 1" = 180'-0"
2A = 83,251 SF



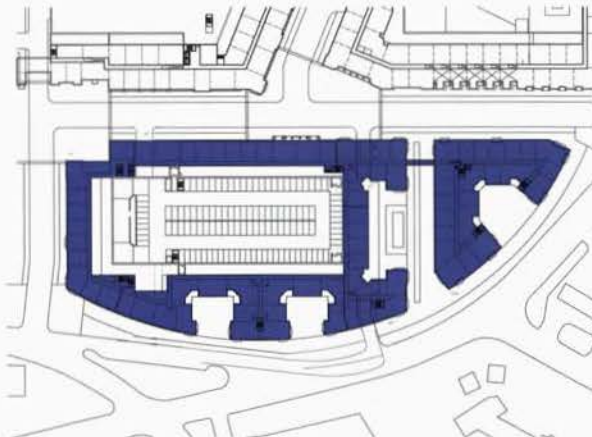
GFA 1ST FLOOR (P2 LEVEL) (+273.0') 1" = 180'-0"
2A (79,475 SF) + 2B (27,836 SF) = 107,311 SF



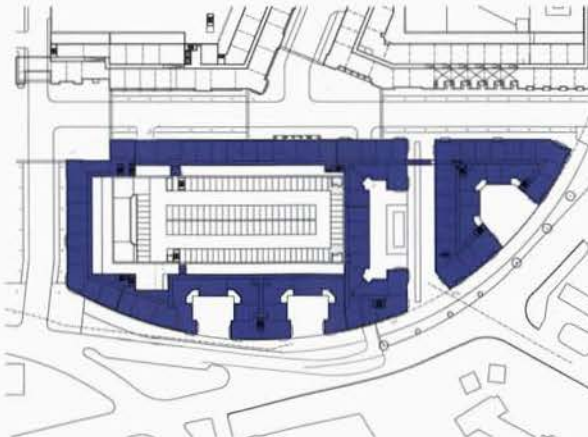
GFA 2ND FLOOR (P3 LEVEL) (+284.0') 1" = 180'-0"
2A = 72,220 SF



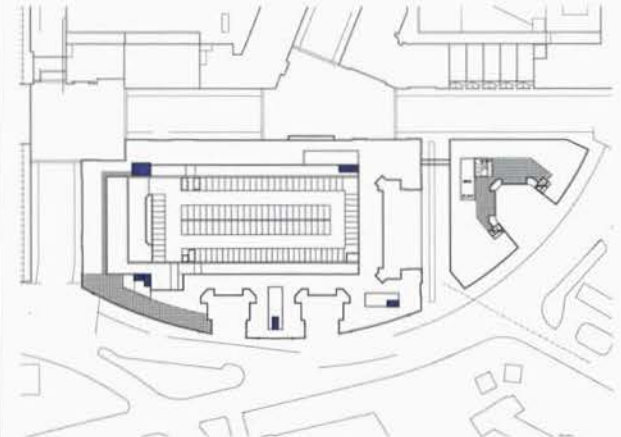
GFA 3RD FLOOR (P4 LEVEL) (+295.0') 1" = 180'-0"
2A (101,130 SF) + 2B (22,501 SF) = 123,631 SF



GFA 4TH FLOOR (P5 LEVEL) (+306.0') 1" = 180'-0"
2A (59,760 SF) + 2B (22,339 SF) = 82,099 SF



GFA 5TH FLOOR (+317.0') 1" = 180'-0"
2A (59,760 SF) + 2B (22,339 SF) = 82,099 SF



ROOF (+328.0') 1" = 180'-0"
2A (1,338 SF) + 2B (507 SF) = 1,845 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

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FAR - Block 2

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GFA P1 LEVEL

26,260 SF

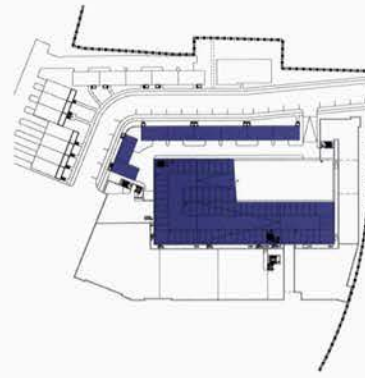
1" = 180'-0"



GFA 1ST FLOOR (P2 LEVEL)

82,024 SF

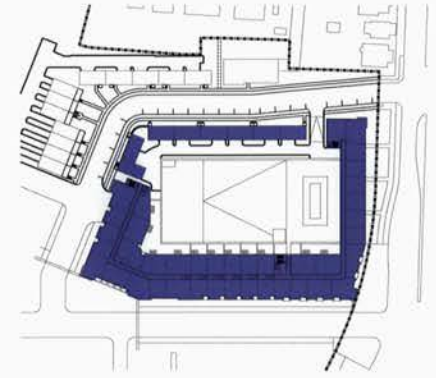
1" = 180'-0"



GFA P3 LEVEL

28,821 SF

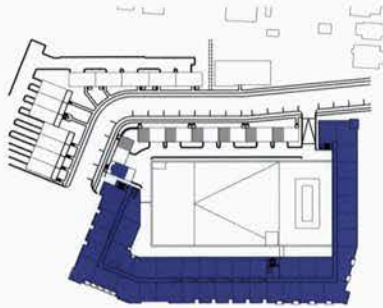
1" = 180'-0"



GFA 2ND FLOOR

44,152 SF

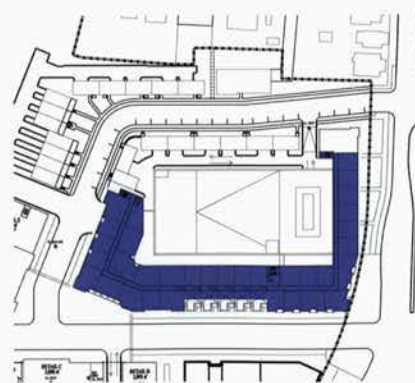
1" = 180'-0"



GFA 3RD FLOOR

40,775 SF

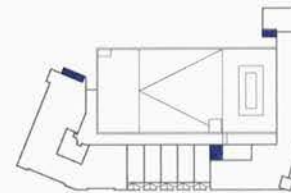
1" = 180'-0"



GFA 4TH FLOOR

34,198 SF

1" = 180'-0"



