

July 2, 2020

**BY IZIS**

Mr. Anthony Hood, Chairperson  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 200-S  
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 Supplemental Submission**

Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby supplement the above-referenced application for a modification of significance to the Skyland Town Center (the “**Project**”) pursuant to 11-Z DCMR §401.5 with enclosed additional information.

**I. Updated Architectural Plans and Drawings and Flexibility Requested**

Attached as Exhibit C are updated architectural plans and drawings for the Project (the “**Plans**”). Overall, the Plans have changed very little from the plans included in the Pre-Hearing Submission submitted into the record at Exhibit 13 (the “**PHS**”). While little has changed, the Plans are a complete set including all sheets previously submitted for ease of reference for the Commission. Additionally, Sheets A200 – A219 of the Plans show the updated facades of the Medical Office Building (“**MOB**”) in Block 1. As the Plans detail, the MOB has been revised to provide a simplified façade design that is consistent across all highly-designed sides of the MOB. Additionally, the revised facades complement the parking garage façade appearing as one cohesive building. The majority of the MOB will be a warm brick with the corner tower feature defining the building along Naylor Road and Town Center Drive.

A major feature of the MOB continues to be the shadow boxes on the Arts Walk along Naylor Road. These shadow boxes create an opportunity to feature local artists, showcase

community arts programs and events, and provide information to visitors to the Town Center, as well as an attractive feature along Naylor Road for pedestrians to enjoy. The Applicant has partnered with Building Bridges Across the River (“**BBAR**”), the managing partner behind the Town Hall Education Arts & Recreation Campus (“**THEARC**”), to curate rotating installations for the Arts Walk. THEARC’s resident partners include the Phillips Collection, the Washington School for Girls, and Bishop Walker School for Boys, which will provide a unique opportunity for the Project to showcase local artists and community resources. As detailed in the letter from BBAR attached as Exhibit A, this partnership with BBAR will allow the Skyland Town Center to create a special, new location for local art.

The Plans also include the additional site-sections (Sheets A105(e-f)) discussed in the PHS showing the improved relationship through the modification Project with the adjacent residential areas. The Project reduced the retaining walls from three to two and has created a more natural, gradual slope to the adjacent property.

The Applicant requests the following areas of flexibility for the Project:

- a. To reduce the overall size of the building in Block 1 based on the market demand for Medical Office use at the time of construction, provided the revised massing does not require additional zoning relief;
- b. To vary the location and design of all interior components, including but not limited to partitions, structural slabs, doors, hallways, columns, signage, stairways, mechanical rooms, elevators, and toilet rooms, provided that the variations do not change the exterior configuration of the structures;
- c. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials;
- d. To make minor refinements to exterior details, locations, and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, balconies, canopies and trim, or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, such that the refinements do not substantially change the external configuration or appearance of the building;
- e. To vary the number of residential units and the residential unit types by plus or minus 10%;
- f. To reduce the number of parking spaces, provided that no additional relief is required;
- g. To vary the streetscaping and landscaping materials on private property within the Project based on availability and suitability at the time of construction or otherwise in order to satisfy any permitting requirements of applicable regulatory bodies;
- h. To vary the amount, location, and type of green roof, solar panels, and paver areas to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements, so long as the Project achieves the minimum GAR requirement and does not reduce the total solar coverage area;
- i. To vary the final design and layout of the mechanical penthouses to accommodate changes to comply with Construction Codes or address the structural, mechanical,

or operational needs of the building uses or systems, so long as such changes do not substantially alter the exterior dimensions shown on the Plans and remain compliant with all applicable penthouse setback requirements;

- j. To vary the final design of the outdoor amenity spaces to reflect their final programming, provided that the use of space, character, and quality of the features and plantings remain in substantial conformance with the concept design shown on the Plans;
- k. To vary the font, message, logo, and color of the approved signage, provided that the maximum overall dimensions and signage materials are consistent with the signage on the Plans and are compliant with the DC signage regulations; and; and
- l. To modify the streetscape design and areas in public space in response to DDOT and the public space permitting process.

