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February 16, 2017

VIA IZIS

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

Re: Request for Postponement - Z.C. Case No. 16-23
Valor Development, LLC – Voluntary Design Review @ Square 1499,
Lots 802, 803, and 807

Dear Members of the Zoning Commission:

On behalf of Valor Development, LLC (the “Applicant”), we respectfully request a second postponement of the Zoning Commission’s public hearing to consider the above-referenced application. On December 14, 2016, at the request of Advisory Neighborhood Commission 3E (“ANC 3E”), the Applicant submitted a request to postpone the public hearing for this case in order to provide ANC 3E additional time to review the comprehensive transportation analysis (“CTA”) that is being prepared by the Applicant. The Commission granted the postponement and rescheduled the public hearing to May 4, 2017.


Following postponement of the public hearing, the Applicant and its transportation consultant continued their efforts to complete the CTA. During that same time period, the Applicant continued its coordination with ANC 3E and ANC 3D (collectively the “Affected ANC’s), as well as the community, on the status of the CTA and the proposed design of the project. In response to several questions raised by the Affected ANC’s and the community in late-December regarding the size of the grocery store, the design of the proposed buildings, and general transportation issues (parking, circulation, access), the Applicant is reevaluating aspects of the project which may result in additional changes made to the project in order to address the questions raised. Furthermore, the Applicant is in the process of responding to questions from the Office of Planning regarding the relationship of the design review application to the former American University Law Building, which is not currently part of the design review application but resides on the same record lot as a portion of the Design Review boundary. These questions have resulted in further discussion between the Applicant and American University which could also affect the project, as currently proposed.

Whether resulting from comments received from the Affected ANC and the community, or from ongoing discussions with American University, any changes made to the project by the Applicant will require additional time to prepare revised plans, and update the CTA to ensure that it accurately reflects the revised plans. Additional time will also be necessary to provide the Affected ANC's and the community an opportunity to review the revised plans and CTA prior to the Applicant's submission of this information to the Commission.

The Applicant is mindful of the Commission's general preference for applicants, ANCs, and interested stakeholders to work together towards resolving issues, to the extent possible, prior to the public hearing for an application. Following the most recent coordination with the Affected ANC's and community, the Applicant requests an opportunity to address some of the questions raised through programmatic and design modifications to the proposed project. Therefore, the Applicant respectfully requests that the Commission postpone the public hearing for the subject application to an available hearing date in October 2017.

Respectfully Submitted,

HOLLAND & KNIGHT LLP



Christopher H. Collins

cc: Jennifer Steingasser, Office of Planning (via email)
Joel Lawson, Office of Planning (via email)
Elisa Vitale, Office of Planning (via email)
Anna Chamberlin, District Department of Transportation (via email)
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Advisory Neighborhood Commission 3E (via email)
Advisory Neighborhood Commission 3D (via email)