

# Holland & Knight

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November 8, 2024

## **VIA IZIS**

Zoning Commission  
for the District of Columbia  
441 4th Street, NW, Suite 210-S  
Washington, DC 20001

**Re: Z.C. Case No. 24-07**  
Supplemental Prehearing Submission – Skyland Place LLC  
Application for a Zoning Map Amendment

Dear Members of the Commission:

On behalf of Skyland Place LLC (the “Applicant”), and pursuant to 11-Z DCMR § 401.5, we respectfully submit this letter not less than thirty (30) days prior to the public hearing. The public hearing for this application is scheduled for December 9, 2024.

The Applicant’s prior filings are summarized below:

- Statement in Support ([Exhibit \(“Ex.”\) 3](#)): The Statement in Support provides an evaluation of the proposed Zoning Map Amendment’s (the “Application”) compliance with the standard of review outlined in 11-X DCMR § 500.3. Further, the Statement in Support includes an analysis of the Application’s consistency with the Comprehensive Plan. *See* [Ex. 3E](#).
- Prehearing Statement ([Ex. 13](#)): The Prehearing Statement contains the supplemental filing requirements of 11-Z DCMR § 401 and contains an overview of the Applicant’s community engagement. *See* [Ex. 13B](#).

In advance of the public hearing, the Applicant is submitting the attached additional information in support of the application:

- Tenant-Based Relocation Plan for the Skyland Redevelopment: The Tenant-Based Relocation Plan for the Skyland Redevelopment (the “Relocation Plan”) details the Applicant’s proposed redevelopment phases, the Applicant’s redevelopment vision, and the proposed Relocation Plan once redevelopment of the Property begins. See Ex. A.
- Presentation Discussing Relocation Plan: The Applicant has presented the details of the Relocation Plan to residents, including, for example, at a community meeting on October 21, 2024, where the Applicant shared the attached presentation. See Ex. B.
- Letter in Support from Rappaport Companies: On October 28, 2024, Larry M. Scott, Executive Vice President of Rappaport Companies, signed a letter in support of the Application stating that the approval of the Application would positively contribute to the overall economic development of the surrounding area. See Ex. C.

The Applicant has continued to meet with existing residents regarding conditions at Property, and regarding the map amendment, as evidenced by the presentations attached as Ex. D. The Applicant also continues to engage with community stakeholders regarding the Application. For example, on November 12, 2024, the Applicant will present the Application to Advisory Neighborhood Commission (“ANC”) 8A, and on November 19, 2024, the Applicant will present the Application to ANC 8B. The Applicant will update the Commission regarding the outcome of these presentations and other engagement efforts during the public hearing.

The Applicant asserts that the record is complete in advance of the public hearing. As such, we look forward to the Commission’s consideration of the Application at the public hearing scheduled for December 9, 2024. Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

s/ Kyros L. Freeman  
Kyros L. Freeman  
John T. Oliver

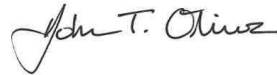
Enclosures

cc: Certificate of Service

## **CERTIFICATE OF SERVICE**

I hereby certify that on November 8, 2024, a copy of this submission to the Zoning Commission was served by electronic mail on the following at the addresses stated below.

1. **D.C. Office of Planning**  
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