



SKYLAND TOWN CENTER



ISSUED:
MODIFICATION OF SIGNIFICANCE
CONSOLIDATED & PHASE 1 PUD APPLICATION
PREHEARING SUBMISSION
SUPPLEMENTAL SUBMISSION

12/09/2019
05/20/2020
07/02/2020

ZONING COMMISSION
District of Columbia
CASE NO.09-03F
EXHIBIT NO.22C1

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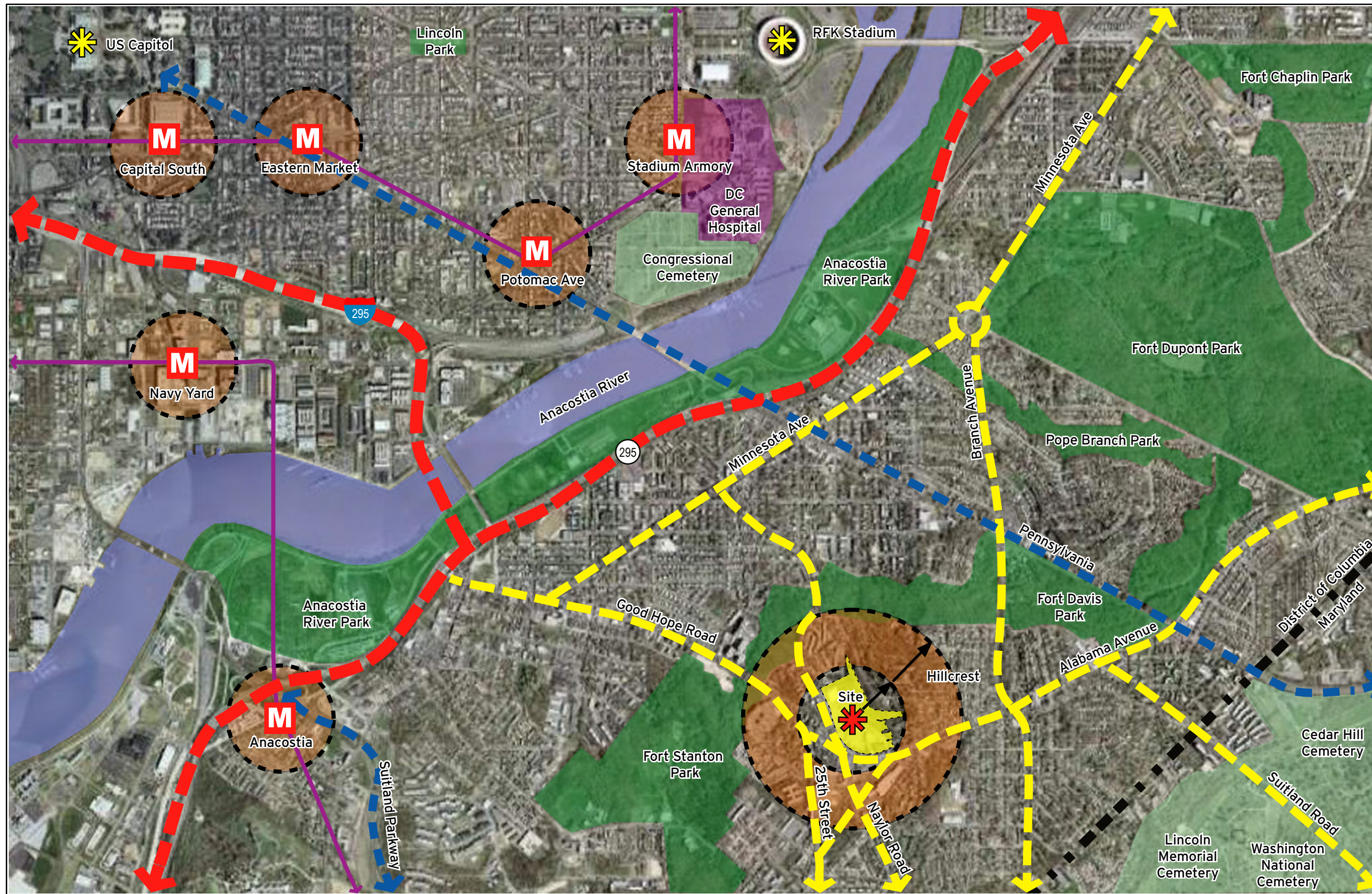
