



The Rappaport Companies

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COMMITMENT AND INTEGRITY



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SKYLAND DEVELOPMENT TEAM'S ANSWERS TO ANC7B'S QUESTIONS

Pre-Construction Activities:

1. **Question:** Why the shift to a Town Center concept, which includes housing, from the first community charette in 2004?
 - a) **Success of the Town Center Concept in bringing quality retail to the Skyland community** – In the last several years, all across the country, developers have been building new so-called “Town Center” projects, which incorporate a mix of retail, residential, and even office and hotels at some of the larger developments. These projects have become the most successful format for bringing quality retail to a neighborhood. As more and more retailers are successful in these Town Center formats, retailers wish to duplicate and build on their success in similar designed projects.
 - b) **Continuous activity** – The Town Center format creates a live/work environment where there is continuous activity. This allows a place for people to shop, dine, sit, relax, and live in a community setting instead of just coming to a shopping center for a specific activity such as grocery shopping and leaving. The people living within the Town Center have a broad range of retail choices without having to get in a car and the retail tenants have those added customers who will automatically frequent their establishments out of convenience and increasing loyalty – all without having to drive somewhere. It is a key symbiotic relationship between retailer and residential owner/renter.
 - c) **Urban design** – We believe that Town Center formats lead to attractive, well-thought out urban designs. Most Town Center formats include a lot less street level parking (compared to typical retail projects) which produces a more pleasing property edge design.
 - d) **Safety** – Town Center formats allow activity to occur continuously at a property which leads to a safer environment compared to a retail-only project which obviously has many hours where the individual retail establishments are not open and the property is thus more susceptible to crime.

2. **Question:** If housing is to be included, why is the density of the housing so high?
 - a) **Economics** – the higher the density, the less the necessary public subsidies, the greater the ability to subsidize local tenants, and the greater the ability to help regional and national tenants make the right economic decision to locate at Skyland Town Center.

- b) **Retailers** – many retailers have been successful with the format of “four stories of residential over one story of retail.” This format, which is the most economical design in building a Town Center, is the format with which many retailers wish to open stores. Success breeds success, and retailers wish to limit their risk by locating in formats that have been successful for them.
- c) **Need for Affordable Housing & Mixed Income Housing** – there is obviously a great need for both affordable housing and mixed income housing in Washington, D.C. Affordable housing and mixed income housing require slightly higher density in order for the economics of the project to work.
- d) **Skyland Town Center is a Lower Density Project than Zoned** – this project is being built with substantially lower density than what is permitted under the current zoning regulations. Our proposed project is only 1.0 FAR (Floor to Area Ratio) while the zoning regulations would permit a project up to 4.0 FAR.

3. **Question:** What will be the ratio of rental to homeownership housing units if it is to be included?

a) Within the Town Center, the goal is to create a collection of distinctive, highly attractive “places” which will support a diversity of housing and income levels. We very much appreciate the community processes to date and all the input we have received so far. That said, we must have the continued and full participation of the community in order to decide on the attractive range of housing choices and the ratio of rental to homeownership. The market feasibility will also be a defining factor to determine the final ratio of rental to homeownership. At this point we are leaning towards more “for-sale” housing than rental, with some of that “for-sale” being in the form of townhouses and the rest in the form of condominiums.

4. **Question:** How much of the housing will be affordable and at what income level?

a) The District has yet to determine the amount of affordable housing that will be required at Skyland Town Center. We expect that this will be determined over the next several months. They are weighing the compelling need for additional affordable housing in the District along with the cost and source of funding to assure that affordability as well as the specific context of the immediate neighborhood. This analysis is also being done in the context of all of the public policy objectives being considered for this site.

5. **Question:** What are the amenities and the general nature of the housing to be provided?

a) Again, we very much appreciate the community processes to date and all the input we have received so far, and again, we must have the continued participation of the community in order to decide on the optimal amenity package for the future residents of the Town Center. A variety of housing types will be complemented by architectural variety. The community will benefit from construction details that have a set of interchangeable parts – such as quality materials and architectural details – which can be combined with a builder’s preferred interior floor plans to create a variety of housing styles and configurations demanded by the market. The types of amenities under consideration include: fitness center, business center, club room, swimming pool, parking garage and secure controlled access entry.

6. **Question:** Why is there no senior housing proposed?

a) The Town Center format does not work well with senior housing. Town Center formats are generally continuously active projects and one living in senior housing usually believes a continuously active environment is too “active.” As well, the demographic profile of a typical senior housing resident

would not provide helpful input to our development team in assembling the largest selection of retail tenants who would desire to be at the Skyland Town Center.

7. **Question:** How will the parking areas, including the underground parking, be secured?
 - a) **Overall** – there will be continuous security at the Skyland Town Center.
 - b) **Retail** – the parking areas will have electronic surveillance and will be well illuminated.
 - c) **Residential** – the parking areas will be additionally secured to allow access to only residents and their guests.

8. **Question:** Will there be 24 hour security for pedestrian plazas?
 - a) **Yes** – there will be 24 hour security for pedestrian plazas.