ROOF

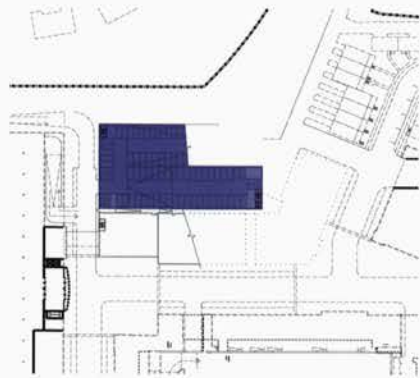
911 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

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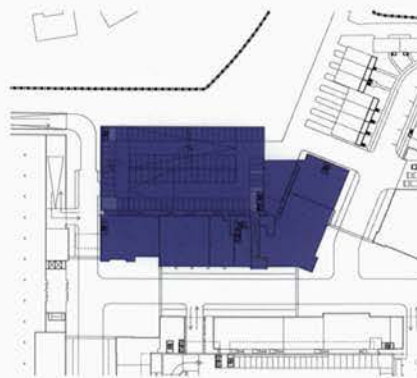
FAR - Block 3

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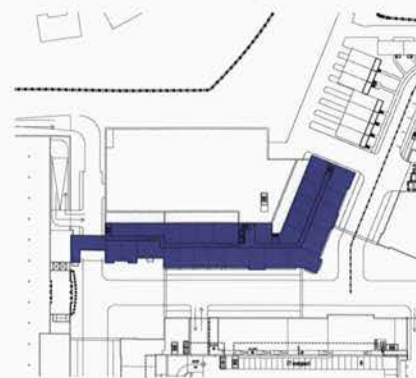
GFA P1 LEVEL
28,200 SF

1" = 180'-0"



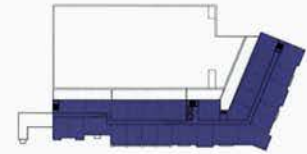
GFA 1ST FLOOR (P2 LEVEL)
61,694 SF

1" = 180'-0"



GFA 2ND FLOOR
27,175 SF

1" = 180'-0"



GFA 3RD FLOOR
25,850 SF

1" = 180'-0"



GFA 4TH FLOOR
25,850 SF

1" = 180'-0"



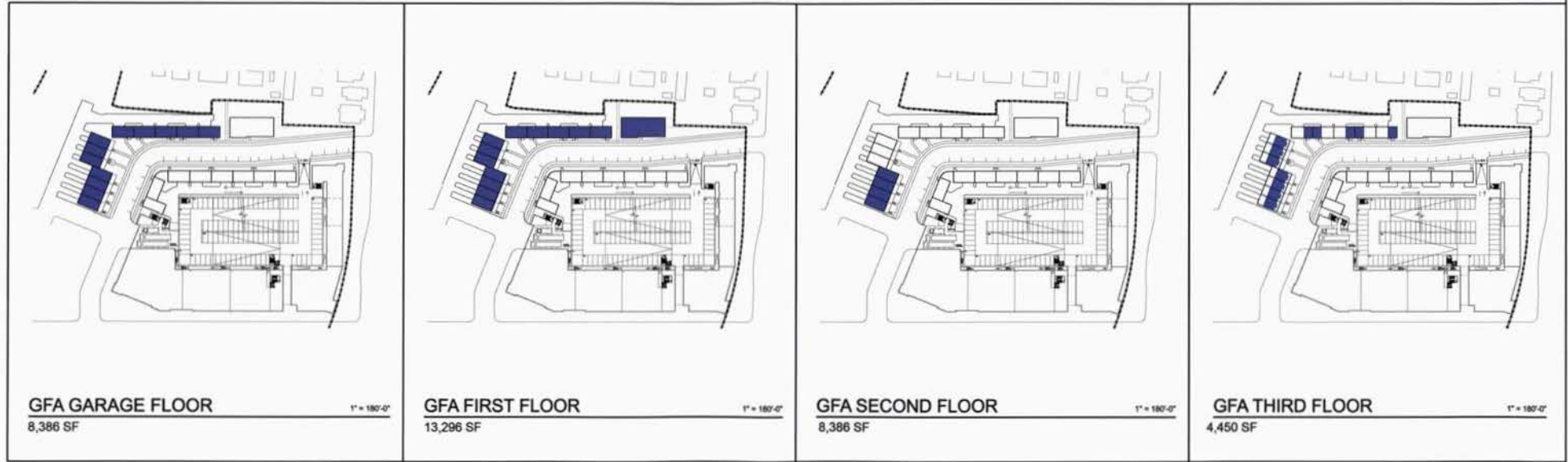
ROOF
863 SF - PENTHOUSE AREA DOES NOT COUNT IN GFA

1" = 180'-0"