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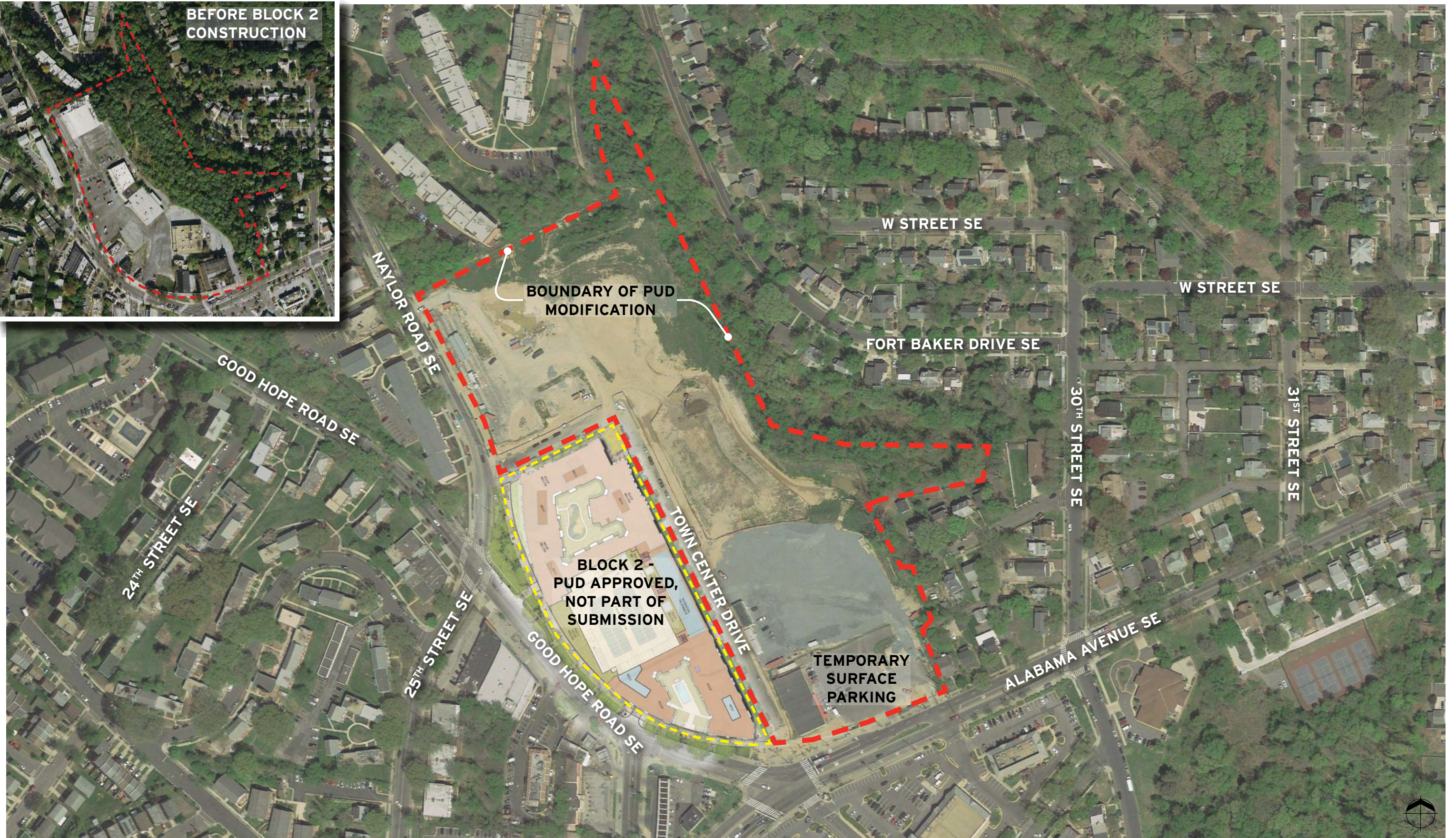
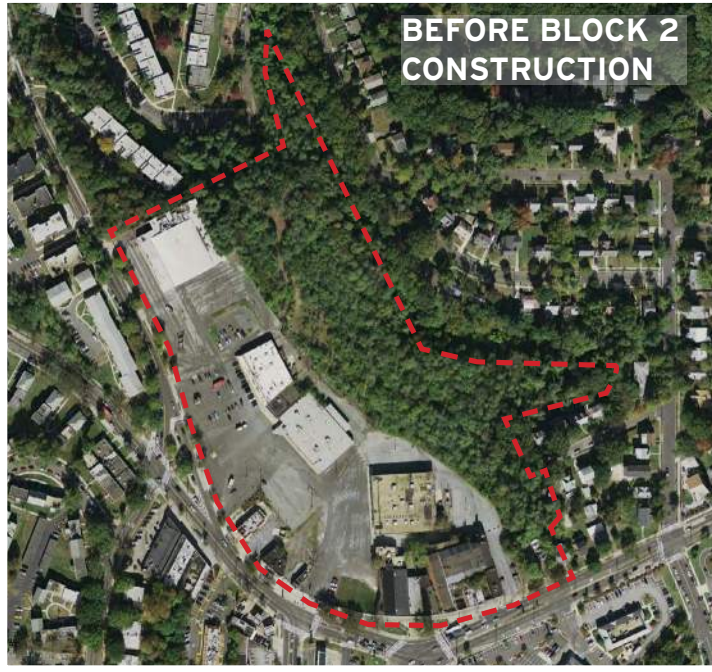
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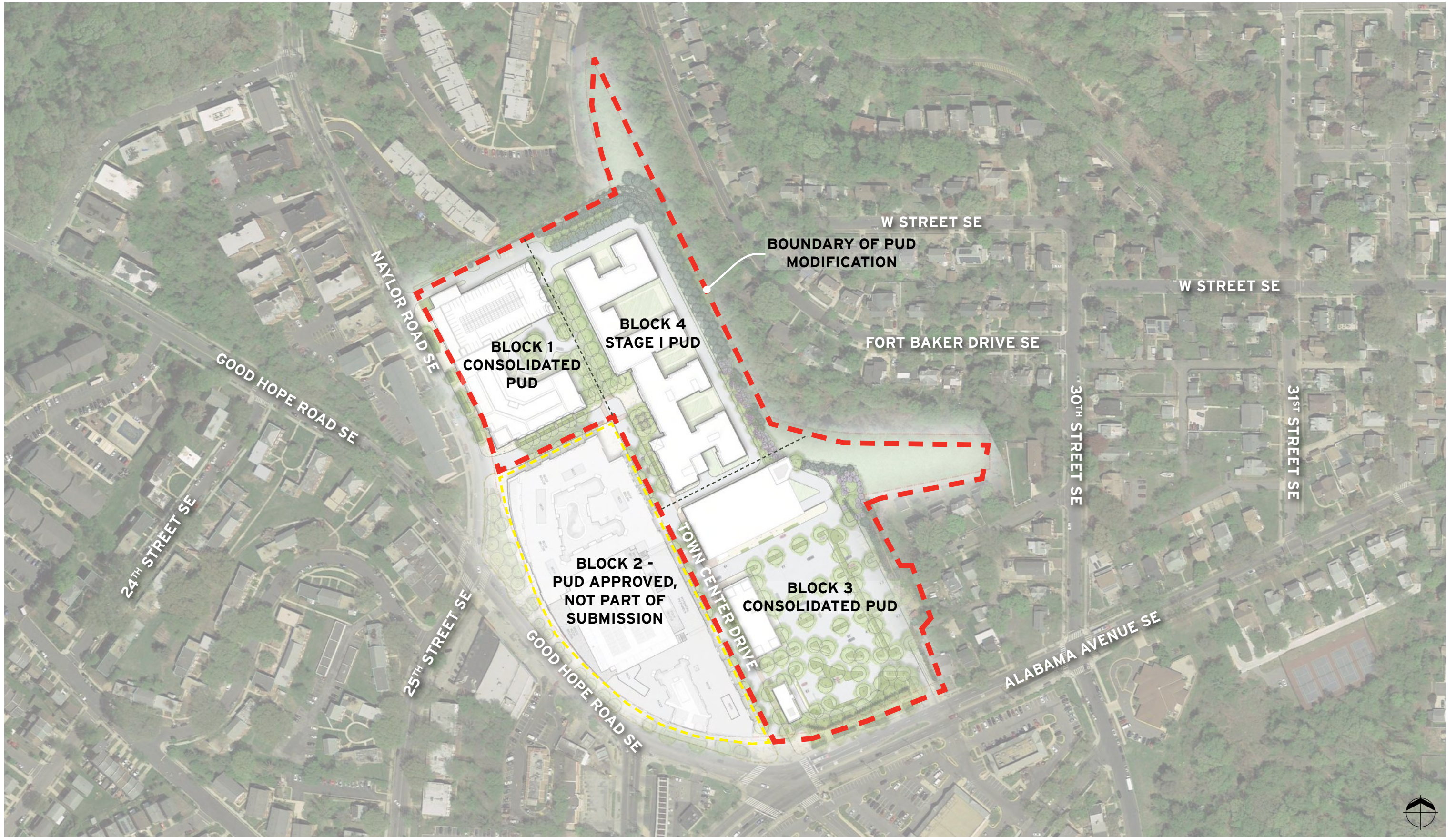
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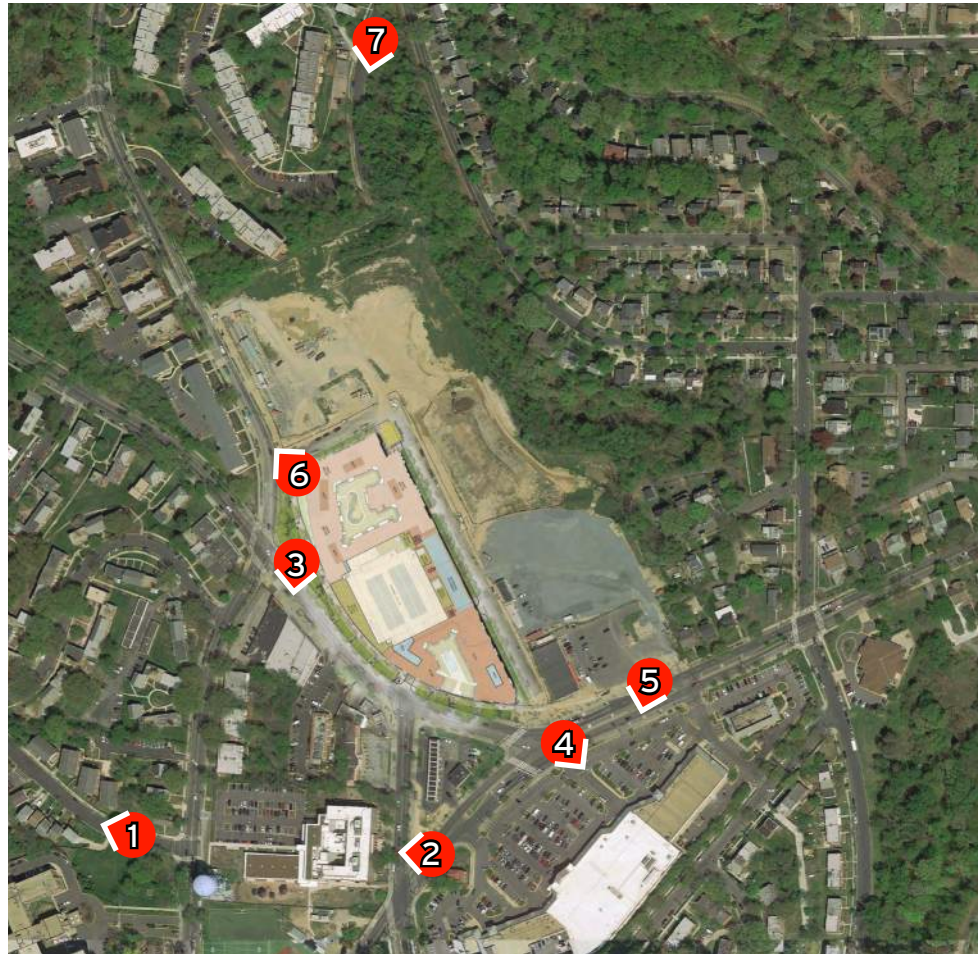


