



SKYLAND PUD MODIFICATION
Z.C. Case No. 09-031
March 2, 2026 – Public Hearing Presentation



BOHLER DC// WCSMITH RAPPAPORT CULTIVATING PLACES NVR GOROVE SLADE TRANSPORTATION PLANNERS AND ENGINEERS GOULSTON & STORRS

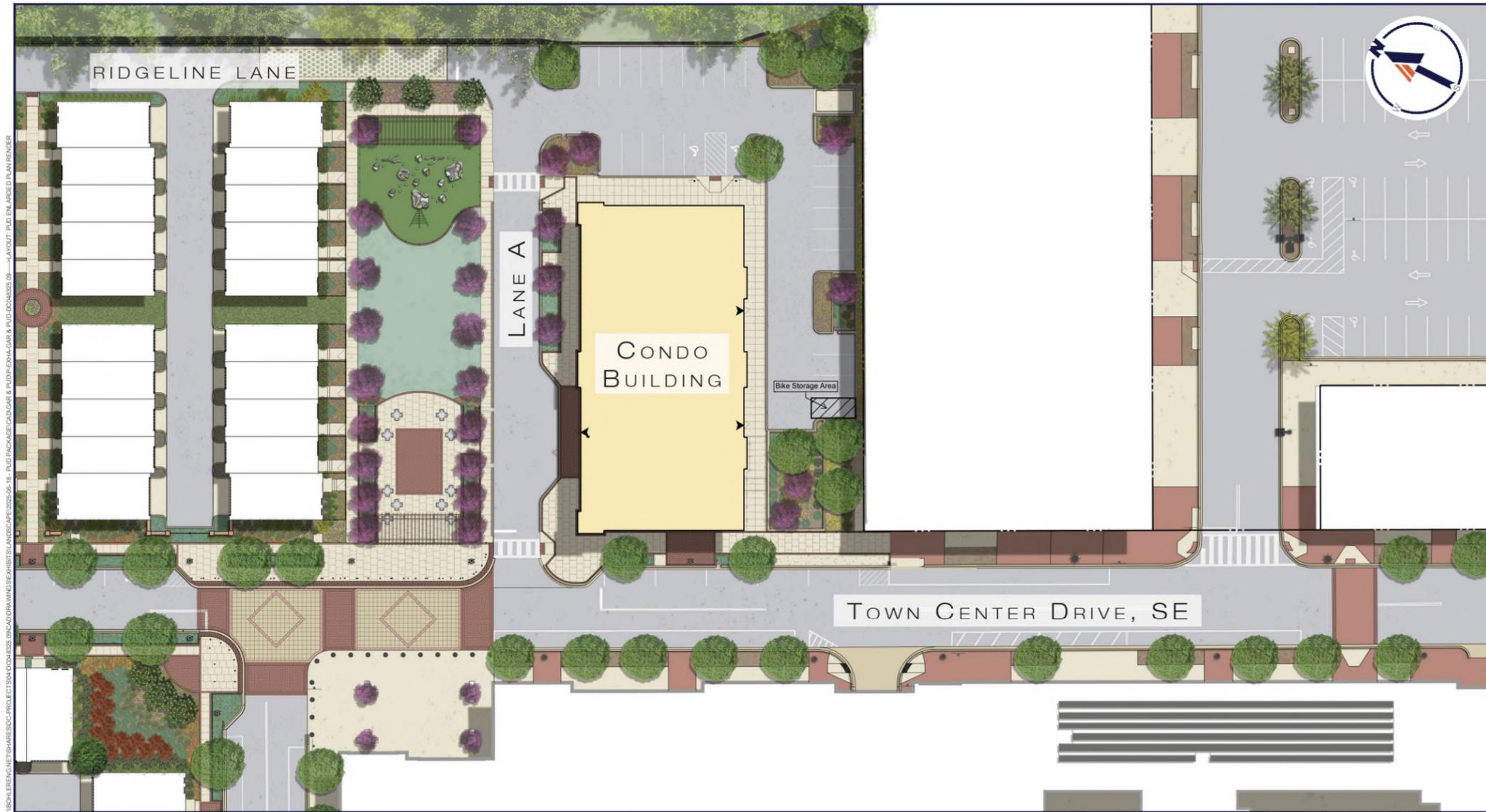
DC048326.12 | 250729











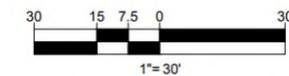
BOHLERDC\NET\SHARES\DC\PROJECTS\04\044432\04\CAD\DRAWINGS\ARCHITECT\LANDSCAPE\2025-05-16_PUD_PACKAGE\CAD\GAR & PUD-DC48325-12-LAYOUT_PUD ENLARGED PLAN RENDER

