

January 30, 2026

## 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”) – Supplemental Statement**

Dear Chairperson Hood and Members of the Commission:

In accordance with Subtitle Z § 401.5 of the Zoning Regulations, the Applicant hereby submits this supplemental statement in advance of the public hearing on March 2, 2026. The Applicant filed the above-referenced application on August 19, 2025, and seeks to (i) replace the senior multifamily building with a multifamily building featuring 24 condominium (for-sale) units; and (ii) revise the Green Area Ratio (“GAR”) calculation (the “Project”). Set forth below is information regarding: (i) the current state of construction activity at Skyland Town Center; (ii) an analysis of the activation of the entirety of Town Center Drive; and (iii) the remaining materials requested by the Zoning Commission and the Office of Planning at the October 23, 2025 public meeting in this case.

### **I. Skyland Town Center**

Nearly two decades in the making, the Skyland PUD is near completion. As shown on pages one and two of the current photos attached hereto as Exhibit A, the 126 townhomes approved in late 2023 in Z.C. Case No. 09-03H are well underway with a number of townhomes complete and the remaining pads primed for construction. Active home tours are currently taking place in the model townhome and have attracted significant interest. Approximately 60-70 potential homebuyers have visited the model home since it opened on January 17, 2026. These townhomes will offer the community new home ownership opportunities with high quality architectural design and both private and communal outdoor leisure space.

As shown on pages three and four of Exhibit A, Town Center Park is complete and expected to open in the spring. Nestled between the townhomes, the Crest multifamily building, and the Project, Town Center Park will offer a central gathering place for new and existing residents as well as visitors to

Skyland Town Center. Lined with trees and featuring a natural playground, Town Center Park creates a lively space for both active and passive recreation. Town Center Park sits across from the plaza adjacent to the Crest multifamily building on the opposite side of Town Center Drive such that the two open spaces create a natural connection that can be easily closed off to create one large central open space for community events.

## **II. Activation of Town Center Drive**

At the Zoning Commission's October 23, 2025, public meeting, the Office of Planning and the Commission requested additional information regarding the activation of the streetscape along Town Center Drive for the new multifamily building. In addressing this issue, the Applicant took a step back and looked at how this portion of Town Center Drive relates to the streetscape experience for the entirety of Skyland Town Center. The Project's Town Center Drive frontage represents only approximately 4% of the total frontage along Town Center Drive, a *de minimis* amount.

The chart attached hereto as Exhibit B details the various uses that front on Town Center Drive. Retail uses comprise the majority of the Town Center Drive frontage with approximately 1,353 linear feet, accounting for approximately 67% of the frontage. Park space accounts for the next largest percentage at approximately 230 linear feet or 11%. A series of renderings of the Project dropped into the existing context of Town Center Drive are attached as Exhibit C. As shown in Exhibit C, the Applicant has revised the side of the Project fronting on Town Center Drive to enhance the landscaping, including tall planters set directly against the building and additional and more robust tree boxes. The Applicant looked at adding individual resident entrances to the Project along Town Center Drive but such entrances were not feasible with the proposed interior layouts of the condominium units. However, through the outdoor patios on the corner units at Town Center Drive, there will be a sense that the owners of those units will have a presence on Town Center Drive.

These renderings, and an aerial view of the completed portions of Skyland Town Center, provided in Exhibit C, show that the Project will seamlessly fit into the thoughtfully created streetscape experience that will exist along Town Center Drive. An experience that includes active shopping and eating opportunities closer to Alabama Avenue, more recreational activities that exist at the Town Center Park, and then the residential community of the 126 townhomes at the end of Town Center Drive.

## **III. Updated Materials**

In response to comments from the Office of Planning, the Applicant has revised the color palette for the Project to better match the color scheme of the townhomes. As shown in Exhibit C, the Project will feature lighter colors that are also consistent with the Crest multifamily building, establishing a cohesive masonry look to Skyland Town Center. Attached hereto as Exhibit D is an updated materials board, providing additional detail on the color palette and materials. In addition, the Applicant revised the entryway with a wider, more distinctive canopy.

**IV. Community Engagement**

The Applicant plans to present the Project to Advisory Neighborhood Commission (“ANC”) 7B on February 19, 2026 and to ANC 8B on February 17, 2026. The Applicant previously presented the Project to ANC 8B on May 20, 2025. In addition, the Applicant will continue to engage with the Skyland Task Force. The Applicant has not received any negative feedback regarding the Project.

**V. Exhibits**

Attached hereto are the following exhibits:

- Exhibit A: Current Photos
- Exhibit B: Town Center Drive Chart
- Exhibit C: Updated Renderings and Aerial View
- Exhibit D: Updated Materials Board

**VI. Conclusion**

The Project will complete the Skyland Town Center redevelopment with 24 additional home ownership opportunities, offered at an accessible price point, to complement the 126 new townhomes, existing 263-unit multifamily building, and significant retail options that currently exist at Skyland. The Applicant greatly appreciates the thoughtful contributions made by the community, District agencies, and the Commission throughout the years that have helped create the Skyland Town Center.

Thank you for your attention to this application and to the Skyland PUD as a whole. Please feel free to contact the undersigned if you have any questions or comments.

Respectfully Submitted,

/s/ Paul A. Tummonds, Jr.  
Paul A. Tummonds, Jr.

/s/ Lee S. Templin  
Lee S. Templin

Enclosures

## Certificate of Service

I certify that on January 30, 2026, 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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