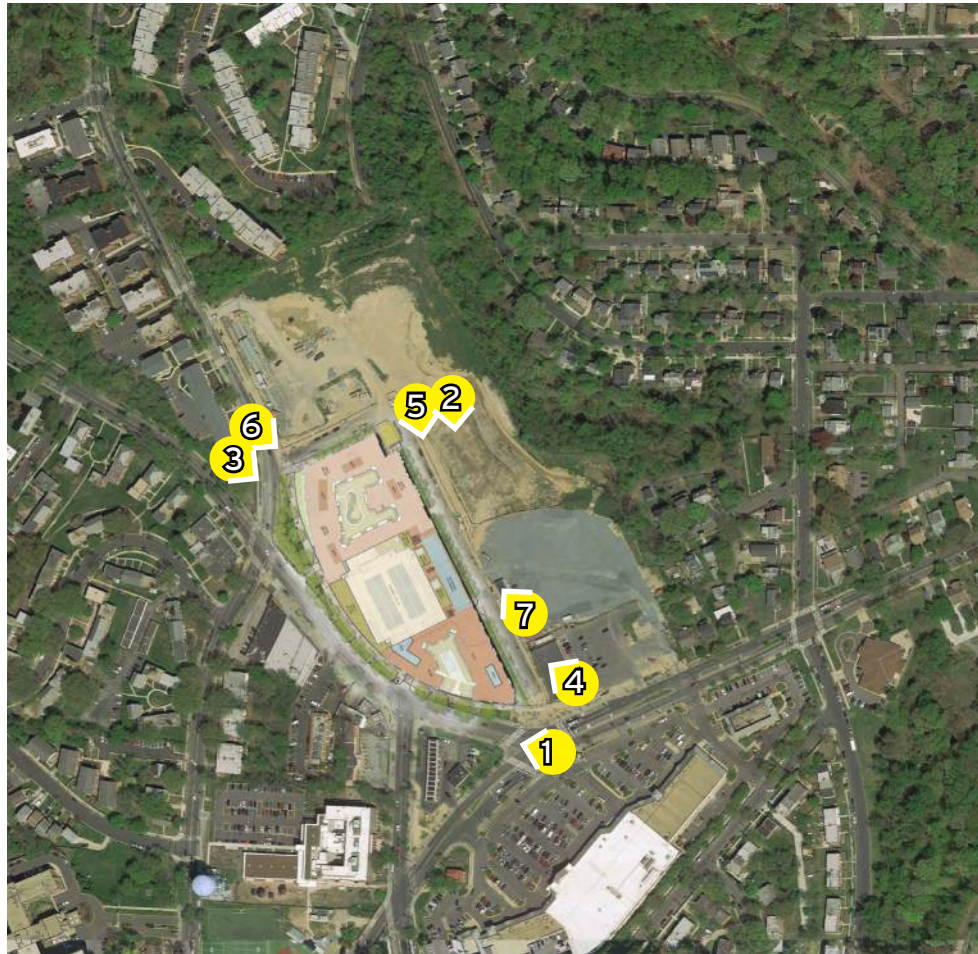
LEGEND

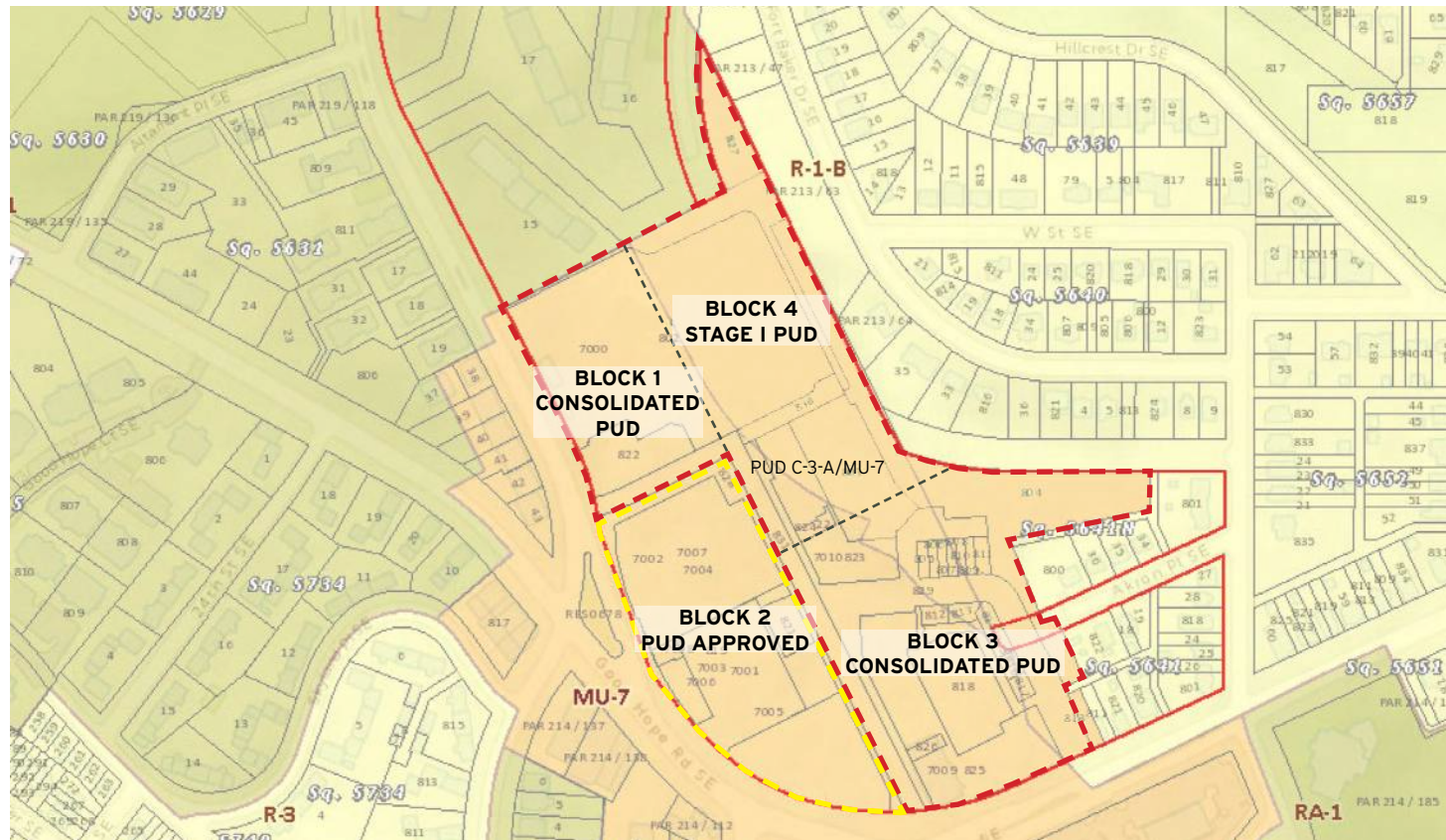
- Points of Interest
- Site
- Primary
- Secondary
- Tertiary
- Rail
- Metro
- 5-minute Walk
- 10-minute Walk
- Green Areas
- Cemeteries
- Hospitals