DC048325.12 | 250729



SKYLAND CONDOMINIUM BUILDING
ENLARGED SITE RENDERING
 SKYLAND TOWN CENTER | WASHINGTON DC

L-1.1







Community Engagement



Development Program Update

Development Program	Previously Approved in ZC 09-03H	Proposed
Residential	126 townhomes and 75 multifamily senior dwelling units	126 townhomes and 24 for-sale condominiums
Retail	10,000 sf	None
Vehicle Parking	10 spaces ¹	24 spaces
Long-Term Bicycle Parking	26 spaces	8 spaces
Short-Term Bicycle Parking	7 spaces	2 spaces

1. Specifically reserved for the multifamily senior building

Access, Circulation, and Parking

Access

- Vehicular and loading access via the existing curb cuts on Naylor Road SE and via proposed driveways along private roadways Summit Way and Lane A
- Pedestrian access along proposed Lane A and Town Center Drive, SE
- Long-term bike storage behind the condo building accessed through condo surface lot entrance along Lane A; short-term bike parking located at the front of the condo building, accessible via Lane A

Vehicular Parking

- 24 spaces reserved for condo building

Loading

- One (1) 12'X30' loading berth and one (1) 10'X20' service delivery space

Condo Bicycle Facilities

- Long-Term: 8 spaces (8 required)
 - Request for flexibility to locate long-term bicycle parking external to the building in a secure accessory structure behind the building,
- Short-Term: 2 spaces (1 required)



Transportation Demand Management Plan

- TDM for senior multifamily and retail uses is no longer relevant, proposed TDM plan tailored for the unique nature of for-sale condominiums:
 - Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local Metrobus lines, carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map.
 - Provide a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to every new resident for initial sale.
 - Provide 2 short- and 8 long-term bicycle parking spaces, exceeding or meeting ZR16 requirements.

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping process discussed with DDOT via email and video call December 2025
 - DDOT approved scoping summary December 10, 2025
- Transportation Statement submitted on January 13, 2026

