

Skyland Town Center



SUMMARY HISTORY

In response to many years of community leadership and advocacy by Hillcrest residents and City Council members and a request by Mayor Williams' administration, the National Capital Revitalization Corporation commenced feasibility and pre-development activities in 2002 for a totally new development at Skyland. In the spring of 2007, The Fenty Administration sought to make the development process more efficient and assumed responsibility for guiding the development of Skyland and other neighborhood projects. The Skyland Development Team (SDT), selected through a competitive process led by The Rappaport Companies, accelerated the development process by embracing the town center concept, deepening team expertise and access to capital by partnering with William C. Smith & Co., executing an Exclusive Rights Agreement with DC government, refining the site plan, marketing the site to prospective tenants and re-engaging the community in helping to shape the transformation of Skyland into a "PROMINENT LIVING, SHOPPING AND GATHERING PLACE."

The Skyland Development Team (SDT)

- NCRC served as the developer from 2003 until March 2007.
- The SDT, which took lead responsibility for the project March 2007 is comprised of:
 - The Rappaport Companies,
 - William C. Smith & Co.
 - Harrison, Malone Development LLC
 - Marshall Heights Community Development Organization (MHCDO)
 - The Washington East Foundation
- Other professionals include:
 - Torti Gallas and Partners and Michael Marshall Architecture
 - Bohler Engineering
 - Gorove Slade, Transportation Consultants
 - Venable Law Firm
 - Michael Vergason Landscape Architects with Macris, Hendricks and Glascock

The Project

Skyland is located in SE Washington at the southernmost part of Ward 7 on a 16-acre site with an existing shopping center. The SDT is proposing to transform an existing shopping center into modern town center development with 325,000 square feet of retail, 468 units of mixed-income condominiums, apartments over ground-floor retail and single-family town homes. Three above-ground parking garages, as well as two levels of structured parking above a large-format retail store are planned.

Current Status

- The SDT and the Deputy Mayor's office are in discussion about provisions of the Land Disposition Agreement (LDA).
- Legal regulations related to land control issues are delaying the project.
- Master Plan completed and next phase of architectural drawings being prepared.
- Applications filed for demolition permits for existing site.
- Phase II environment investigation completed.
- The site is being marketed to prospective tenants, and the selection of a general contractor is in progress.
- Negotiations for a Community Benefits Agreement with ANC 7B commenced December 2007.
- Subject to closure on legal agreement, the SDT anticipates filing a Planned Unit Development, spring of 2008.

Public Funding

- DC City Council approved \$40 million in Tax Increment Financing (TIF) bond issue increasing the financial viability of the development.
- NCRC allocated \$36 million in Community Development Block Grant funds to cover its pre-development costs.



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Major Historical Events

- Skyland was declared Redevelopment Zone in the late 1980s.
- Hillcrest community created the Skyland Revitalization Task Force in 1989 to work with city officials and merchants to seek improvements in the physical environment and product offerings.
- Façade improvement funds were received and the Skyland Merchant Association was created around 1995-96.
- The development planning firm of Sorg and Sorg was hired by the city to study redevelopment potential late in 1990s.
- In 2000, the Hillcrest community decided that it wanted a new shopping center rather than a renovated one and made this known to city officials in the record at the Mayor's 1st Summit. Leaders of Hillcrest and ANC 7B members worked together to advocate this position in meetings with city officials, and in every public hearing related to Skyland until 2006.
- The development of a new shopping center was assigned to the National Capital Revitalization Corporation (NCRC).
- NCRC awarded development rights to The Rappaport Companies, May 2002 as a result of a competitive selection process. The Rappaport team was made up of Harrison and Malone, a for-profit development organization, and two community based non-profits: Marshall Heights Community Development Organization and The Washington East Foundation.
- City Council approved request for federal financing in July 2004. Congress approved legislation authorizing the use of Eminent Domain in September 2004.
- Formal community input commenced in a town hall meeting sponsored by NCRC on Skyland held at Winston School, November 2004.
- NCRC commenced purchasing of the Skyland properties in the winter of 2004 and concluded such efforts in the winter of 2006.
- A number of technical studies were performed by NCRC including: existing conditions & retail market analysis, appraisal of entire shopping center, Phase I and NEPA Environmental Site Analysis, appraisals of individual properties, economic and fiscal impact evaluation.
- Development oversight turned over to the SDT, March 2007. Exclusive Rights Agreement executed giving authority to the SDT to develop Skyland in July 2007.