

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *KB for* Meredith Soniat
Associate Director

DATE: February 20, 2026

SUBJECT: ZC Case No. 09-03I – Skyland PUD Modification – Multi-Family Building

PROJECT SUMMARY

Skyland Holdings, LLC, (the “Applicant”) seeks approval for a Planned Unit Development (PUD) Modification with Hearing. The subject property is located at Square 5633, Lot 22, also known as Blocks 1 and 4 of the Skyland Town Center development, in the MU-7 Zone. Zoning Case 09-03 was initially approved in 2009 for a multi-parcel PUD on site. This approval was modified several times, most recently in 2023 through Zoning Case 09-03H. This modification allowed for 126 townhomes, a community park, and a 75-unit affordable senior residential building with 10,000 square feet of ground floor retail. The Applicant is now seeking another modification to:

- Replace the 75-unit senior residential building and ground-floor retail with 24 condominium units;
- Increase the parking supply from 10 to 24 spaces;
- Locate the bicycle parking external to the building, in a secure accessory structure.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The previous zoning approval was for 75 affordable senior units, 10,000 square feet of ground-floor retail, 10 vehicle parking spaces, 26 long-term bicycle parking spaces located within the building, and seven (7) short-term bicycle parking spaces external to the building;

- The Applicant proposes to instead construct 24 condominium units, 24 parking spaces, no retail space, a secure accessory structure with eight (8) long-term bicycle parking spaces, and two (2) short-term bicycle spaces;
- The parking spaces will be located in a surface lot instead of in a garage within the building;
- It is not clear whether the back door of the residential building closest to the bike parking structure will be accessible by residents or not. The Applicant should ensure this door is accessible to residents to provide convenient access to the bicycle parking;
- The number of bicycle parking spaces are being reduced commensurate with the reduction in number of units and will still meet zoning requirements;
- A Comprehensive Transportation Review (CTR) study was not required since the Applicant is not increasing the parking supply or number of units and has committed to implementing a revised Transportation Demand Management (TDM) plan in the January 30, 2026, Transportation Memorandum (Exhibit 16A);
- The revised TDM Plan is significantly reduced since the units will now be for-sale rather than rented. DDOT finds the revised TDM plan sufficient to encourage residents to use non-automotive means of travel.

RECOMMENDATION

DDOT has no objection to the approval of this application with the following conditions:

- The Applicant will implement the revised Transportation Demand Management (TDM) Plan, as proposed by the Applicant in the January 30, 2026 Transportation Statement ([Exhibit 16A](#)), for the life of the project, unless otherwise noted. This expanded TDM Plan shall supersede the prior TDM commitments from the prior PUD approval ZC 09-03H.
- The back door of the residential building, closest to the bicycle parking, is accessible to residents at all times.

TRANSPORTATION ANALYSIS

Vehicle Parking

The project is required by Zoning to provide three (3) vehicle parking spaces after taking the eligible 50% parking reduction for the site's location within ¼ mile of several priority Metrobus routes. The project proposes to serve the 24 residential units with 24 vehicle parking spaces in a surface lot to the east of the building. DDOT finds the amount of vehicle parking proposed on site to be higher than expected given the project size, use, and distance from transit. Based on DDOT's preferred maximum parking rates in the 2024 *Guidance for Comprehensive Transportation Review*, eight (8) or fewer parking spaces would be more appropriate. Providing more parking than practically needed has the potential to induce more driving.

Bicycle Parking

The project is required by Titles 11 and 18 of *DCMR* to provide eight (8) long-term and two (2) short-term bicycle parking spaces. According to the proposed TDM Plan, the project will meet these totals. The Applicant will provide the long-term spaces in an accessory structure to the south of the building, accessible from the parking lot and Town Center Drive SE. As the design of the long-term bicycle storage

structure moves forward, the Applicant should ensure it is designed in accordance with DDOT's [Bike Parking Guide](#), which calls for 10% (one space) to be served by electrical outlets for e-bikes and scooters and that a minimum of 50% of long-term spaces are located horizontally on the floor or at the bottom of a two-tier rack system, per Zoning requirements. It is not clear from Exhibit 8A, which shows the design of the bicycle storage building, whether electrical access is provided. The Applicant should also ensure that the back door of the residential building is accessible to residents so that residents can easily access to bicycle parking structure.

STREETScape AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way or the building restriction area require the Applicant to pursue a public space construction permit.

The Applicant has approved public space permit applications TOPS #436279, #437864, and #460982.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

MS:nh

