

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE:** **February 19, 2025 @ 4:00 p.m.**

**Via WebEx:** <https://dcoz.dc.gov/ZC09-03I> (to participate & watch)

**Via Telephone:** 1-650-479-3208 **Access code:** 2314 021 3125 (audio participation & listen)

**Via YouTube:** <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>

**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 09-03I (Skyland Holdings, LLC – PUD Modification with Hearing @ Square 5633, Lot 22)**

**THIS CASE IS OF INTEREST TO ANCs 8A, 8B, & 7B**

**Oral and Written Testimony**

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

Skyland Holdings, LLC (the “Applicant”) filed an application on August 19, 2025, requesting the Zoning Commission (“Commission”) to approve a PUD Modification with Hearing (the “Application”) pursuant to Subtitle X, Chapter 3 and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property known as Lot 22 in Square 5633 (the “Property”). The Property is within the boundaries of ANC 7B and across the street from ANC 8A and ANC 8B.

The Property consists of approximately 18 acres of land and is located in Southeast D.C. to the west of the Hillcrest neighborhood and to the south of the Fairlawn neighborhood. The Property is comprised of four development “Blocks.” Block 2 is improved with the Crest apartment building, a CVS, and other retailers. Block 3 is improved with a retail shopping center, including a Lidl grocery store, Starbucks, and &pizza, as well as a surface parking lot. Blocks 1 and 4 are currently under construction with 126 townhomes and a community park as well as the vacant site that is the subject of this Application and the project, described below. The Skyland PUD approved a Related Zoning Map Amendment for the Property to the C-3-A zone, now designated as the MU7B zone under the 2016 Zoning Regulations.

The Applicant proposes to modify the PUD to (a) replace 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 Applicant requests flexibility from long-term bicycle

*This hearing is governed by the Open Meetings Act. A portion of this hearing may be closed according to the Act.*

*Please address any questions or complaints arising under this hearing to the Office of Open Government* **ZONING COMMISSION**  
**District of Columbia**  
**CASE NO. 09-03I**  
**EXHIBIT NO. 10**

[opengovoffice@dc.gov](mailto:opengovoffice@dc.gov)

parking location requirements of Subtitle C § 805.1 to locate the long-term bicycle parking external to the Project. The Project includes approximately 38,000 square feet of gross floor area, a height of approximately 54 feet, and approximately 24 parking spaces. The Project will set aside three units, accounting for at least 10% of the residential gross floor area, at 80% of the Median Family Income (“MFI”).

The Office of Planning filed a setdown report dated October 10, 2025, recommending that the Commission set down the Application for a public hearing. The OP setdown report states that on balance, the Applicant’s proposal would not be inconsistent with the maps and policies of the Comprehensive Plan, including when viewed through a racial equity lens. At a public meeting October 23, 2025, the Commission voted to set down the Application for a public hearing. The Applicant filed its prehearing submission in the case on December 8, 2025.

The public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

#### **How to participate as a witness – oral presentation**

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ’s website at <https://dcoz.dc.gov/> or by calling **Ella Ackerman at (202) 727-0789** in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. Therefore, **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing**. The following maximum time limits for oral testimony shall be adhered to, and no time may be ceded:

1.	Applicant and parties in support	60 minutes collectively
2.	Parties in opposition to	60 minutes collectively
3.	Organizations	5 minutes each
4.	Individuals	3 minutes each

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

#### **How to participate as a witness – written statements**

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to [zesubmissions@dc.gov](mailto:zesubmissions@dc.gov). Please include the case number on your submission. If you are unable to use either of these means of submission, please contact **Ella Ackerman at (202) 727-0789** for further assistance.

### **How to participate as a party**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at [dcoz@dc.gov](mailto:dcoz@dc.gov) or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status must comply with the provisions of Subtitle Z § 404. **Not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration**, persons seeking party status **must submit, a Form 140 – Party Status Application, through the Interactive Zoning Information System (“[IZIS](#)”)**. This form may also be downloaded from OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>.

### **“Great weight” to written report of ANC**

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, ROBERT E. MILLER, GWEN MARCUS WRIGHT, TAMMY STIDHAM, AND JOSEPH S. IMAMURA, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.

**¿Necesita ayuda para participar?** Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

**Avez-vous besoin d'assistance pour pouvoir participer?** Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

**참여하시는데 도움이 필요하세요?** 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

**您需要有人帮助参加活动吗？** 如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 这些是免费提供的服务。

**Quí vị có cần trợ giúp gì để tham gia không?** Nếu quí vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

**አዲስ ደርጅት የሰራተኞች ዘመን?** የተለየ እርዳታ ከሰራተኞች ወይም የቻንቻ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጉም) ከሰራተኞች እንደማን ከሰራተኞች እንደማን ከሰራተኞች እንደማን ከሰራተኞች (202) 727-0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገኘኝ፡፡ እነዚህ አገልግሎቶች የሚሰጠው በነገር ነው፡፡