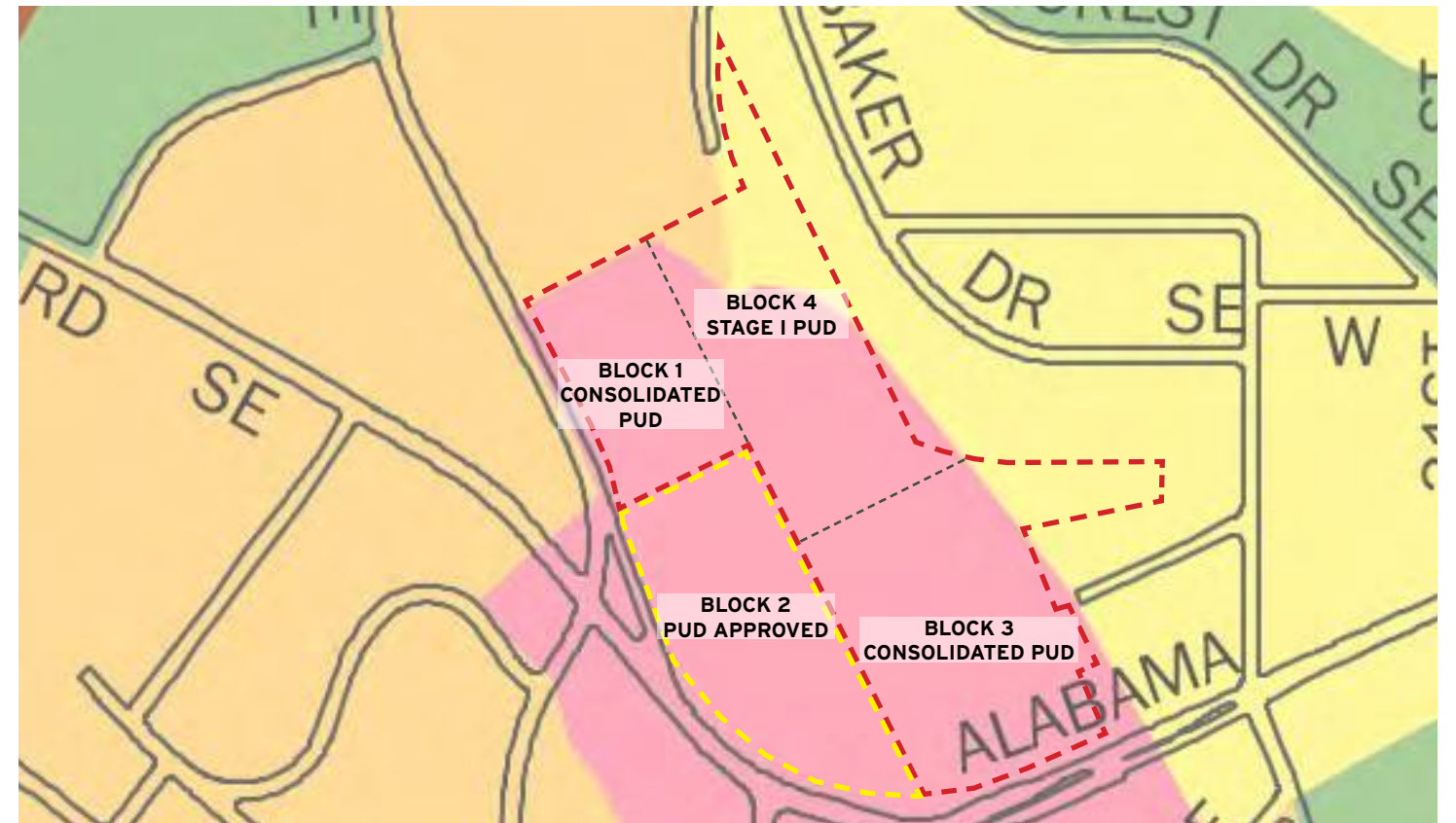




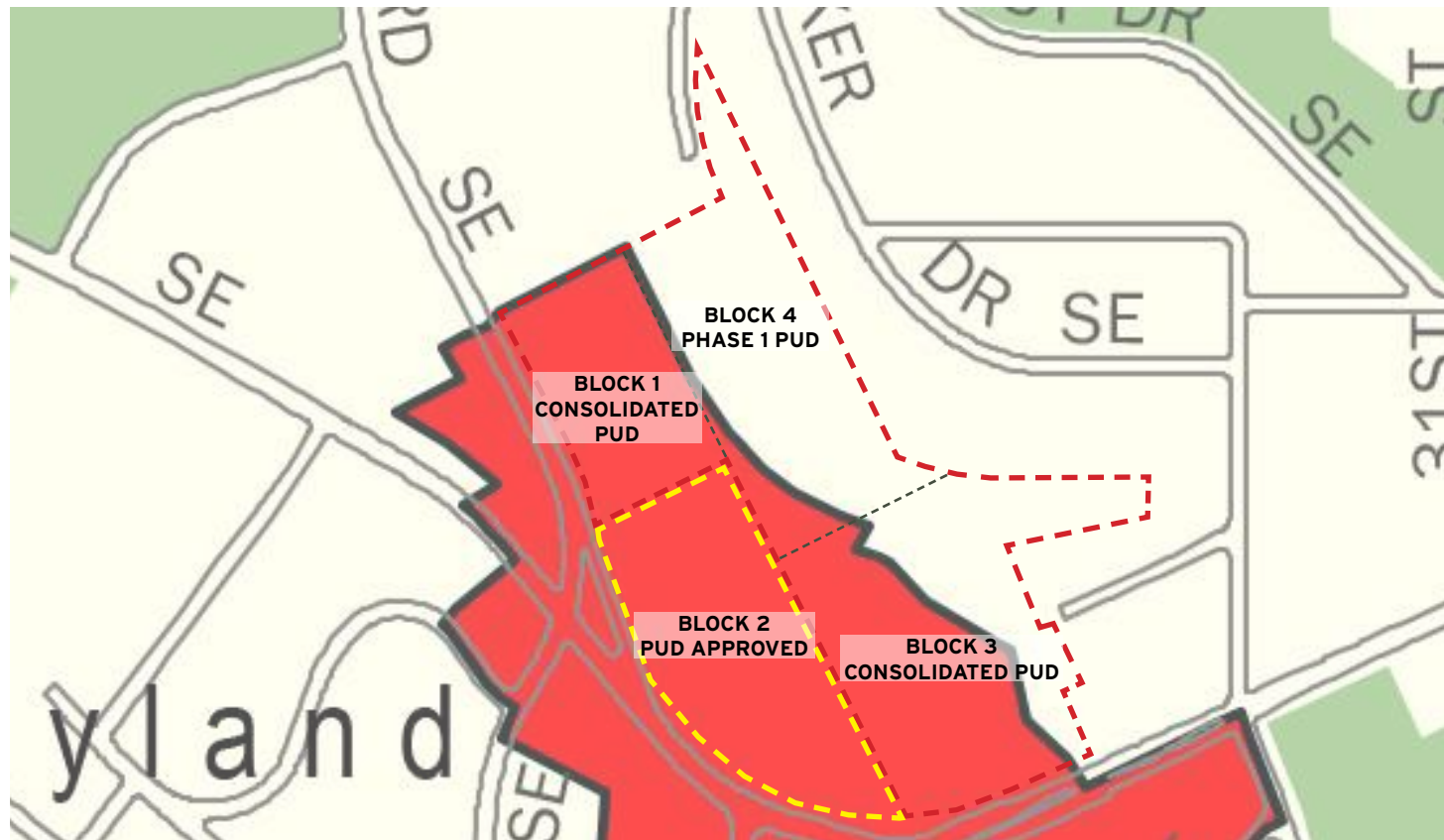




ZONING MAP



COMPREHENSIVE PLAN FUTURE LAND USE MAP



DC COMP PLAN GENERALIZED POLICY MAP

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COMP PLAN GENERALIZED POLICY LEGEND

- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Commercial/ Mixed Use Areas**
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Enhanced/New Neighborhood Centers
- Multi-Neighborhood Centers
- Enhanced/New Multi-Neighborhood Centers
- Regional Centers

COMPREHENSIVE PLAN FUTURE LAND USE LEGEND

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space

SKYLAND TOWN CENTER ZONING ANALYSIS

	Previous PUD	Proposed Modification
FAR	1.75 Total 0.97 Commercial	1.63 Total 0.89 Commercial
	Gross Floor Area by Block	Gross Floor Area by Block
Block 1	179,395	Block 1 280,978
Block 2	744,486	Block 1 - M.O.B. 131,334
Block 3	189,818	Block 1 - Structured Parking 149,644
Block 4	117,595	Block 2* 534,880
Block 5	18,144	Block 3 41,229
Total Building Area	1,249,438	Lidl Grocery 28,954
		In-Line Retail 9,792
		Fast Casual 2,483
		Block 4 (Previous Block 1 & 4) 312,230
		Multifamily Building 243,090
		Structured Parking 62,000
		Retail 7,140
		Block 5 N/A
		Total Building Area 1,169,317
	Gross Floor Area by Use	Gross Floor Area by Use
Residential	540,063	Residential 533,270
Retail	341,671	Retail 153,349
Office	N/A	Office 131,344
Structured Parking	367,704	Structured Parking 351,354
Total	1,249,438	Total 1,169,317
