

May 20, 2020

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 09-03F: Application of Skyland Holdings, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Modification of Significance to an Approved Planned Unit Development (“PUD”) at Skyland Town Center (Square 5633, Lot 22, the “Property”) — Applicant’s Pre-Hearing Submission

Dear Chairman Hood and Commissioners:

On behalf the Applicant, we hereby submit this pre-hearing statement with respect to the above-referenced application for a Modification of Significance to an approved PUD for the Skyland Town Center (the “**Project**”). This pre-hearing statement provides responses to the questions and comments raised by the Office of Planning (“**OP**”) in its February 28, 2020 report (“**OP Report**”) filed at Exhibit 11 in the record of this proceeding and to those comments and questions raised by the Commission at the April 27, 2020 public meeting during which the Commission voted to set down this application for a public hearing.

The Applicant recognizes the significance of the comments that were raised by OP and the Zoning Commission and has been diligently working on addressing those comments. Most importantly, the Applicant believes that the proposed modifications to the approved PUD do not diminish the character and feel of the Town Center project that was initially approved by the Zoning Commission. The project retains an internal street system that is lined with buildings and vibrant ground-floor uses (see pages A115 – A119 of Exhibit D). Public gathering spaces are proposed at the entrance to the project at Alabama Avenue and Town Center Drive (see pages A120 and L02) and a plaza is established in front of the residential building in Block 4. As described in detail below and depicted in the attached materials, the landscape screening provided along Alabama Avenue in Block 3 will provide a visually pleasing experience for pedestrians and vehicles traveling on Alabama Avenue. Similarly, the revised treatment of the ground floor of the parking structure in Block 1 creates an interesting and dynamic streetscape along Naylor Road.

The attached materials reflect the following changes to this Modification of Significance application:

BLOCK 3

- The loading and trash facilities for the in-line retail and Starbucks buildings that were previously shown in the parking lot are now located inside the in-line retail building.
- The drive-thru queuing lane for the Starbucks building that was previously located within 20 feet of the property line has been shifted further into the site, the Applicant is no longer requesting relief from the queuing lane set-back requirement. The Applicant believes that having a drive-thru capability for the Starbucks retail use will be a significant component to the success of that retail operator and will be a benefit to the surrounding community. Based on initial feedback, community stakeholders are supportive of this drive-thru use.
- The attached materials include enhancements to the screening of the loading and trash areas for the Lidl grocery store and views of that loading area from Akron Place.
- The attached materials include enhanced images of the landscape screening that will be provided along Alabama Avenue.

BLOCK 1

- The internal floorplan of the parking structure has been revised to allow the introduction of a shadow box feature at the ground floor along Naylor Road. The shadow box will create opportunities for community artists and organizations to display their work or publicize upcoming community events. The Applicant will work with community stakeholders to create a process whereby the art work and/or community information will be curated and updated in a timely manner.
- The attached materials depict a revised treatment of the public space along Naylor Road in front of Block 1.
- The attached materials included enhanced materials which depict the appearance of the solar panels of the roof of the parking structure.
- The attached materials include updated sections and enhanced elevations which depict the façade materials for the parking structure and the screening of vehicular headlights.
- The Applicant's design team continues to refine the façades of the medical office building and will be able to present a more refined façade treatment prior to the public hearing.

GENERAL COMMENTS

- The project will satisfy the requirements of the 2016 Zoning Regulations, except for the flexibility requested in the initial application statement related to the location of parking spaces in Block 3, the loading requirements for the in-line retail building, and the roof

structure setback requirements for the solar panels of the parking structure in Block 1. The project’s satisfaction of the Green Area Ratio (“GAR”) requirements are detailed in the attached materials. However, consistent with the Zoning Commission’s treatment of other phased PUD approvals, the Applicant believes that the number of parking spaces initially approved (1,406) should be viewed as the base-line for the amount of parking that is proposed. (The Applicant is proposing a reduction in the amount of parking spaces to 1,276).

- The attached materials include sections cut across the site showing the relationship of the Block 4 building to the Ft. Baker Drive community. As shown on sheets A105 – A105d of Exhibit D attached, the revised design reduces the building height by over 15 feet, includes no surface parking or loading or parking garages visible from the residential community, and maintains the significant tree preservation area adjacent to the Property.
- Additional site sections explaining the relationship of the current proposed retaining wall compared to those initially approved will be provided prior to the public hearing.

The Applicant’s specific responses to the comments from OP and the Commission are provided below in table format below for ease of reference.

Zoning Commission or OP Comment/Question	Applicant’s Response
<u>Global Comments</u>	
1. <u>Landscaping Plans</u> : The Applicant was requested to provide additional details about the landscape plan . . . including the heights of trees at planting.	The Applicant’s design team has prepared updated landscape plans detailing tree plantings and providing context of what the landscaping will look like at maturity. (See pages A120b-120f and L01 of <u>Exhibit D</u>).
2. <u>Site Sections</u> : The Applicant was requested to provide updated sections across the site showing the relationship of the proposed plan to the previously approved plan.	The requested site sections are shown in pages A105 through A105d <u>Exhibit D</u> . As shown in these materials, the revised design reduces the building height by over 15 feet, includes no surface parking or loading or parking garages visible from the residential community, and maintains the significant tree preservation area adjacent to the Property. Additional site sections showing the retaining wall changes will be provided prior to the public hearing.
3. <u>Sustainability Measures</u> : The Applicant was requested to provide additional information on the sustainability measures in Blocks 3 and 4.	<u>Exhibit A</u> provides additional information regarding the Project’s sustainability commitments.

