

NOTICE OF INTENT TO FILE A ZONING APPLICATION

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

June 28, 2019

Pursuant to Subtitle Z §704, Skyland Holdings, LLC (“Applicant”) gives its notice of intent to file an application for a Modification of Significance for an approved Planned Unit Development (“PUD”) for the property known as Square 5633, Lot 22 (the “Property”). The Property is located at the intersection of Naylor Road, Good Hope Road, and Alabama Avenue SE and is known as the Skyland Town Center.

The Property 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 ZC Order No. 09-03, as amended and extended in ZC Order Nos. 09-03A – 09-03E.

Zoning Commission Order 09-03 approved a town center development at the Property that included residential and retail uses, and was to be anchored by a Walmart store. Walmart is no longer part of the Town Center development. Despite this, the Applicant has begun site infrastructure work on the Property and construction of Block 2, which includes ground-floor retail and residential units above, is well underway.

The Applicant intends to modify the prior approval for the remaining blocks of the Skyland Town Center to include residential, retail, and medical office uses (the “Project”). The retail component (approximately 51,000 square feet) will include a grocery store, Lidl, and in-line retail along the internal Town Center Drive. The residential component will include approximately 250 residential units (with dedicated units for seniors), and the medical office building will include approximately 130,000 square feet. The Project will also contain approximately 873 parking spaces, including structured garage and surface parking spaces.

The total gross floor area included in the Project, with the existing Block 2 construction, is approximately 1,191,183 square feet, for a total Floor Area Ratio (“FAR”) of 1.66. The Project will be constructed with multiple building heights, the tallest of which will be approximately 60 feet.

Pursuant to Subtitle Z, Section 300.9 of the 2016 Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 7B 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 District of Columbia Zoning Regulations, 11 DCMR (effective

September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations.

The project architect is Torti Gallas. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed modification application, please contact Meghan Hottel-Cox (202-721-1138).