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FAR - Block 4

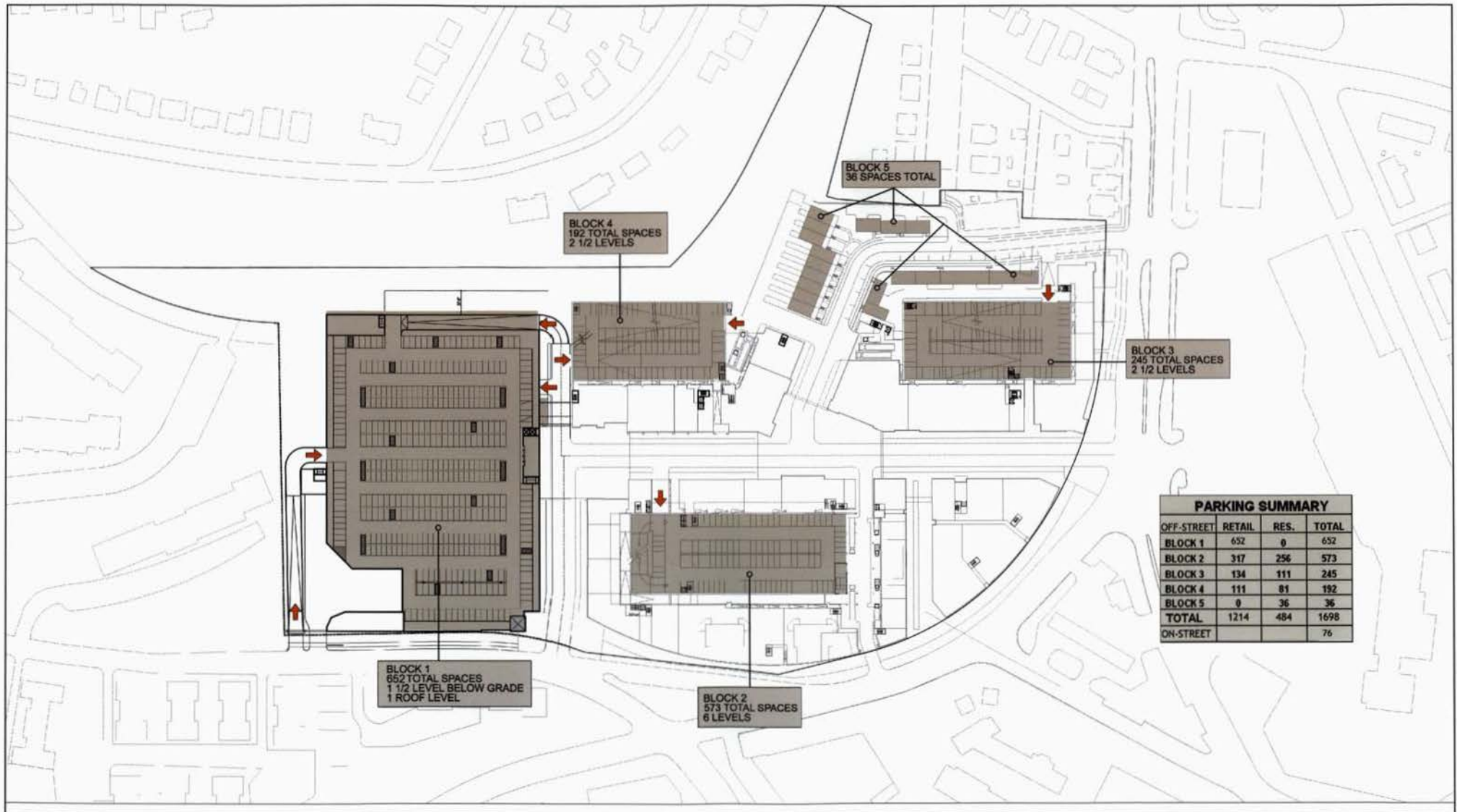
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FAR - Block 5

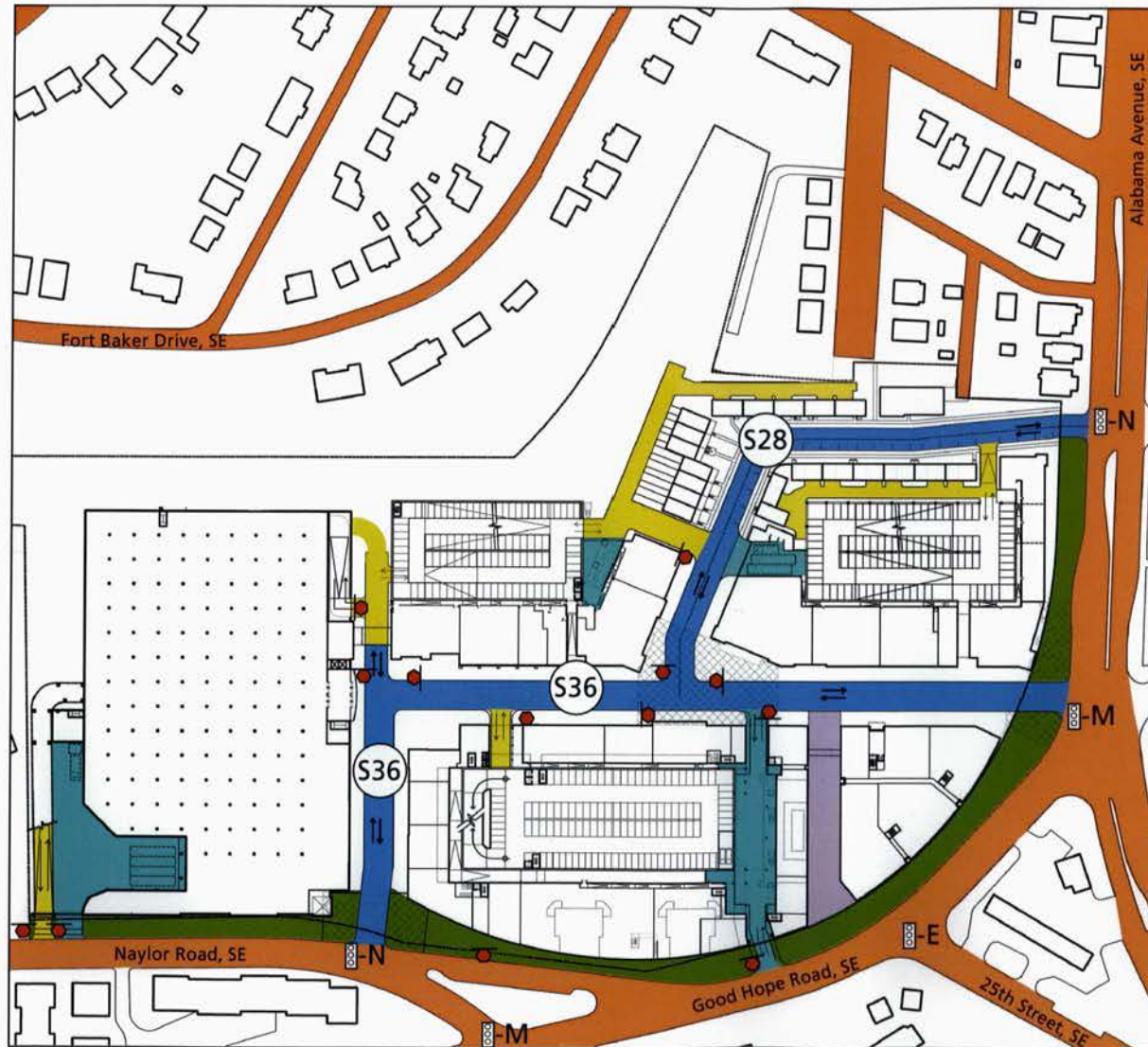
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Parking Diagram