BUILDING HEIGHT	Block 1 - Up to 50' at Main Street; 45' on Naylor	Block 1 - Up to 60'
	Block 2 - Up to 62'	Block 2* - Up to 62'
	Block 3 - Up to 62'	Block 3 - Up to 30'
	Block 4 - Up to 62'	Block 4 - Up to 50'
	Block 5 - Up to 40'	Block 5 - N/A

	Previous PUD	Proposed Modification
PARKING	1,406 total parking spaces	1,289 total parking spaces
RESIDENTIAL	442 Res. Spaces Provided 21 for One Family Dwellings at 1.6 spaces per unit 421 for Apartments at .88 spaces per dwelling unit Min. 60% of required to be full size per (11 DCMR 2114.2) 421 x .6 = 253 full size spaces required	405 Res. Spaces Provided 157 Garage spaces for Block 4 Multifamily at .62 spaces/unit 248 Garage spaces for Block 2 Multifamily
RETAIL	964 Retail Spaces	419 Retail Spaces 6 Garage spaces for Block 4 Retail 199 Garage spaces for Block 2 Retail 214 Surface lot spaces for Block 3 Retail
OFFICE	N/A	465 Garage Spaces for M.O.B.
LOADING	Per Zoning Regulations of 1958	Block 1 - M.O.B. 2 loading berths @ 10' x 30', 1 platform @ 100 sf, 1 service/delivery @ 10' x 20' Block 2* - Residential and Retail Provided as Required Block 3 - Retail Grocery: 1 loading berth @ 12' x 55' and 1 platform @200 sf provided. RELIEF REQUESTED from requirement for 2 10' x 30' berths and 100 sf platforms and 1 service/delivery @ 10' x 20'. In-Line: Loading from rear along parking lot drive aisle provided. RELIEF REQUESTED from requirement for 1 berth @ 10' x 30' and platform @ 100 sf. Block 4 - Multifamily 2 loading berths @ 10' x 30', 2 platforms @ 100 sf, 1 service/delivery @ 10' x 20'

