

Z.C. CASE NO. 09-03F

SKYLAND PUD MODIFICATION OF SIGNIFICANCE

The Applicant wishes to supplement the record with the following information and exhibits in response to comments from the Office of Planning (“OP”) and the District Department of Transportation (“DDOT”).

Bicycle Parking & Shower and Locker Flexibility

DDOT’s conditions of support of the application requested that the Applicant confirm compliance with all of the bicycle parking requirements as well as the shower/locker facility requirements in the Project. Generally, the Applicant complies with these requirements for each building in the Project. However, non-residential use over 25,000 square feet requires two showers and clothing lockers. The Applicant is seeking relief from this requirement for the Lidl grocery store building.

Flexibility from the shower and locker requirements in the Lidl building is appropriate for the following reasons:

- The Lidl building, which includes just over 29,000 square feet – barely triggering the shower and locker requirements, only requires three long term bicycle parking spaces, indicating that the use does not generate a significant enough long-term bicycle demand for showers and lockers.
- Requiring a grocery store of only 29,000 square feet to provide these shower facilities would be inconsistent with typical grocery store operations.

The Applicant will provide the required showers and lockers in the Medical Office Building in Block 1. The size of the in-line retail building and the Starbucks building in Block 3 does not trigger the shower and locker requirement.

Number of Parking Spaces Proposed and Applicability of Mitigation Requirements

DDOT’s report notes that “The parking supply may trigger ZR16 TDM mitigations for sites with parking significantly in excess of the minimum requirement, subject to a determination from the Zoning Administrator”.

Pursuant to ZC Order No. 09-03A (effective 1/14/14), the Skyland Town Center project was approved to include 1,774 parking spaces. In 2017, ZC Order No. 09-03D decreased the total number of parking spaces to 1,406. This modification application seeks to decrease the total number of parking spaces by 117 spaces to 1,289.

The Applicant does not believe that Subtitle C, § 707 (Mitigation for Parking Significantly in Excess of the Minimum Requirement) is applicable to this multi-phased project, so long as the number of parking spaces proposed is less than what was previously approved. This analysis is similar to the determination that the Zoning Commission has made regarding the applicability of

Inclusionary Zoning (“IZ”) to multi-phased projects that were approved prior to the adoption of the IZ requirements. In those cases (see ZC Order No. 06-10D) the Zoning Commission determined that IZ would apply only to the residential units that were in excess of the total number of units that were originally approved. The Applicant believes that same analysis should be applied in this case with regard to the number of parking spaces. For this application, the requirements of Subtitle C, § 707 are only applicable if the Applicant proposes more than 1,406 parking spaces. The Applicant is proposing 1,289 parking spaces, thus Subtitle C, § 707 is not applicable to this application. However, if the Zoning Commission determines that Subtitle C, § 707 is applicable to this application, the Applicant requests relief from those requirements.

Plant Size

OP requested information on the size of the plantings along Alabama Avenue to accompany the information previously provided regarding the size of the trees in this landscaping plan. The shrub plantings along Alabama Avenue will be a minimum of 42 inches to appropriately screen the parking area in Block 3.

Exhibit

Additionally, enclosed please find the following supplemental materials that have been prepared in response to comments from OP:

Exhibit A: Signage standards instituted by the Applicant for Block 2, which will be similar to the signage standards issued for tenants in Blocks 1, 3, and 4.

Certificate of Service

I certify that on or before July 23, 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

Aaron Zimmerman
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003
aaron.zimmerman@dc.gov

Advisory Neighborhood Commission 7B
3200 S Street SE
Washington, DC 20020
7B@anc.dc.gov

Tiffany Brown, ANC 7B02
2918 Akron Place, SE
Washington, DC 20020
7B02@anc.dc.gov

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

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

/s/ Meghan Hottel-Cox