## **II. Benefits and Amenities**

As detailed in the initial filing, the Project generally maintains the commitment to the benefits and amenities proffered in the original PUD. The original PUD called for monetary contributions totalling \$1,285,000, including support for schools, local parks and libraries, and job training programs. The Applicant has thus far contributed over \$900,000 in furtherance of these programs. Additionally, as detailed in the original Statement, the Skyland Workforce Center, the job training benefit contemplated by the original PUD, has been the hallmark of success. The Applicant has contributed over \$600,000 to the Workforce Center, which has completed intake for more than 4,300 individuals, placing over 530 people in jobs, and providing services for over 1,000 individuals using the Center itself.

Based on this success as well as the change in programming at the Project, the Applicant proposes to re-allocate the \$300,000 originally proposed for the Contractor Loan Fund and the \$75,000 for homebuying and homeownership classes to the Skyland Workforce Center. Attached as Exhibit B is a chart detailing the original PUD monetary benefits and the proposed revisions to those benefits for the Commission's reference. All other benefits associated with the Project remain the same.

## **III. Agency Outreach**

The Applicant has continued to engage with government agencies since filing and especially after set-down. In addition to direct coordination with the Office of Planning (“OP”) and the District Department of Transportation (“DDOT”) regarding the Project, the Applicant attended an Interagency Meeting on June 17, 2020 with OP, DDOT, the Department of Energy and Environment (“DOEE”), the Department of Housing and Community Development (“DHCD”), and the Deputy Mayor for Planning and Economic Development (“DMPED”). The meeting allowed the Applicant to coordinate with all of those various agencies and answer questions regarding the Project. This submission includes information responding to issues raised by the agencies at the meeting, including the Arts Walk curation information discussed above.

#### **IV. Community Support**

The Applicant has engaged with the community throughout this modification process, including the Skyland Task Force and ANC 7B. Most recently, the Applicant met with the Skyland Task Force on June 1, 2020 to present the updated Project. After that meeting, the Skyland Task Force submitted a letter in strong support of the Project (in the case record at Exhibit 19). The Skyland Task Force noted the importance of the new Lidl grocery store, Starbucks coffee shop, and Medical Office Building, which are all needed uses for the neighborhood. Additionally, the letter expressed support for the easily accessible parking for the grocery store and the drive-through for the Starbucks given the expected transit needs for customers. Finally, the letter noted appreciation for the significant landscaping at the Project.

At its regularly-scheduled meeting on June 18, 2020, ANC 7B also voted in unanimous support of the Project. At the meeting, the ANC discussed the collaborative nature of the coordination with the Applicant and the need for the Skyland Town Center to move forward as soon as possible. The ANC also expressed support for the new uses, the overall Project layout, and the parking and drive-through opportunities. The Applicant continues to coordinate with the community regarding the Project.

#### **V. Conclusion**

Please feel free to contact Paul at (202) 721-1157 or Meghan at (202) 721-1138 if you have any questions regarding the enclosed. We look forward to presenting the project to the Zoning Commission at the July 23, 2020 virtual public hearing.

Sincerely,

\_\_\_\_\_/s/\_\_\_\_\_  
Paul Tummonds  
Goulston & Storrs

\_\_\_\_\_/s/\_\_\_\_\_  
Meghan Hottel-Cox  
Goulston & Storrs

## Certificate of Service

I certify that on or before July 2, 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.

Maxine Brown-Roberts  
Office of Planning  
1100 4th Street, SW  
Suite E650  
Washington, DC 20024  
[Maxine.BrownRoberts@dc.gov](mailto:Maxine.BrownRoberts@dc.gov)

Aaron Zimmerman  
District Department of Transportation  
55 M Street, SE, Fourth Floor  
Washington, DC 20003  
[aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)

Advisory Neighborhood Commission 7B  
3200 S Street SE  
Washington, DC 20020  
[7B@anc.dc.gov](mailto:7B@anc.dc.gov)

Tiffany Brown, ANC 7B02  
2918 Akron Place, SE  
Washington, DC 20020  
[7B02@anc.dc.gov](mailto:7B02@anc.dc.gov)

Advisory Neighborhood Commission 8B  
c/o Charles Wilson, Chairperson  
1808 Morris Road SE  
Washington, DC 20020  
[8B03@anc.dc.gov](mailto:8B03@anc.dc.gov)

Joanne Harris  
c/o Ft. Baker Drive Party  
2929 Ft. Baker Drive, SE  
Washington, DC 20020

/s/ Meghan Hottel-Cox