* Block 2 - Under Construction, information as per Permit Submission and Approved PUD

Indicates Relief from Zoning Requirements Requested

Indicates Stage I PUD

BUILDING AREAS

	Medical Office	Garage
Floor		
1st Floor	36,866 SF GFA*	
2nd Floor	31,192 SF GFA	
3rd Floor	31,638 SF GFA	
4th Floor	31,638 SF GFA	
Sub Total	131,334 SF GFA	
1st Level		20,632 SF GFA
2nd Level		26,720 SF GFA
3rd Level		27,220 SF GFA
4th Level		27,220 SF GFA
5th Level		27,220 SF GFA
6th Level		20,632 SF GFA
Sub Total		149,644 SF GFA
Total GFA		280,978 SF GFA
* Includes Loading/Service Area		



GARAGE - BASEMENT LEVEL



GARAGE - LEVEL 1



GARAGE - TYP. FLOOR LEVEL 2-4



GARAGE - LEVEL 5



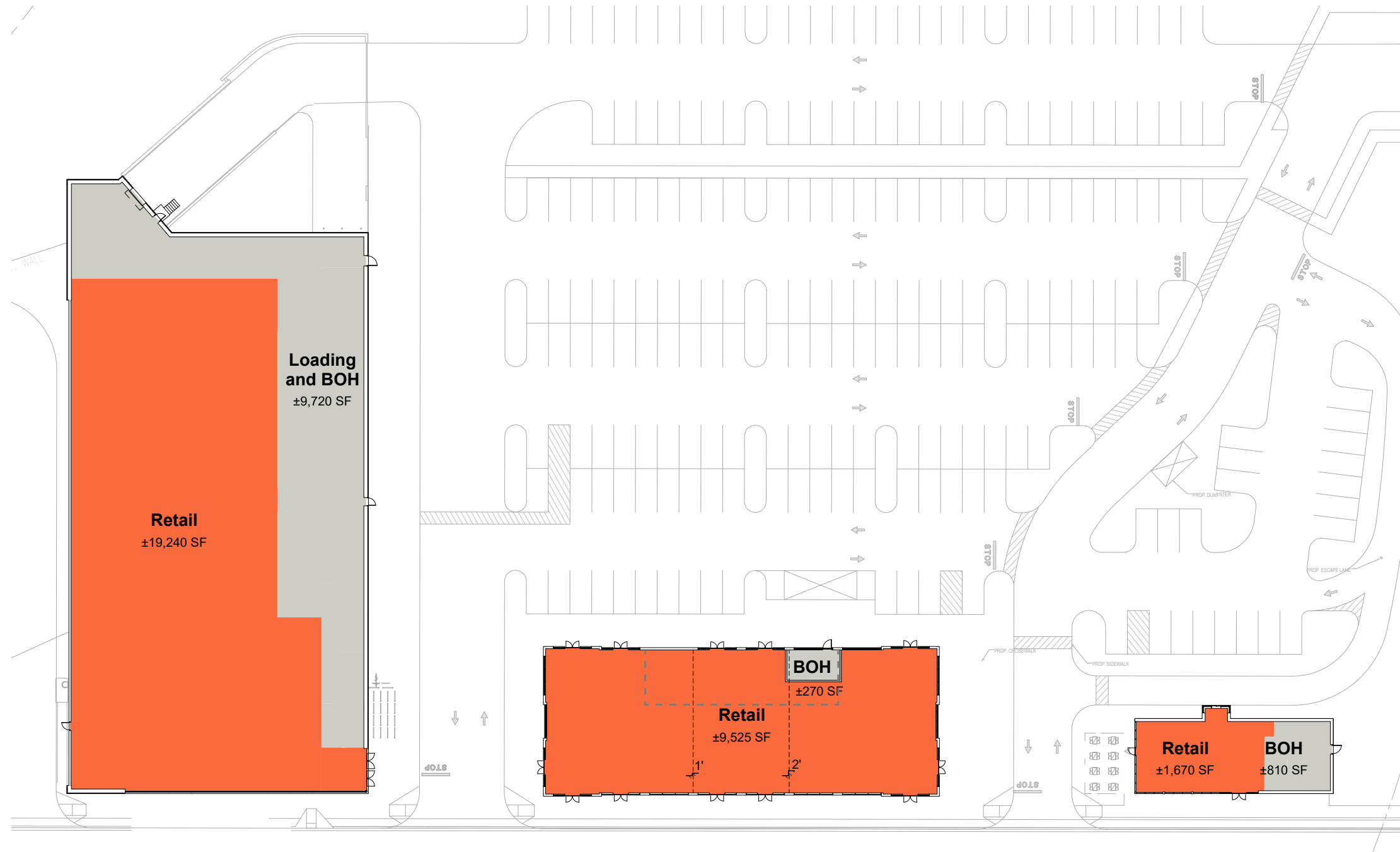
FIRST FLOOR



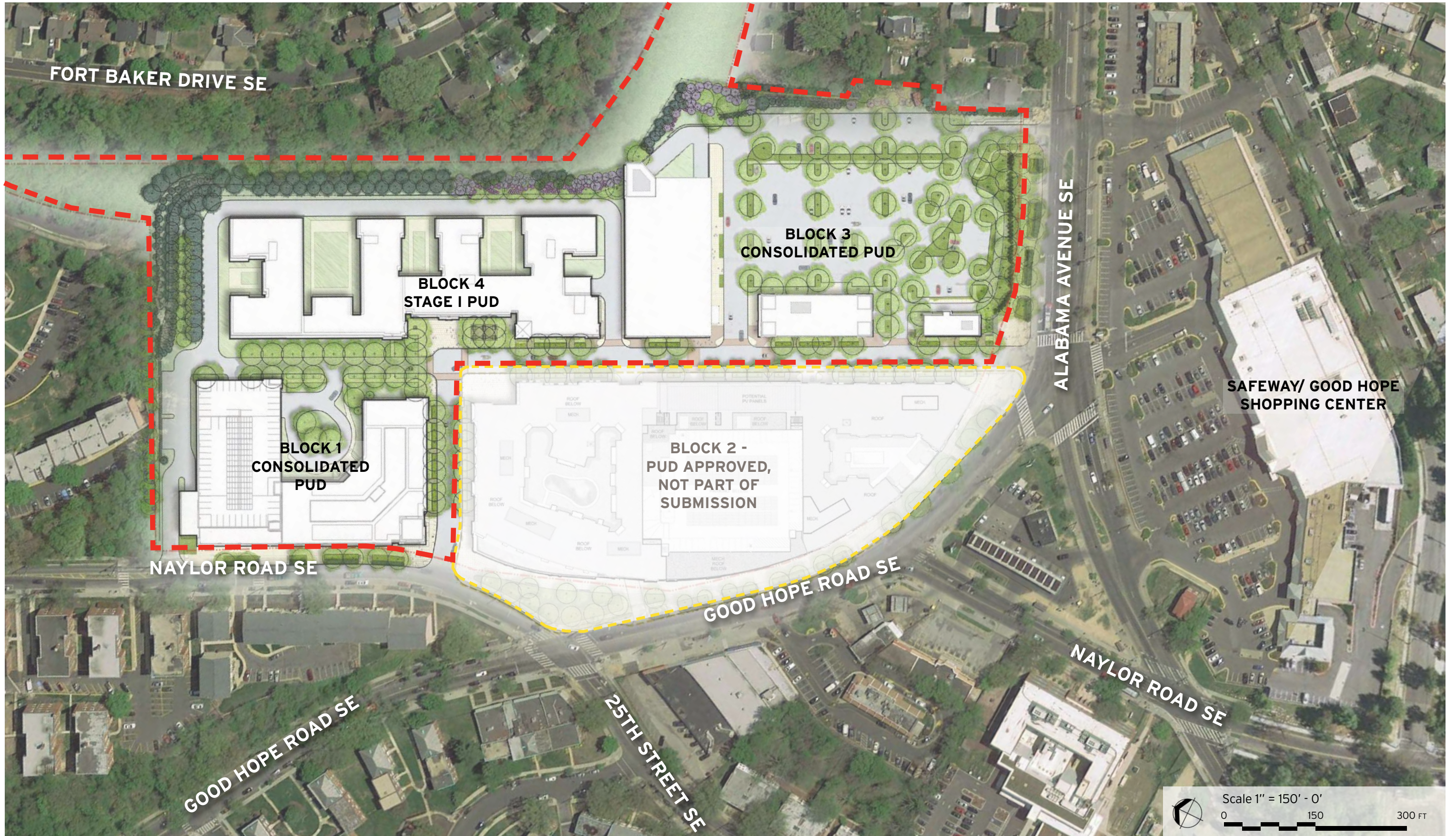
SECOND FLOOR

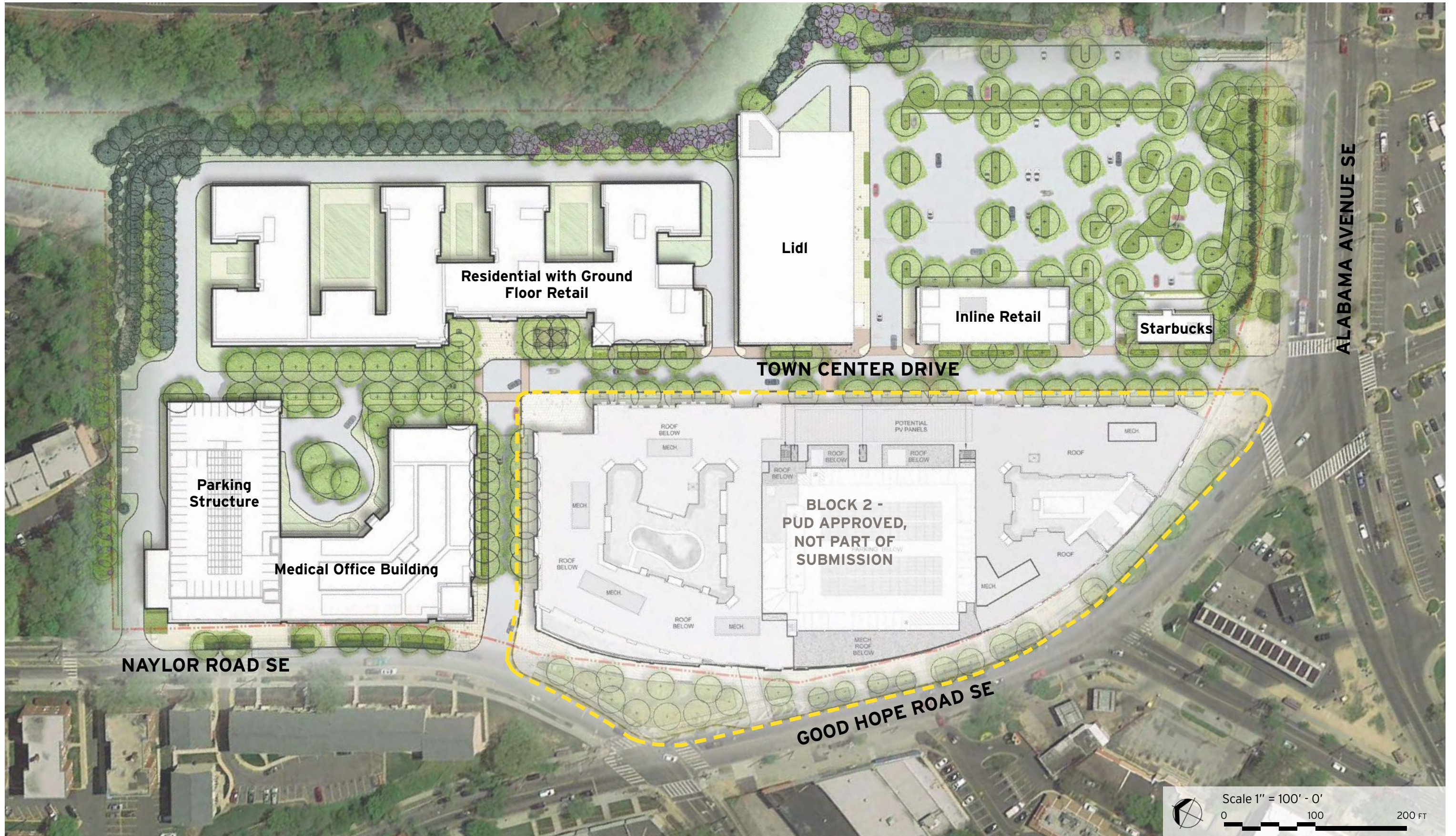


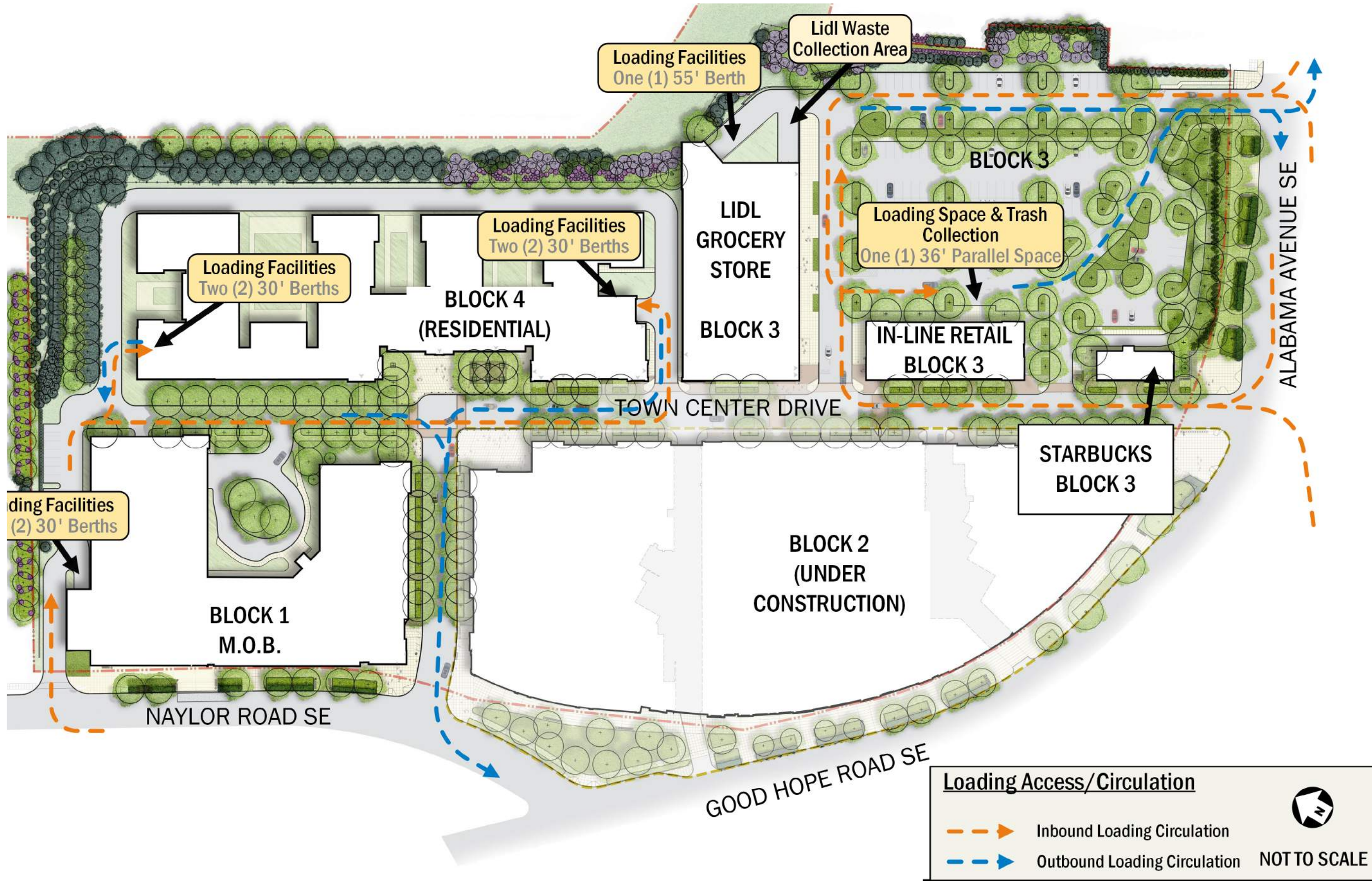