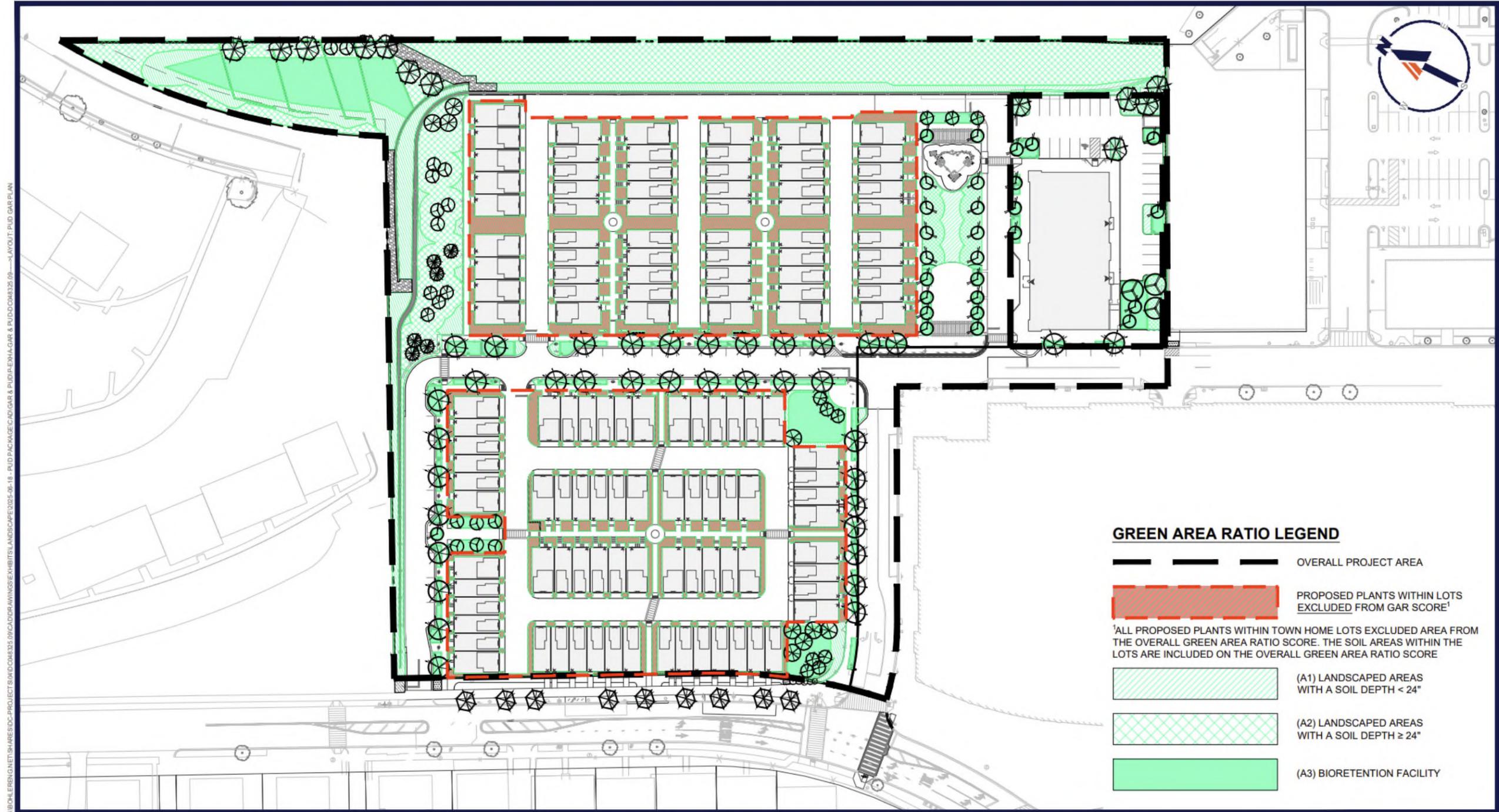
DDOT has no objection to the approval of the application with the following conditions:

- Implementation of TDM plan as included in Transportation Statement – **Agree**
- That the back door of the residential building, closest to the bicycle parking, is accessible to residents at all times. – **Agree**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.