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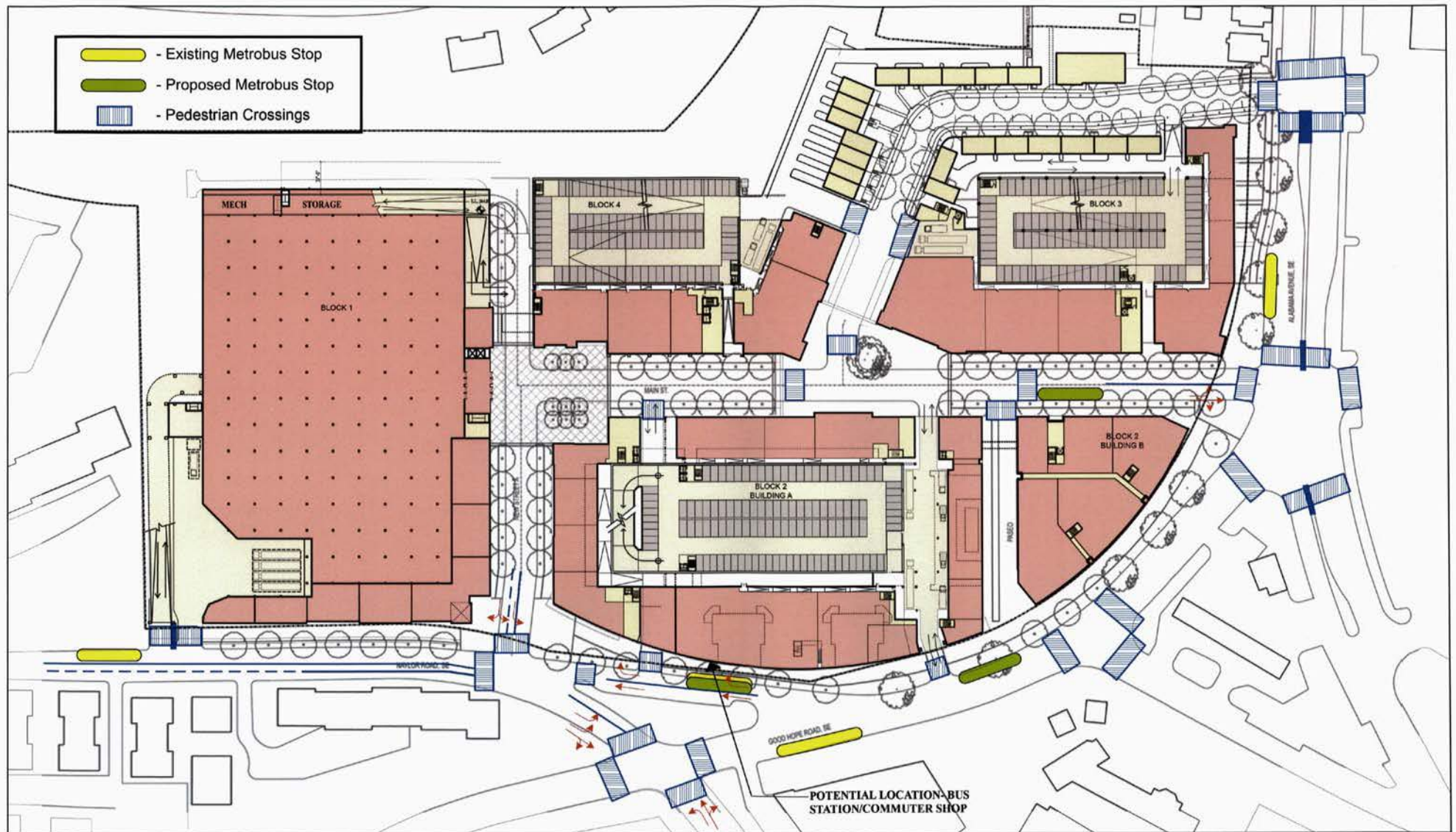


- Existing Public Street / Alley
- New Private Street
- New Private Driveway / Garage Entrance
- New Private Pedestrian Way
- Streetscape Improvements
- Truck Access and Loading
- S36 Two-way Street, Parking both sides including spaces for car-sharing service
- S28 Two-way street, parking one side
- N New Traffic Light
- M Modified Traffic Light
- E Existing Traffic Light
- Stop Sign

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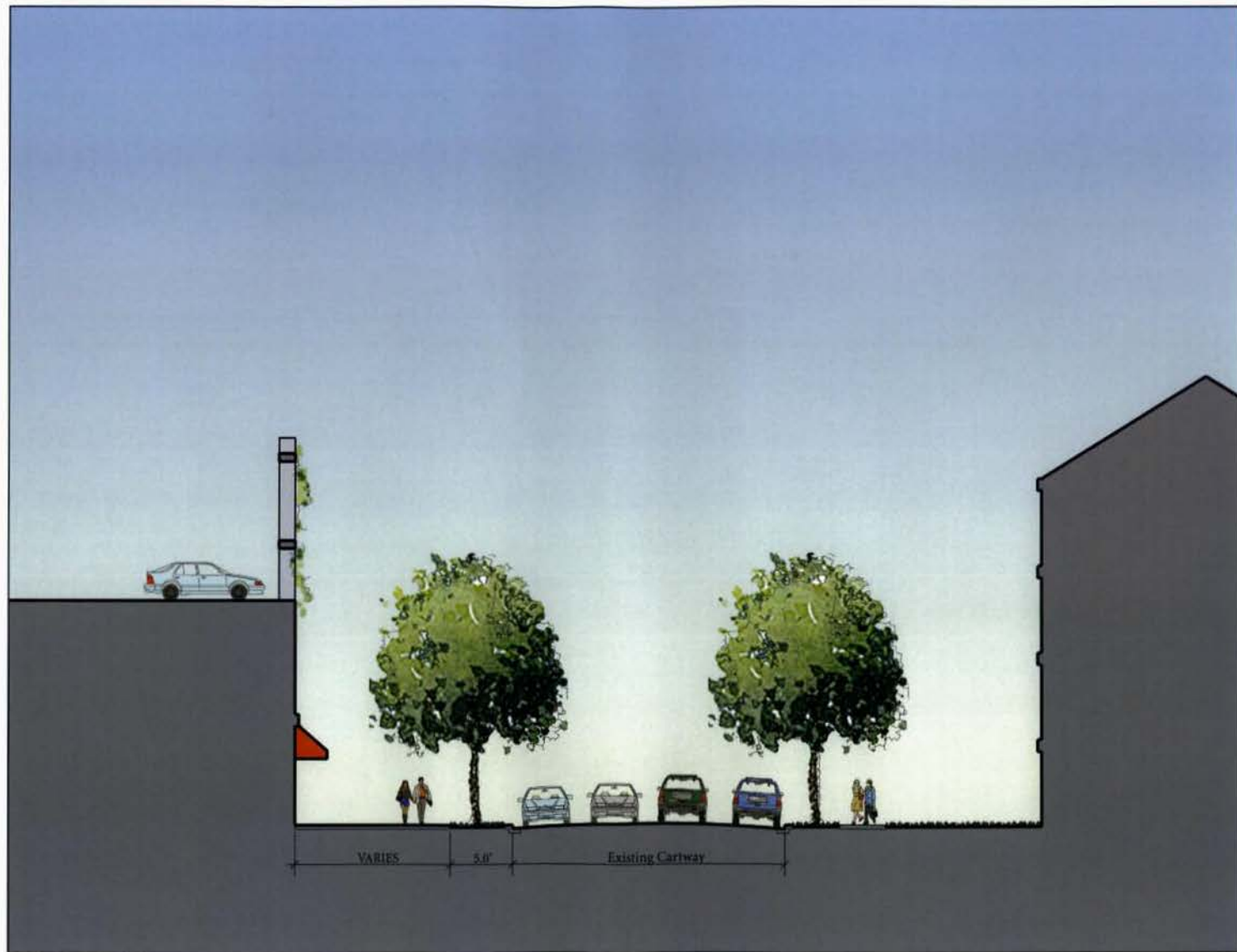
Street Plan and Loading Plan