TYPICAL FLOOR (THIRD FLOOR & FOURTH FLOORS)



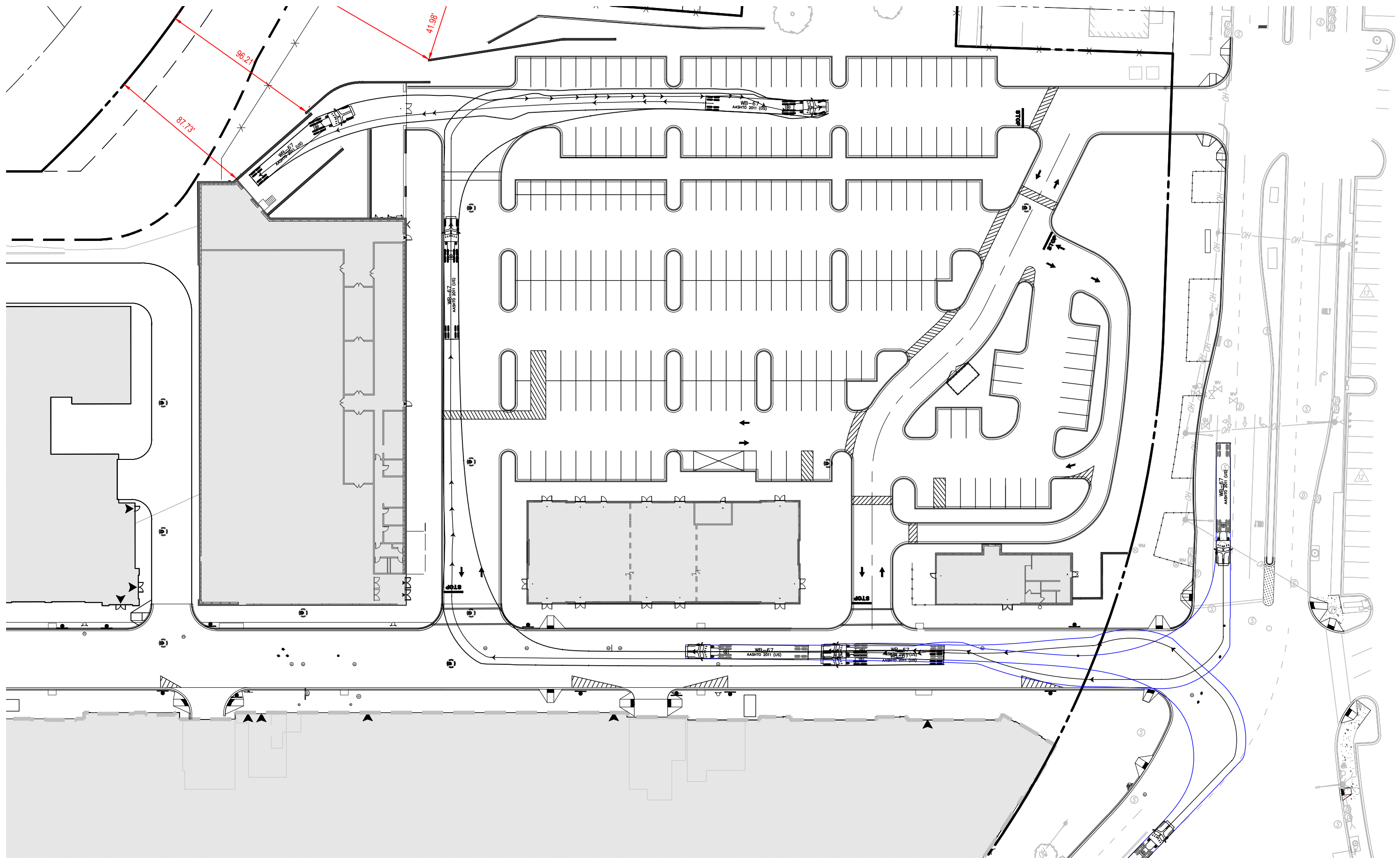
BUILDING AREA			
Building	Retail	Loading and BOH	Total GFA
Lidl	19,238	9,716	28,954
Inline Retail	9,525	267	9,792
Fast Casual	1,674	809	2,483
TOTAL			41,229
















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- LEGEND**
-  VEHICULAR TRAFFIC
 -  BUILDING ENTRANCE
 -  SERVICE ENTRANCE
 -  PEDESTRIAN CIRCULATION
 -  BUS STOP

