

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAPITAL DISTRICT 208
20 DEC 2025 AM 1 L

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UNABLE TO FORWARD

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SC: 20001271441 *2117-05557-20-19
ZONING COMMISSION
District of Columbia
CASE NO. 09-081
EXHIBIT NO. 26

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAPITAL DISTRICT 208
20 DEC 2025 AM 1 L

District of Columbia
2000 14th Street NW, 8th FL
Washington DC 20009-4487

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
RESCHEDULED¹ NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: March 2, 2025 @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC09-031> (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

¹ This case was previously scheduled for February 19, 2026.

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 at opengovoffice@dc.gov.