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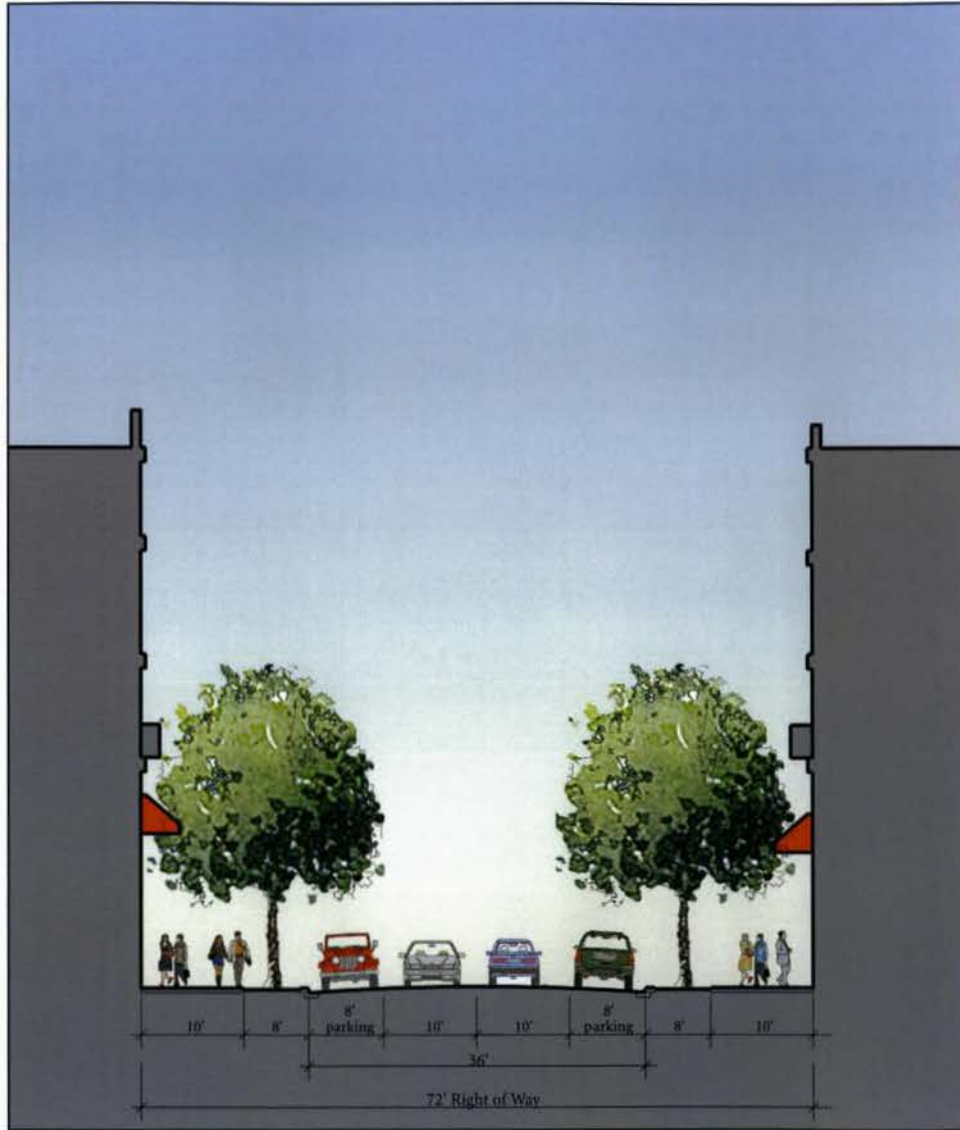
Metrobus Stop and Pedestrian Crossing Locations



