

December 8, 2025

## **VIA IZIS**

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Z.C. Case No. 09-03I – Application of Skyland Holdings LLC (“Applicant”) for a Modification with Hearing of the Approved Planned Unit Development (“Application”) for the Skyland Town Center (Square 5633, Lot 22) (the “Property”)** - Applicant’s Pre-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

On August 19, 2025, the Applicant submitted the above-referenced application for a Modification with Hearing of an approved PUD (the “Application”). The Applicant seeks to modify the PUD approved in ZC Case No. 09-03H by: (a) replacing the senior multifamily building with a multifamily building featuring 24 condominium (for-sale) units, and (b) revising the Green Area Ratio calculation (the “Project”).

The Commission set down the Application at its October 23, 2025, public meeting. This filing provides responses to questions and comments raised by the Commission and to comments from the Office of Planning (“OP”) in its October 10, 2025, report (“OP Report”).

### **A. Summary of Responses to OP and ZC Comments**

A summary of these comments and the Applicant’s responses are as follows:

<b>Zoning Commission or OP Comment/Question</b>	<b>Applicant’s Response</b>
<b>1. Architectural Design, Colors.</b> OP requested that the Applicant demonstrate improvements to the architectural design and colors of the condominium building which are more compatible with the townhouses and existing Skyland development.	The Applicant continues to work with the developer that is constructing the townhomes in the approved Project (and will be constructing the proposed condominium building) to address these issues raised by OP. The Applicant will be able to provide this information well in advance of the public hearing.

<p><b>2. <u>Building Materials.</u></b> OP requested that the Applicant provide descriptions of the materials to be used on the condominium building.</p>	<p>The Applicant will be able to provide this information well in advance of the public hearing.</p>
<p><b>3. <u>Elevations and Layouts of the Bicycle Storage Building.</u></b> OP requested that the Applicant provide elevations and layout of the proposed bicycle storage building consistent with the requirements of Subtitle C § 805.</p>	<p>The information requested by OP is attached as <u>Exhibit A.</u></p>
<p><b>4. <u>Emergency Vehicle Access.</u></b> OP requested that the Applicant demonstrate emergency vehicle access and turnaround areas along Lane A.</p>	<p>The information requested by OP is attached as <u>Exhibit B.</u></p>
<p><b>5. <u>GAR Revision.</u></b> OP requested that the Applicant provide the site plan approved under ZC Order No. 09-03H for comparison with the revised GAR plan.</p>	<p>The information requested by OP is attached as <u>Exhibit C.</u></p>
<p><b>6. <u>Community Engagement.</u></b> The Zoning Commission requested that the Applicant provide additional information regarding the community outreach that will occur prior to the public hearing.</p>	<p>The Applicant's proposed community engagement plan is provided in detail below.</p>
<p><b>7. <u>Activation of Streetscape along Town Center Drive.</u></b> OP and the Zoning Commission asked the Applicant to address the issue of the appropriate activation of the streetscape along Town Center Drive.</p>	<p>The Applicant will provide information on how Town Center Drive will continue to have a vibrant and active streetscape and feel with the development of the proposed condominium building. The Applicant will be able to provide this information to the Office of Planning and the Zoning Commission well in advance of the public hearing in this case.</p>

## **B. Bicycle Storage Facility**

Materials and information depicting the location of the bicycle storage building, its satisfaction of the requirements of Subtitle C, § 805, and a preliminary elevation of the building are included in Exhibit A.

## **C. Emergency Vehicle Access**

A site plan depicting ambulance and fire truck access to the proposed condominium building is provided in Exhibit B.

#### **D. GAR Revisions – Comparison to Previously Approved PUD**

Site plans depicting the areas that were used in the calculation of GAR in ZC Case No. 09-03H and this Project are included in Exhibit C. The previous GAR scoresheet (noting a GAR of 0.373) and the current GAR scoresheet (noting a GAR of 0.309) are also included in Exhibit C. As a reminder, the required GAR score in the MU-7 zone is 0.25.

#### **E. Community Outreach**

As noted in the original application materials, the Applicant presented the Project to ANC 8B on May 20, 2025, and reached out to ANC 7B and 8A prior to filing the application. The Applicant anticipates the following community engagement schedule moving forward:

- ANC 7B – Presentation on January 15, 2026, and/or February 19, 2026;
- ANC 8B - Presentation on January 20, 2026, and/or February 17, 2026; and
- ANC 8A - Presentation on January 13, 2026, and/or February 17, 2026.

In addition, the Applicant will continue to engage with the Skyland Task Force, a long-time community stakeholder, that has consistently supported the Applicant’s development plans for the Skyland Town Center.

#### **F. Proposed Witness Testimony**

The Applicant requests a total of 20 minutes for its presentation of the Application at the public hearing. The Applicant expects the following witnesses will present testimony at the public hearing:

- Brian Strott, Senior Vice President, WC Smith or Rahsaan Bernard, Executive Vice President- representative of the Applicant.
- Daniel Solomon, Principal, Gorove Slade (to be proffered as an expert in transportation engineering – Mr. Solomon has previously been accepted by the Commission as an expert witness)

Outlines of the proposed witness testimony and Mr. Solomon’s resume are included in Exhibit D.

#### **G. Conclusion**

As the Zoning Commission is well aware, the Applicant has been pursuing the completion of the Skyland Town Center for a long time and the Applicant believes that completion date is achievable in the near future. Therefore, the Applicant respectfully requests that the Commission schedule this application for a public hearing at its earliest opportunity.

Also sent under separate cover to the Office of Zoning concurrent with the filing of these materials is a check made payable to the DC Treasurer in the amount of \$20,800 for the hearing fee (26% of the original hearing fee).

Thank you for your attention to these materials. Please feel free to contact the undersigned if you have any questions or comments.

Sincerely,

/s/ Paul A. Tummonds, Jr.

Paul A. Tummonds, Jr.

/s/ Lee S. Templin

Lee S. Templin

### **Certificate of Service**

I certify that on December 8, 2025, I delivered a copy of the foregoing document and attachments via e-mail or first-class mail to the addresses listed below.

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/s/ Lee S. Templin

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