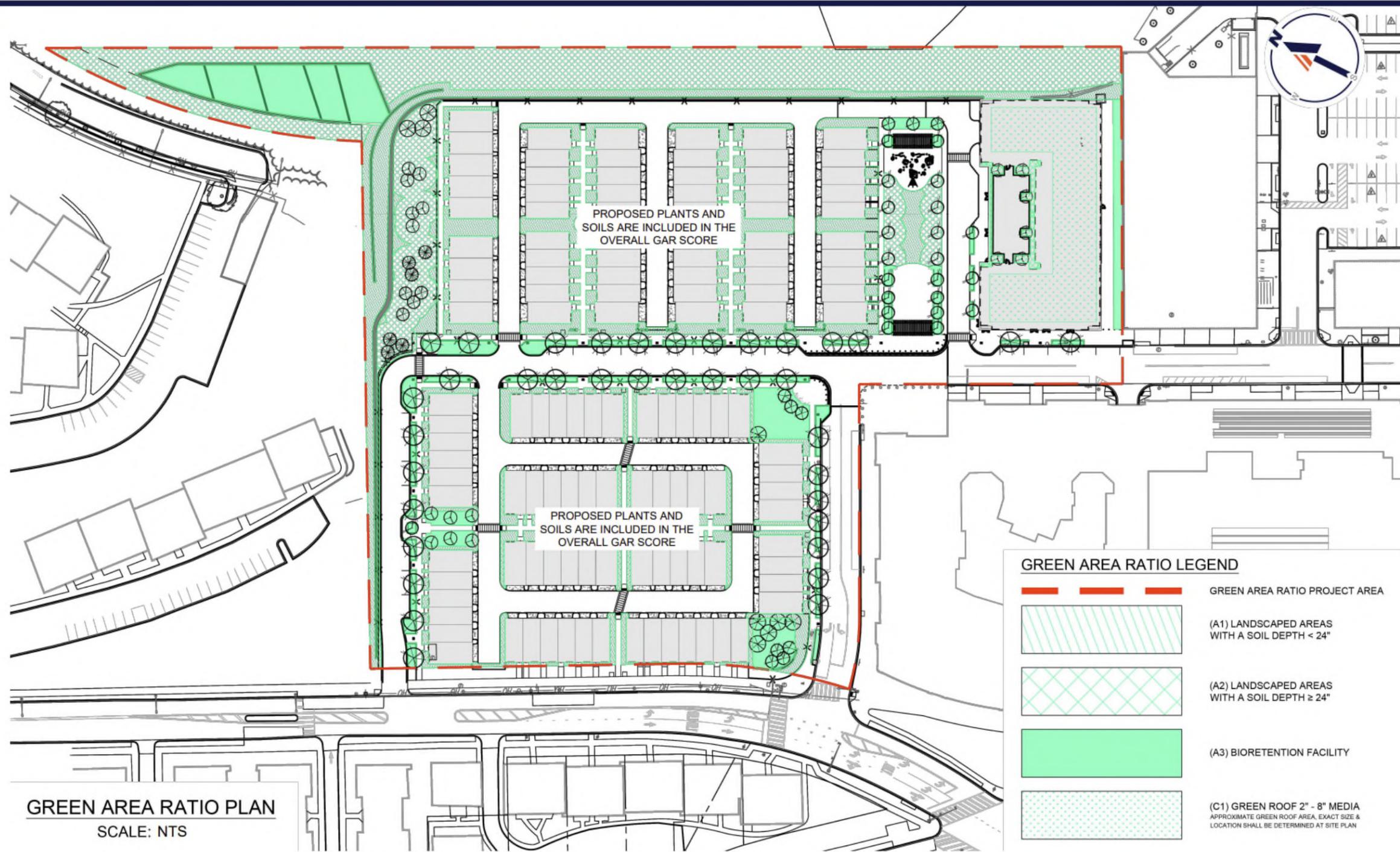


APPENDIX



US04 ERENGETTUMAREDC-PROJECT BARDOMAS13.09CADORAMINCEXHIBITSLANDSCAPE2025.08.18 - PID PACKAGECADGAR & PUBDEMA-GAR & PUBDCOM335.09 - LAYOUT PID GAR PLAN

\\BOHLER\NET\SHARES\DC-PROJECTS\44\DC-48\325\09\CAD\DRAWINGS\EXHIBIT\LANDSCAPE\2025-06-18 - PUD PACKAGE\CAD\GART & PUDP-ENHA-GAR & PUD-DC-48\325\09 - LAYOUT - PUD PREV. GAR PLAN



GREEN AREA RATIO PLAN
SCALE: NTS



The Mosaic

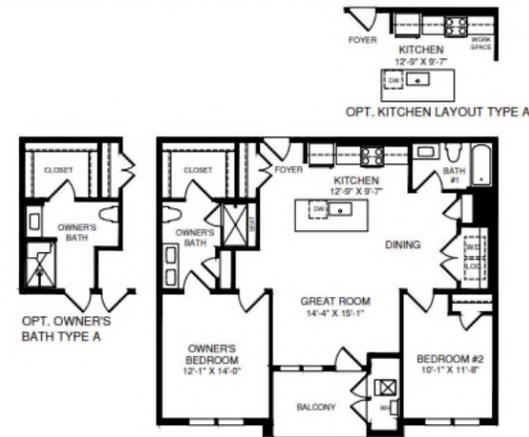
Height: 54'
 GFA: 40,117
 FAR: 1.11
 Lot Size: 37,707
 Lot Occupancy: 27%
 Units: 24
 Parking: 24 Spaces
 Front Yard: 16.0'
 Side Yard (West): 13.9'
 Side Yard (East): 115.6'
 Rear Yard: 50.4'

Layout 1 Emerald Sq. Ft. Min:
 1st Floor: 1162, 2nd-4th Floor: 1156
 Bedrooms: Std: 2 Full Baths: Std: 2

Layout 2 Ruby Sq. Ft. Min:
 1st Floor: 1333, 2nd-4th Floor: 1330
 Bedrooms: Std: 2 Full Baths: Std: 2

Layout 3 Sapphire Sq. Ft. Min:
 1st Floor: 1559, 2nd-4th Floor: 1554
 Bedrooms: Std: 2 Full Baths: Std: 2