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Street Section: Naylor Road

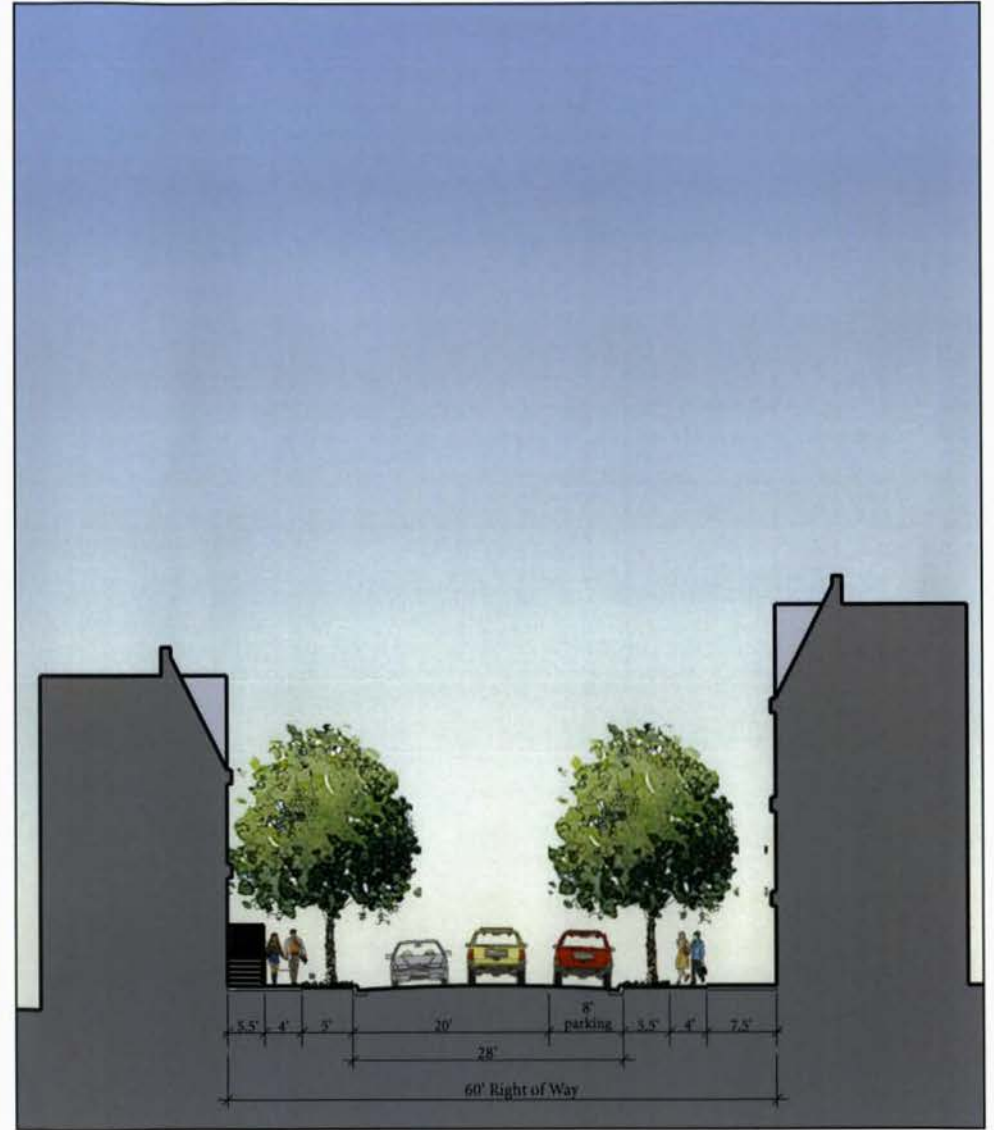
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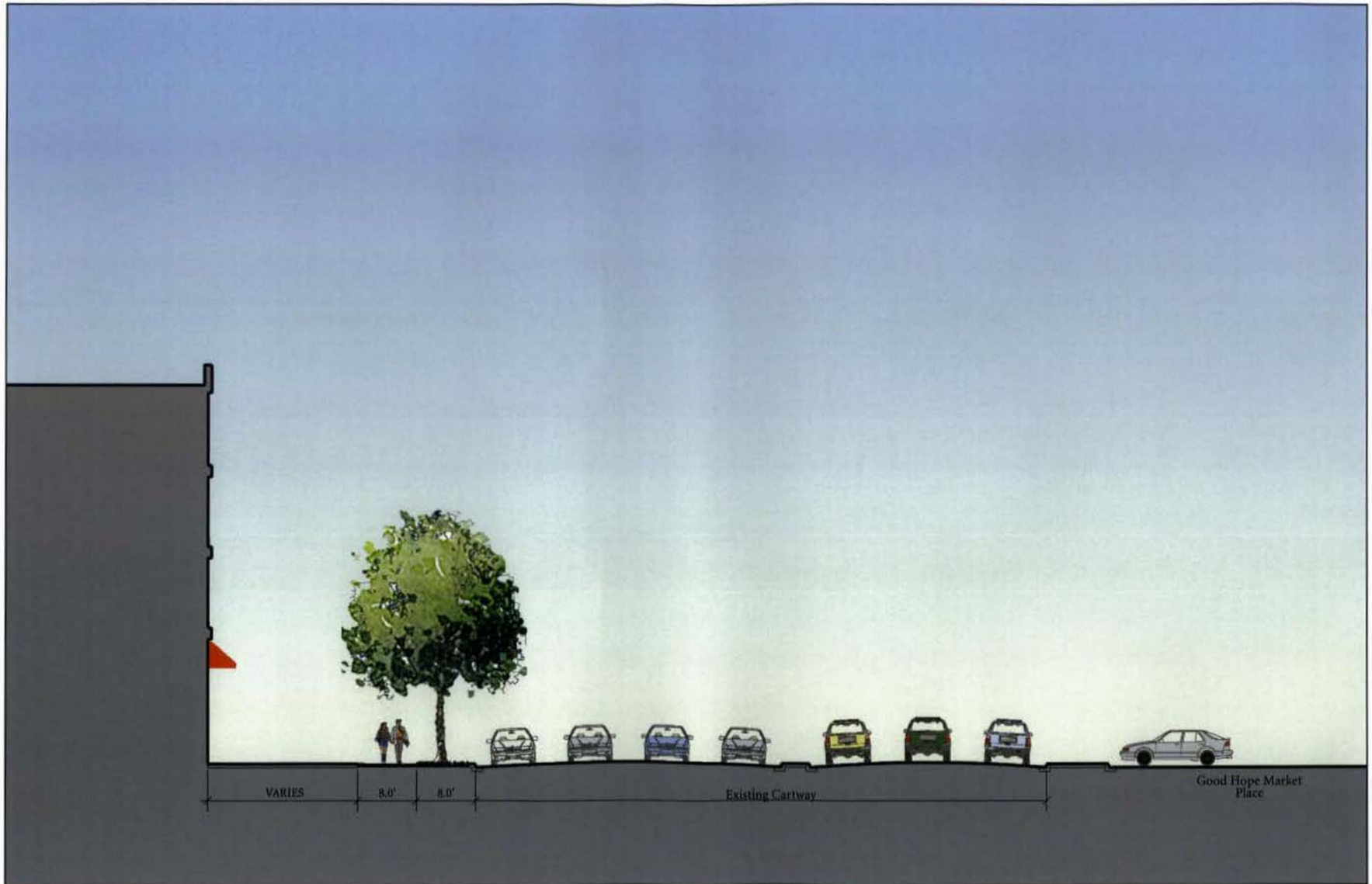
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S36 - Street Section: Main Street