9. **Question:** Will there be a policed substation at the center?
 - a) If the Metropolitan Police Department and the community will support a substation, then space will be provided.

10. **Question:** What is the size of the public office space available, especially community office space ANC7B and civic associations such as the Ward 7 Arts Collaborative?
 - a) We are committed to incorporating community space within the Town Center. As to size and location, we will have further discussions once the layout of the site is better understood by the SDT.

11. **Question:** Will green roofs for all buildings, especially for the big box store, be included?
 - a) The SDT development team believes strongly in sustainable development techniques and recognizes the importance of working toward possible LEED certification. The SDT does not yet fully understand the issues, costs and logistics to require LEED certification from a large retail anchor but we will continue to investigate these development techniques.

12. **Question:** The community is especially concerned about the large expanse of roof for the big box store and strongly recommends a green roof plus other techniques to reasonably contain all rain fall onsite.
 - a) Please see our answer in #11 above as to a “green roof.” As to rainwater, while it is not practical (or possible) to contain “all rain water onsite,” our designs will incorporate “sustainable development techniques”.

13. **Question:** What other sustainable development techniques will the project include, including Platinum certification under the Leadership in Energy and Environmental Design (LEED) program?
 - a) The SDT will be incorporating “sustainable development techniques” and will work toward possibly obtaining some category of LEED certification. Again, the SDT does not yet fully understand the cost, viability or requirements to obtain LEED certification (including the different levels of LEED certification) but we are working to better understand such and plan to include these new techniques.

14. **Question:** What are the plans to connect Ward 7 residents to employment opportunities with the project, including construction jobs and retail jobs?

a) The SDT is in the process of crafting its community benefits proposals including a plan to ensure maximum job opportunities for Ward 7 and 8 residents. As you know, MHCDO, one of our community partners, has a long and proven record of performance in employing Ward 7 residents including job training, education and housing opportunities. We would expect to center our plans on building on and expanding MHCDO's existing capacity and partnering with a Ward 8 nonprofit to meet and exceed the construction and retail employment goals of this project. We will start with template that will outline the existing programs at MHCDO and then add to the plan or delete from the plan based on the Community's input. We will craft this plan with you over a series of meetings to start in September.

15. **Question:** Why can't a minimum of 15% of the retail and office space be set aside for Local Small Businesses, at below market rents?

a) At this time, the percentage of retail (there is no planned office space) set aside to be subsidized has not yet been determined. All of us recognize that the tenant mix as to local small businesses, regional tenants and national tenants is a critical component to making the Skyland Town Center a success.

16. **Question:** How are buffer zones and other community benefits made available in perpetuity?

a) Buffer zones and other community benefits are conditions of the PUD approval and run in perpetuity with the development.

Issues and Concerns

Construction Phase Controls:

1. Zone of Impact

- No pile driving; (to reduce construction noise and to reduce vibration threats that may damage nearby residential structures)
 - a) This request needs to be further researched during the pre-construction phase as the cost of other excavation methods might be prohibitive.
- Piles should be auger cast and drilled in, or equal.
 - a) This request needs to be further researched during the pre-construction phase as the cost of other excavation methods might be prohibitive
- Security, including fencing on the residential side of the site, shall be actively maintained during construction. Monthly reports shall be provided to the community ANC demonstrating the effectiveness of the security measures.
 - a) We have no objections to your "security, including fencing" request and we will gladly provide the community ANC with monthly reports regarding the security measures. At the same time we would also like to set up a procedure where a SDT designated individual receives notice from an ANC designated individual of any issues needing to be addressed.

2. Hours of Work

- Monday – Friday, 7am-6pm
- One Saturday per month (7am-6pm)

- Additional Saturdays may be used as needed for weather make-up days
- No work allowed on Sundays or Federal Holidays

a) This request needs to be further researched during pre-construction phase as the cost otherwise might be prohibitive

Construction Traffic Routes

- All trucks and equipment shall enter and exit via Alabama Avenue or Naylor Rd ONLY
 - No construction TRAFFIC permitted on residential streets, including but not limited to Akron Place, 28th Street, 30th street, Fort Baker Drive, and W Street, all in SE.
- a) We have no objection to your requests. Once we have substantially completed the planning stage and a General Contractor has been selected, we will present an access plan to the community.

Construction Site Safety and Hygiene

- All DC ordinances shall be identified to the community and followed, including fencing, covering trucks cleaning and securing the site.
 - Construction vehicles will be hosed off before leaving the site.
 - Night lighting will be provided for safety and will be directed away from residential properties.
 - Trash will be removed daily during normal work hours.
- a) The contractor will utilize sound construction safety and hygiene practices imperative for such an urban site. The GC will be chosen on several criteria, one of which shall be successful experience implementing site safety and hygiene. SDT will further develop a site safety plan with the General Contractor during the pre-construction period.

Contractor Parking Policy

- Worker parking shall be provided on the site and contractor will provide remote parking and/or free public transportation and a shuttle if necessary.
 - Skyland construction worker/contractors shall not be permitted to park in the neighborhoods North of Alabama Ave.
- a) These requests will be further researched and developed once a General Contractor has been selected.