

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to an approved Planned Unit Development for Square 5633, Lot 22 was mailed to Advisory Neighborhood Commission (“ANC”) 7B, 8A, and 8B and to owners of all property within 200 feet of the perimeter of the project site on April 22, 2025, at least forty-five (45) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, §§ 300.7 and 704.3.

The Applicant presented the application to ANC 8B on May 20, 2025 and has offered to present the application to ANC 7A and ANC 8A and hopes to have the opportunity to do so in the near future. The Applicant also met with the Office of Planning on April 21, 2025.

A copy of the notice is attached to this Certificate.

/s/ Lee S. Templin
Lee S. Templin
Goulston & Storrs

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A MODIFICATION WITH HEARING FOR AN APPROVED PLANNED UNIT DEVELOPMENT

April 22, 2025

Pursuant to Subtitle Z § 704 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended) (“Zoning Regulations”), Skyland Holdings, LLC (“Applicant”) hereby gives its notice of intent to file an application for a Modification with Hearing of the approved Planned Unit Development (“PUD”) for a portion of the property, known as Square 5633, Lot 22 (the “Property”), that is included within the Skyland Town Center. The Skyland Town Center is located at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue SE.

The Skyland Town Center is located in Ward 7 and consists of approximately 18.7 acres of land. The residential neighborhoods of Hillcrest and Fairlawn are located to the east and north of the Property, and the Good Hope Marketplace is located to the south across Alabama Avenue. The Property is currently zoned MU-7 pursuant to the PUD and Zoning Map Amendment approval in Z.C. Order No. 09-03, as amended and extended in Z.C. Order Nos. 09-03A – 09-03H. Blocks 1 and 4 of the PUD were most recently modified in Z.C. Order No. 09-03H, which approved 126 townhomes, a community park, and a 75-unit all affordable multifamily building for seniors with ground floor retail. The townhomes are currently under construction.

The Applicant seeks to modify the PUD to authorize construction of a new multifamily building program featuring 24 condominium units in place of the senior multifamily building, (the “Project”). The Project will include 24 large 2-bed/2-bath condominium units with three units set aside at 80% of the Median Family Income (“MFI”). The total gross floor area included in the Project is approximately 38,000 square feet. The building will have a height of approximately 50 feet and include approximately 25 parking spaces. No other changes are proposed to the townhouses or the community park that was approved in Z.C. Order No. 09-03H.

Pursuant to Subtitle Z § 300.9 of the Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 7B, ANC 8A, and ANC 8B in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the Zoning Regulations not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z § 300.7 of the Zoning Regulations.

The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed modification application, please contact Paul Tummonds at 202-721-1157.