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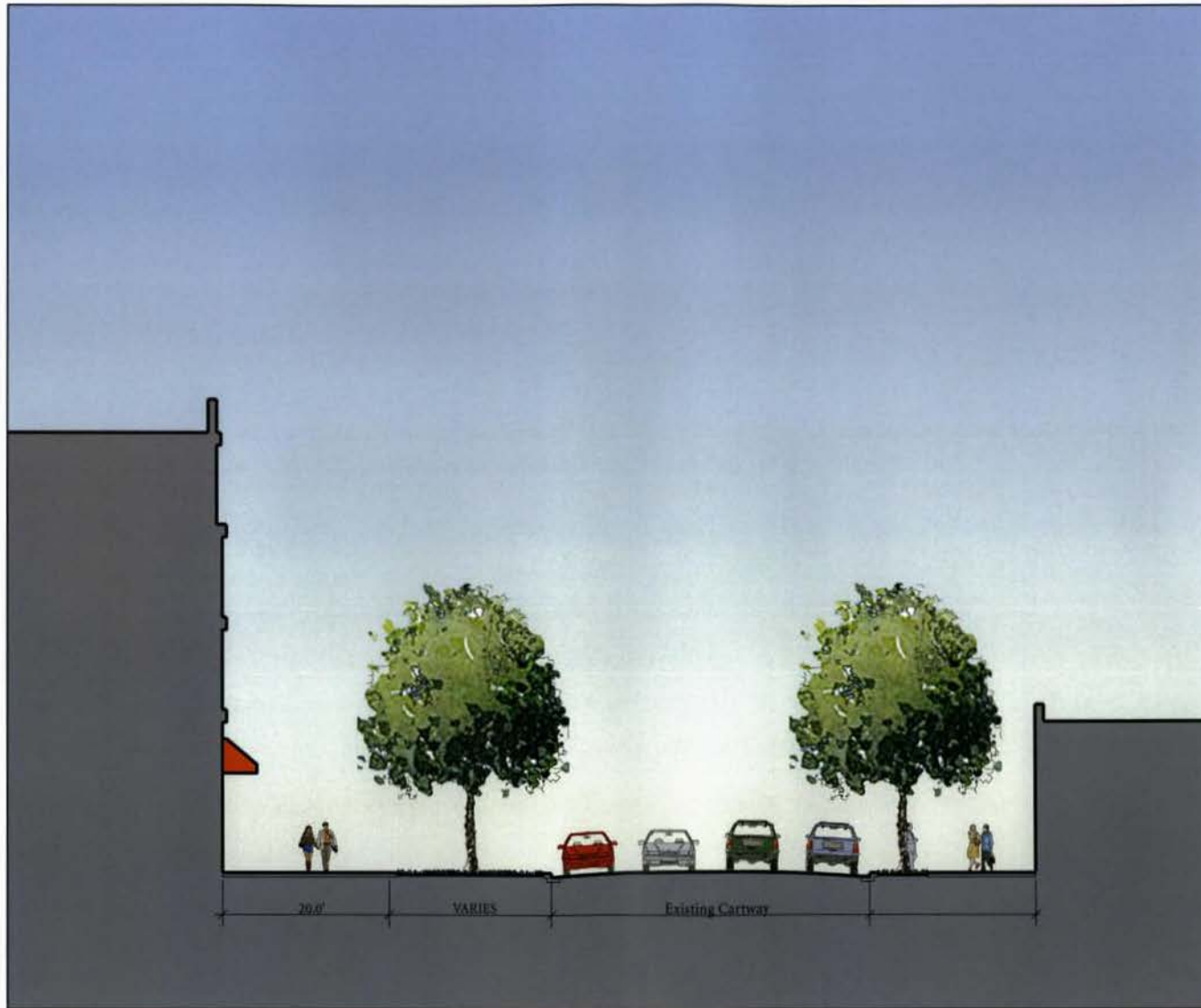
S28 - Street Section: Residential Street



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Street Section: Alabama Avenue

