


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 09-03F

As Secretary to the Commission, I hereby certify that on December 18, 2019, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY: 
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 09-03F
Skyland Holdings, LLC – PUD Modification @ Square 5633, Lot 22)
December 18, 2019

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

On December 9, 2019, the Office of Zoning received an application from Skyland Holdings, LLC (the “Applicant”) for approval of a 2nd-stage planned unit development (“PUD”) and modification of significance to a previously approved 1st-stage PUD for the above-referenced property.

The property that is the subject of this application consists of Lot 22 in Square 5633 in southeast Washington, D.C. (Ward 7), on property located at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue, S.E, and known as Skyland Town Center. The Applicant is seeking to modify and refine the uses, site plan, and design of the original PUD. The original PUD consisted of a five-block town center. The site is being reconfigured into four blocks. Block 2 of the previously approved PUD is unchanged and currently under construction and not part of this application. The three remaining blocks are the subject of this application: the reconfigured Blocks 1 and 3 are proposed as consolidated PUD modifications, and the reconfigured Block 4 is proposed as a first-stage PUD modification.

The Applicant proposes to develop the three blocks generally as follows: Block 1 will consist of a medical office building and associated structured parking; Block 3 will be developed with three single-story retail buildings, the largest being for the Lidl grocery store; and Block 4 will be a residential building. The maximum height of the project will be 60 feet*; the maximum density will be 1.63 floor area ratio (“FAR”); the maximum lot occupancy will 46.8%; and there will be 1,276 total car parking spaces.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

*The maximum height for Block 2, which is not part of this application, is 62 feet.