ward3vision

smart growth • vibrant neighborhoods

c/o John Wheeler
4304 Yuma St. NW
Washington, DC 20016
December 24, 2017

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th St., NW
Suite 210-S
Washington, DC 20001

Re: Case No. 16-23 –Valor Development, LLC - Voluntary Design Review

Dear Chairman Hood and Members of the Commission:

Attached is the Request for Party Status in the referenced case. The request is on behalf of Ward 3 Vision, a grassroots organization that advocates for community development based on the principles of Smart Growth and Transit-Oriented Development. Our ultimate goal is to promote and enhance the development of dynamic, vibrant urban communities that are sustainable and engaging places to live, work and play.

We have many members and supporters throughout Ward 3, including persons residing on the streets surrounding the subject property in this matter. We support the application.

This Request for Party Status was approved, without objection, by the Ward 3 Vision Steering Committee.

Sincerely yours,

John H. Wheeler
Member of the Ward 3 Vision
Steering Committee

PARTY INFORMATION
Name: Ward 3 Vision
Address: c/o John Wheeler, 4304 Yuma St. NW, Washington, DC 20016
Phone Number: 202-362-6009
E-Mail: johnwheeler.dc@gmail.com

PARTY STATUS CRITERIA

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

Ward 3 Vision is a grassroots organization that advocates for community development based on the principles of Smart Growth and Transit-Oriented Development. Our ultimate goal is to promote and enhance the development of dynamic, vibrant urban communities that are sustainable and engaging places to live, work and play. We view this project as being a contributor to enhancing these goals. Our Website is www.ward3vision.org.

2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgage)

None

3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission/Board? (Preferably no farther than 200ft.)

Ward 3 Vision has hundreds of members and supporters throughout the ward, including this portion of American University Park. Several of our members live in the blocks immediately surrounding the project that is the subject of this application.

4. What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?

The developer stands ready to invest a substantial sum to redevelop a large parcel that has been vacant for many years. We see it in the context of a long-term role for improving the conditions along commercial corridors in accordance with the principals of Sustainable DC. We have reviewed the application. Our filter is to measure the project's potential impacts in Smart Growth principles, impacts on sustainability, and the opportunities it affords to enhance Ward 3 as an engaging place to live, work and play. We see this as an opportunity to improve this commercial portion of Massachusetts Avenue, to bring new residents and commercial opportunities and minimize externalities such as pollution and vehicular traffic. We see that we have a very direct interest in the application being approved by the Commission. It will improve the vitality that we want to see in the community.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or

denied.

Ward 3 Vision is actively engaged in the promotion of Smart Growth in the major corridors of Northwest DC. Our ability to promote Smart Growth goals and enhance the vibrancy of our community – objectives which are in line with the Comprehensive Plan – will be substantially impaired if the Commission denies this application.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Many of our supporters live close to the subject property and regularly shopped at the grocery stores formerly doing business at this site. We would like to see this site developed in a manner that will improve the quality of life and add vitality to the neighborhood. Our interest in this matter is significantly different from any other group, including the ANC, or persons in the general public. The ANC must represent the neighbors and residents as a whole, which may include opponents of the development. Our goal is to have more housing near transit and commercial areas. We support the subject development.

WITNESS INFORMATION:

1. List of Witnesses: A member of the Ward 3 Vision Steering Committee.

2. Summary of Testimony: The witness 'testimony will concern the benefits that the Tenleytown neighborhood and all of Ward 3 may derive from the development of this important property.

3. Expert Witnesses: none

4. Total Time Requested: 10 minutes

Outline of testimony from Ward 3 Vision

- Background on Ward 3 Vision and its mission and principles
- Rationale for supporting the project
- Benefits of the project -- the redevelopment of the subject property represents a unique and important opportunity to revitalize this area
- Comments on mitigation measures and amenities offered through the project
- Consistency with Zoning Regulations and Comprehensive Plan

CERTIFICATE OF SERVICE

I hereby certify that on December 24, 2017, copies of this letter were sent via email to the following:

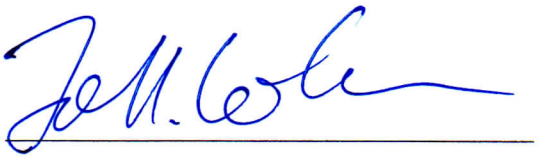
Valor Development, LLC
c/o Mr. Christopher Collins
Holland and Knight
800 17th Street NW
Suite 1100
Washington D.C. 20006
Chris.collins@hklaw.com

ANC 3D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016
3D@anc.dc.gov

ANC 3E
c/o Jonathan Bender, Chair
4411 Fessessden Street NW
Washington, DC 20016
jonbender@gmail.com

Ms. Jennifer Steingasser
DC Office of Planning
1100 4th Street NW, Suite E650
Washington, D.C. 20024
Jennifer.steingasser@dc.gov

Citizens for Responsible Development
c/o Mr. Edward Donahue Donohue and Stearns, PLC
117 Oronoco Street Alexandria, VA 22314
edonohue@donohuestearns.com



John H. Wheeler, Ward 3 Vision