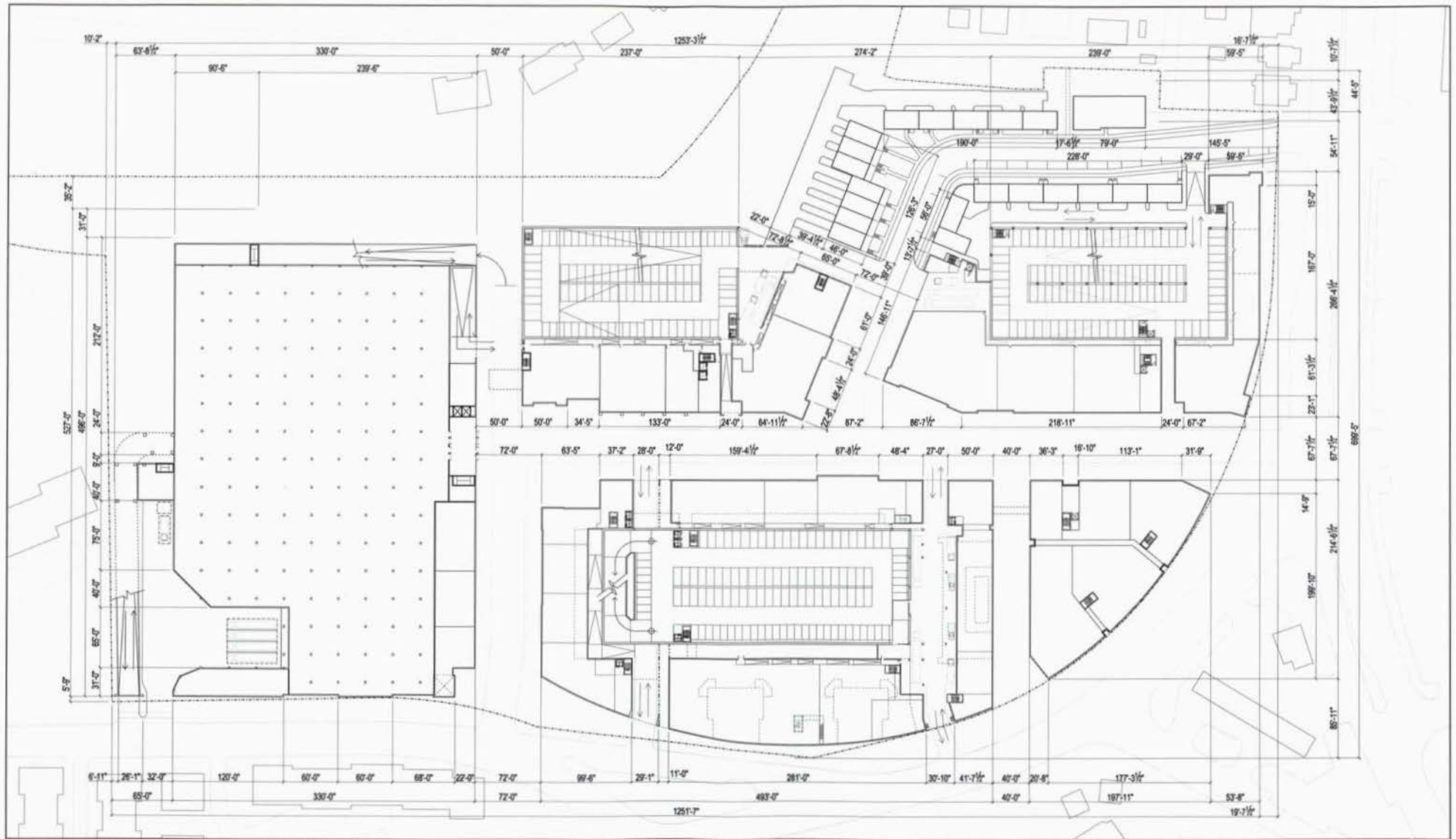
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Street Section: Good Hope Road

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Building Dimension Plan

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Site Plan in Context

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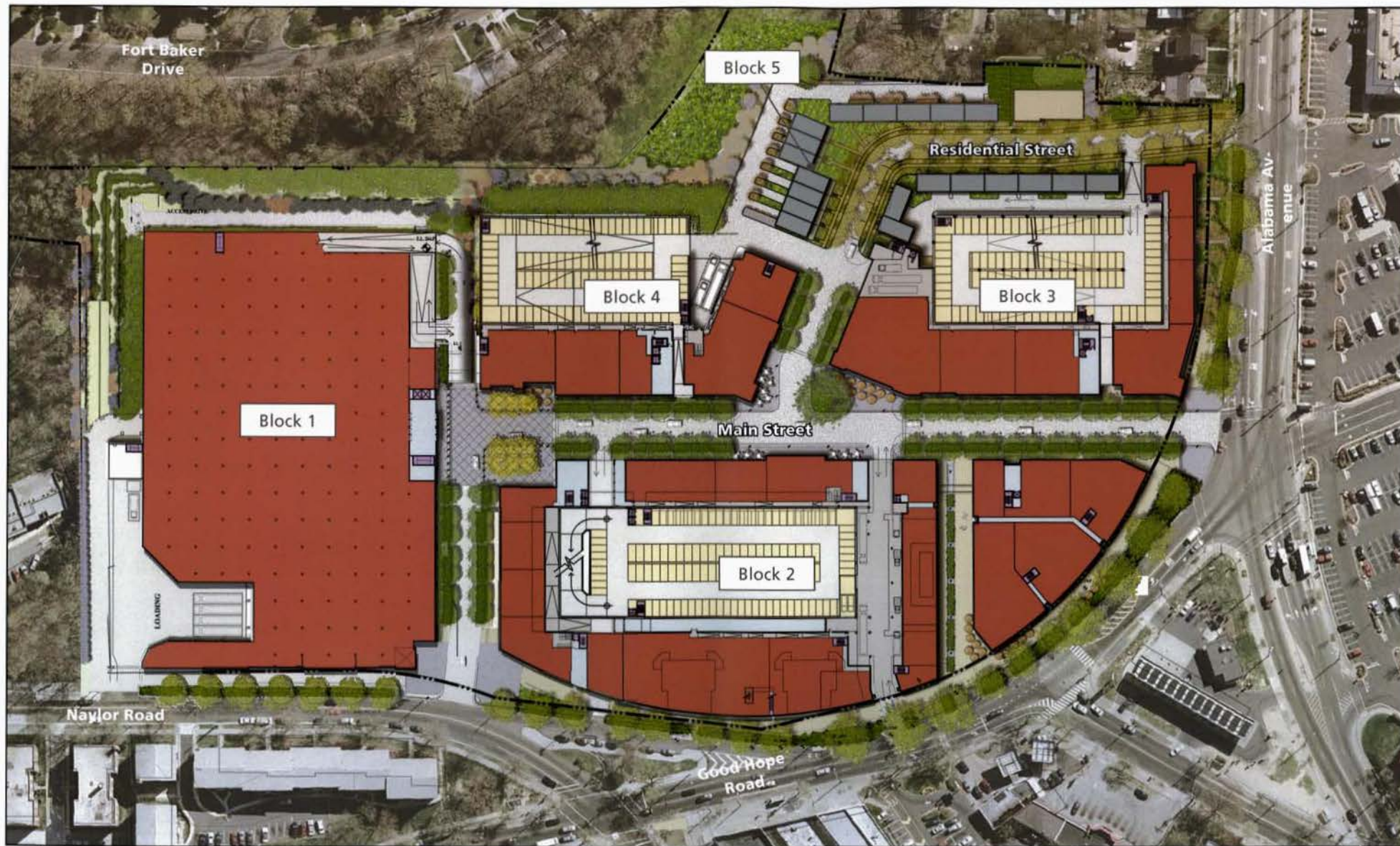


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Lower Level Parking Plan

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Retail Level Plan

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Typical Residential Plan

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Roof Plan

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Elevation A - Main Street Elevation (West Side)



Elevation B - Naylor Road Elevation



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Site Street Elevations

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Elevation C - Main Street Elevation (East Side)



Elevation D - Good Hope Road / Alabama Avenue - West to South Elevation



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Site Street Elevations

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