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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
Applicant’s Post-hearing Submission**

Dear Members of the Zoning Commission:

On behalf of Valor Development, LLC (the “Applicant”), we respectfully submit the attached images of the subject site showing visual simulations of the proposed project inserted relative to the surrounding neighborhood context.

At the conclusion of the public hearing on February 6, 2019, the Commission requested the Applicant to prepare visual simulations of the proposed project inserted into existing conditions photographs. The Commission requested the Applicant to prepare these images from four different vantage points around the project site. Please note, the Applicant’s ability to adequately capture the project site and surrounding context in a single 50 mm photograph along Yuma Street was hindered by the numerous mature trees and other streetscape elements (utility poles, signs) that currently exist. Therefore, to provide the Commission with a full view of the project from this vantage point, the Applicant has provided two photo simulations along Yuma Street. The vantage points used for purposes of preparing the attached visual simulations are as follows:

1. Massachusetts Avenue, NW at southwest corner of intersection with 49th Street looking northeast toward the project site;
2. Yuma Street, NW (north side) -
 - a. Approximately midway between 49th Street, NW and 20-foot public alley that bisects the project site looking east toward the project site; and
 - b. Just west of 20-foot public alley that bisects the project site looking east toward the project site
3. 48th Street, NW (east side north of intersection with Yuma Street) near public alley looking south toward the project site;
4. Windom Place, NW looking west toward the project site.

The process used to create the attached visual simulations, as was described by the project architect at the February 6, 2019, public hearing, included base photographs taken from the locations that are graphically depicted on the first page of the attached. All of the base photographs used were taken using a Digital Single Lens Reflex (“DSLR”) camera with a 50 mm lens. This lens-camera body combination matches the specifications used by Citizens for Responsible Development’s (“CRD”) visual impact consultants and, as was stated during the proceedings in this case, is considered the industry standard that best replicates human eye depth and magnification.

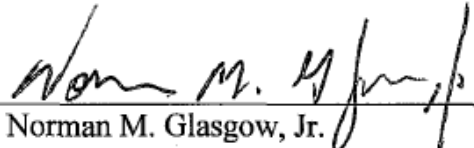
Per the Commission’s request, the Applicant prepared the attached visual simulations by overlaying a computer-generated rendering of the proposed project onto the above-described base photographs. The renderings of the proposed project were prepared using Lumion, an industry accepted modeling software that allows the user to specify the virtual camera lens focal length to be used in a computer-generated rendering. In this instance, the Applicant set the virtual focal length to 50 mm since, per CRD’s visual impact consultant, that is the focal length that provides a field of view considered to most closely represent the depth and magnification that the human eye sees. Further, the renderings of the project were prepared from the same locations as the base photographs. Prior to generating the project renderings, the accuracy of the Applicant’s model was checked against surveyed topographic and surrounding building height data obtained by the Applicant’s civil engineer. Note, while the attached photo simulations include the landscape improvements that will be made within the project site, in order to maximize views of the proposed buildings they do not include the substantial landscape and other improvements (removal of curb cuts, new sidewalks) that will be made to adjacent public space as part of the project.

We believe that the attached visual simulations, as well as the renderings included in the October 16, 2018, revised plans and the detailed video simulation presented at the February 6, 2019, public hearing, demonstrate that the proposed project has been carefully designed in a manner that successfully relates to the scale, massing, and architectural character of the surrounding context.

We look forward to the Commission’s deliberation of the subject design review application at the public meeting on March 11, 2018.

Respectfully Submitted,

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