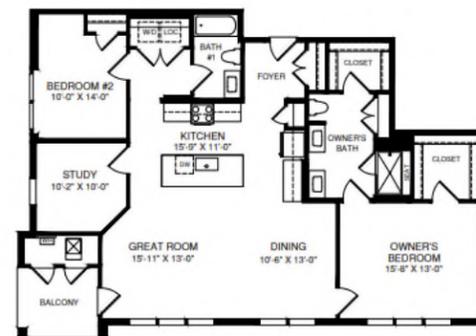
Layout 4 Cobalt Sq. Ft. Min:
 1st Floor: 1150
 Bedrooms: Std: 2 Full Baths: Std: 2



LAYOUT 1- EMERALD



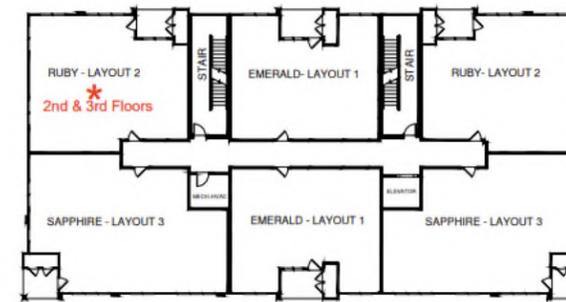
LAYOUT 2- RUBY



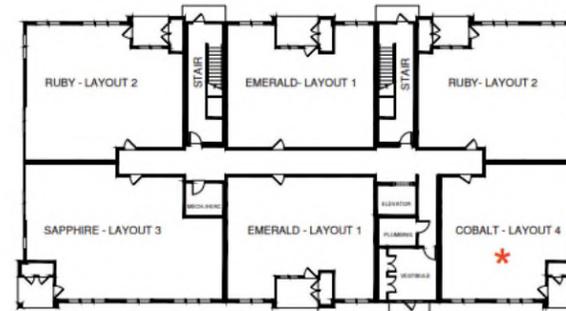
LAYOUT 3- SAPPHIRE



LAYOUT 4- COBALT



LEVEL 2-4

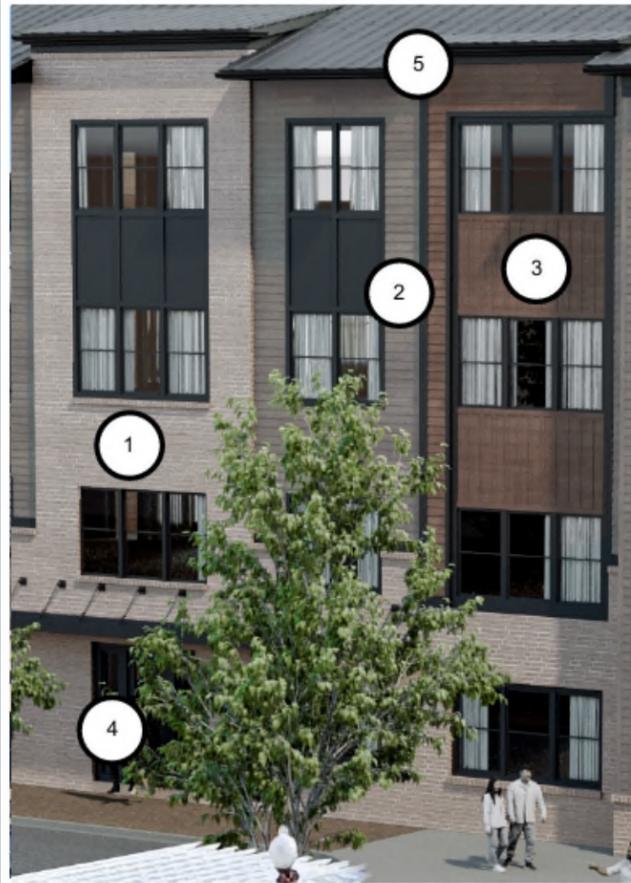


LEVEL 1

*Affordable Unit

MOSAIC
 RY1021MSC0A_00

CONDOS



- 1 Brick: Bradford Hall Tudor
- 2 Primary Siding: Pewter
- 3 Accent Siding: Sedona
- 4 Front Door: Urbane Bronze
- 5 Trim: Bronze

NOTES: (1) Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of the materials. (2) Flexibility is requested to make minor refinements to exterior details and dimensions, including sills, bases, cornices, railings and trim, and any other changes to comply with the building codes or that are otherwise necessary to obtain final building permit.



Condo Material Board

SKYLAND TOWN CENTER