Zoning Commission or OP Comment/Question	Applicant's Response
<u>Block 1</u>	
<p>4. <u>Arts Walk</u>: OP recommended that the sidewalk be reconfigured to run parallel to Naylor Road and that the Applicant work with the District Department of Transportation (“DDOT”) on permitting the public arts walk prior to the public hearing.</p>	<p>The Applicant has revised the sidewalk and public space treatment along Naylor Road to conform with DDOT standards. (See page L04 of <u>Exhibit D</u>). The Applicant will coordinate with DDOT regarding review of the treatment of all public space areas.</p>
<p>5. <u>Blank Façade</u>: Concerns were raised regarding the inactive use along Naylor Road of the ground floor of the parking garage.</p>	<p>The Applicant has incorporated a shadow box into the ground floor in front of the parking garage which will include an art installation or other materials to provide a more dynamic and interesting streetscape appearance along Naylor Road. (See pages A217 and A219 of <u>Exhibit D</u>).</p>
<p>6. <u>Solar Panels</u>: The Applicant was requested to provide additional images showing how the solar panels atop the parking garage will be viewed from the street.</p>	<p>Perspectives and additional detail on how the solar panels will appear from Naylor Road are provided on pages A218-A219 of <u>Exhibit D</u>.</p>
<p>7. <u>Vehicle Visibility</u>: OP noted that the materials previously submitted did not give sufficient detail to fully assess if the parked vehicles would be visible from Naylor Road.</p>	<p>The Applicant's design team has prepared updated materials showing the perspectives of the parking garage from Naylor Road, illustrating the minimization of any visibility of vehicular headlights. (See pages A217 and A219 of <u>Exhibit D</u>).</p>
<u>Block 3</u>	
<p>8. <u>Loading and Screening</u>: OP and the Commission suggested that the retail loading and retail waste collection area be relocated and treated as part of one of the retail buildings.</p> <p>The Applicant was also requested to provide additional details regarding the screening of the parking lot from Alabama Avenue.</p> <p>The Applicant was also requested to</p>	<p>In response to these comments, the Applicant has revised the loading and waste collection plan for the in-line retail building and the Starbucks building to be integrated into the in-line retail building. The Applicant is also finalizing a Loading Management Plan that will be submitted with the transportation report for the project. (See pages G13, A107, A108, A113, L01, and L08 of <u>Exhibit D</u>).</p> <p>The Applicant's design team has created</p>

Zoning Commission or OP Comment/Question	Applicant's Response
<p>provide information regarding how the Lidl loading and trash collection area will be screened from adjacent residential properties.</p>	<p>additional materials regarding the landscape screening that will be provided along Alabama Avenue. (See pages A120-120f, L01, and L02 of Exhibit D).</p> <p>The appearance of the screening surrounding the loading and trash area for the Lidl building is provided on pages G13, A112, and A120g of Exhibit D.</p>
<p>9. Drive-Through: OP requested additional details and views of the drive through and drive through parking lot from Alabama Avenue.</p>	<p>The Applicant has revised the parking lot layout and the location of the drive-thru queuing lane. Based on these revisions, the drive-thru queuing lane now conforms to the required setback from the property line. Pages G16, A107, A108, A120-A120f of Exhibit D include the updated site plan for this revised parking lot and updated views of the parking lot and drive-thru queuing lane as seen from Alabama Avenue.</p>
<p>10. Entry Plaza: The Applicant was requested to provide additional views and information on the proposed materials of the proposed entry plaza off of Alabama Avenue.</p>	<p>Pages A120 and L02 of Exhibit D include an updated plan, information on materials, including DDOT standard concrete, a brick wall, and additional landscaping, and views of the entry plaza.</p>
<p><u>Hearing Materials</u></p>	
<p>11. Experts: The Applicant proffers three expert witnesses.</p>	<p>Exhibit B includes resumes and outlines of testimony for the following proffered experts, each of whom the Commission has previously accepted as an expert in her or his respective field:</p> <ul style="list-style-type: none"> • Cheryl O’Neill, Torti Gallas Urban, as an expert in architecture and urban design; • Dwight Fincher, Wilmot Sanz, as an expert in architecture and urban design; and • Erwin Andres, Gorove Slade, as an expert in transportation planning and engineering.

Zoning Commission or OP Comment/Question	Applicant's Response
12. Compliance: The Applicant complies with the filing requirements for the scheduling of a public hearing.	A Certificate of Compliance noting how this submission completes all of the filing requirements for the Commission to schedule a public hearing is included in Exhibit C .

Attached hereto are the following exhibits:

- **Exhibit A** - Information Regarding the Project's Sustainability Commitments
- **Exhibit B** – Expert Witness Resumes and Outlines of Witness Testimony
- **Exhibit C** – Certificate of Compliance
- **Exhibit D** – Updated Renderings, Sections, Floor Plan, and Elevations to Address Issues Raised at Set-Down

Also enclosed is a check made payable to DC Treasurer in the amount of \$20,800.00 for the hearing fee. The Applicant respectfully requests that the Commission schedule this application for a public hearing at its earliest opportunity. Thank you for your attention to the information provided in this Pre-Hearing Submission.

Respectfully submitted,

/s/ Paul A. Tummonds

/s/ Meghan Hottel-Cox

Enclosures

Certificate of Service

I certify that on or before May 20, 2020, I delivered a copy of the foregoing document and attachments via e-mail, hand delivery or first-class mail to the addresses listed below.

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