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December 21, 2017

VIA IZIS AND HAND DELIVERY

Zoning Commission of the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

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

Dear Members of the Zoning Commission:

On behalf of Valor Development, LLC (the “Applicant”), we hereby submit the Applicant’s prehearing statement in support of the above-referenced application. Since submission of the initial application, the Applicant has continued its substantial outreach with Advisory Neighborhood Commissions 3E and 3D; Citizens for Responsible Development, party in opposition; and the surrounding community in both the American University Park and Spring Valley neighborhoods. As shown in the updated listing of community meetings included in the attached prehearing statement, the Applicant has hosted or participated in at least 16 community and agency meetings since submission of the application, and at least 45 community and agency meetings overall. In direct response to input provided by the ANCs and the community at these meetings, the Applicant has made several significant program and design changes to the proposed project, which are reflected in the attached updated plans and drawings, narrative, and Comprehensive Plan / design review criteria analysis. Also submitted herewith are the following:

- Applicant’s list of requested technical zoning and minor design flexibility;
- Witness list and testimony outlines;
- Resumes for witnesses for which the Applicant intends to proffer as experts in their respective fields.

We look forward to presenting the subject application to the Commission at the public hearing scheduled for January 11, 2018.

Respectfully Submitted,

HOLLAND & KNIGHT LLP



Christopher H. Collins

CHC:jma

Enclosures

cc: Jennifer Steingasser, Office of Planning (via email)
Joel Lawson, Office of Planning (via email)
Elisa Vitale, Office of Planning (via hand delivery and email)
Anna Chamberlin, District Department of Transportation (via email)
Aaron Zimmerman, District Department of Transportation (via email)
Advisory Neighborhood Commission 3E (via hand delivery and email)
Advisory Neighborhood Commission 3D (via USPS Priority Mail and email)
Edward L. Donohue, Donohue & Stearns, PLC, representing Citizens for
Responsible Development (via USPS Priority Mail and email)
Barbara & Sheldon Repp, Citizens for Responsible Development
(via USPS Priority Mail and email)

CERTIFICATE OF SERVICE
Z.C. Case No. 16-23

I HEREBY CERTIFY that on December 21, 2017, a copy of the attached prehearing statement was served by email on the following. On December 22, 2017, hardcopies of the same prehearing statement were sent to the following via hand delivery or USPS Priority Mail:

Advisory Neighborhood Commission 3E
c/o Lisner Home
5425 Western Avenue, NW
Suite 219
Washington, DC 20015

Advisory Neighborhood Commission 3D
PO Box 40846 Palisades Station
Washington, DC 20016

Edward L. Donohue, Donohue & Stearns, PLC,
representative for Citizens for Responsible Development
117 Oronoco Street
Alexandria, VA 22314

Citizens for Responsible Development
Barbara & Sheldon Repp
4704 Windom Place, NW
Washington, DC 20016



Christopher H. Collins