



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	16-23	Case Name:	Valor Development, LLC
Address or Square/Lot(s) of Property:	Sq. 1499, Lots 802, 803, & 807		
Relief Requested:	Design Review		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	06/12/17	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC 3D Website and Northwest Current					
Number of members that constitutes a quorum:	5	Number of members present at the meeting:	9			

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See letter rescinding December 2016 recommendation

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See letter rescinding December, 2016 recommendation

AUTHORIZATION

ANC	3D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-4-0
Name of the person authorized by the ANC to present the report:	Troy Kravitz ANC 3D02		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Charles Elkins		
Signature of Chairperson/ Vice-Chairperson:	<i>Charles Elkins</i>	Date:	12/12/17

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3D

PO Box 40846, Palisades Station

Washington, DC 20016

***PALISADES · KENT · SPRING VALLEY · WESLEY HEIGHTS · NEW MEXICO/CATHEDRAL · THE AMERICAN UNIVERSITY
· FOXHALL VILLAGE · BERKELEY***

December 7, 2017

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 201S
Washington, DC 20001

Re: Zoning Commission Case No. 16-23 (Valor Development)

Dear Chairman Hood,

With a quorum (5) present during its regularly-scheduled public meeting on December 6, 2017, ANC 3D voted to rescind its previous report to the Zoning Commission in ZC 16-23 [Exhibit 9, "ANC 3D Report," December 12, 2016].

The ANC asks that the Zoning Commission, the Office of Planning and the District Department of Transportation dismiss the contents of the December 2016 ANC 3D Report [ZC 16-23, Exhibit 9] as it pertains to a development proposal that is significantly and materially different than the current proposal of Valor Development. Following ANC 3D's December 2016 meeting and other community meetings, Valor Development has substantially changed their proposal to reduce the number of residential units and the amount of non-residential space, provide more dedicated parking to residents, expand and improve the existing public alley behind the Spring Valley Shopping Center, and provide additional community amenities and mitigation efforts.

The current proposal in ZC 16-23 is substantially different enough, with substantially different enough implications, as to render our previous report inapplicable. Moreover, updated data on several of the arguments buttressing the ANC's original opposition suggest our previous conclusions are no longer supported by the facts.

For the reasons stated here, ANC 3D asks that its request in this resolution be honored by District agencies in their deliberations and accorded great weight.

Respectfully submitted,

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Stephen K. Gardner" in a cursive script.

Stephen Gardner
ANC 3D, Chair