

**BEFORE THE  
ZONING COMMISSION  
FOR THE DISTRICT OF COLUMBIA**

**Z.C. CASE NO. 19-10**

**PREHEARING SUBMISSION  
FOR A  
CONSOLIDATED PLANNED UNIT DEVELOPMENT**

**Square 1499, Lots 802, 803, 806 and 807**

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**June 17, 2019**

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**CERTIFICATION OF COMPLIANCE  
WITH SUBTITLE Z § 401 OF THE ZONING REGULATIONS**

The undersigned hereby certifies that, in accordance with Subtitle Z § 401 of the Zoning Regulations, two (2) copies of the information listed below were filed with the Zoning Commission on June 17, 2019, and, in accordance with Subtitle Z § 401.5, the application shall not be modified less than twenty (20) days prior to the public hearing.

<u>Subtitle Z</u>	<u>Description</u>	<u>Page/Exhibit</u>
401.1(a)	Information requested by the Zoning Commission and the Office of Planning	Submitted herewith
401.1(b)	List of witnesses prepared to testify on the Applicant's behalf	Exhibit A
401.1(c)	Outlines of witness testimony and resumes of expert witnesses	Exhibits B
401.1(d)	Additional information introduced by the Applicant	N/A
401.1(e)	Reduced plan sheets	N/A
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Exhibit C
401.1(g)	Estimated time required for presentation of Applicant's case	Exhibit A
401.3(a)	Names and addresses of owners of all property within 200 feet of the subject property	Exhibit D
401.8	Report by traffic consultant	To be submitted no later than 30 days prior to the hearing

  
 Jessica R. Bloomfield

## LIST OF EXHIBITS

<b><u>Description</u></b>	<b><u>Exhibit</u></b>
List of Witnesses and Estimated Time Required For Presentation of Applicant's Case	A
Outlines of Witness Testimony and Resumes of Expert Witnesses	B
List of Maps, Plans, or Other Documents Readily Available That May Be Offered Into Evidence	C
List of Names and Addresses of All Owners of Property Within 200 feet of the Project Site	D

**I.**  
**INTRODUCTION**

This Prehearing Statement and accompanying documents are submitted by Valor Development, LLC (the “Applicant”), on behalf of Apex Real Estate Company, American University, and FW DC-Spring Valley Shopping Center LLC, in support of its application to the Zoning Commission for the District of Columbia for a consolidated planned unit development (“PUD”) for property located at Lots 802, 803, 806, and 807 in Square 1499 (the “Project Site”). The application was submitted in accordance with Subtitle X, Chapter 3 and Subtitle Z of the 2016 District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”).

The Zoning Commission considered this case for setdown at its June 10, 2019, public meeting and voted to schedule the case for a hearing. This Prehearing Statement provides information in response to the Office of Planning (“OP”) setdown report filed on May 31, 2019 (Exhibit 11), which recommended setdown of the application. As set forth below, this Prehearing Statement meets the filing requirements of 11-Z DCMR § 401. Accordingly, the Applicant requests that the Zoning Commission schedule a public hearing on the application.

**II.**  
**INFORMATION REQUESTED BY THE ZONING COMMISSION**

At its public meeting of June 10, 2019, the Zoning Commission voted to schedule a public hearing on the application. The Zoning Commission did not request any additional information.

**III.**  
**INFORMATION REQUESTED BY THE OFFICE OF PLANNING**

The following chart contains the Applicant’s response to the comments made in the OP setdown report (Exhibit 11).

<b>Comments from the Office of Planning</b>	<b>Applicant's Response</b>
<p>The Applicant's Comprehensive Plan analysis states the project would further housing choice for seniors (Policy H-4.2.2). The Applicant should demonstrate how the project would provide housing choices, including affordable housing, for seniors.</p>	<p>As stated in the Comprehensive Plan, the housing needs of District residents represent a wide spectrum that requires housing for students and young professionals, singles and couples, families with children, and senior. As related to seniors, the Comprehensive Plan acknowledges that “[t]he growing number of seniors may seek smaller houses or apartments, retirement communities, and assisted living or congregare care facilities (10-A DCMR § 505.4).</p> <p>The Housing Element recognizes the need for providing a wide variety of housing choices for seniors, including in those neighborhoods characterized by large numbers of seniors living alone in single family homes. According to a 2019 report posted to OP's website containing 2013 – 2017 American Community Survey data, 16.4% of Ward 3 residents are seniors (65 years and over), which is the highest percentage in the District. As an area comprised primarily of single-family detached homes, there are few multi-family housing options for Ward 3 seniors, and specifically those living in the Spring Valley and AU Park neighborhoods, to “age in place” while also having favorable access to neighborhood amenities and transit.</p> <p>The project will provide new market rate and affordable housing choices to seniors that are interested in simplifying their housing needs and demands (downsizing, reduced maintenance, single-level living, added security), take advantage of accrued equity, or perhaps live a car-free lifestyle. These new housing choices will be offered in both multi-family and single-family arrangements, as well as rental and ownership structure. The 214 new dwelling units in Building 1 will offer single-level, larger-sized units that meet Fair Housing Act requirements (e.g. larger doorways, bathrooms with generous clearances, and door handles that are easy to open), which are inherently more “senior friendly” than what is required in typical single family housing construction. In addition, many of the units in Building 1 will also be ANSI Type A accessible, a construction code standard for wheelchair accessibility. Further, Building 1 parking will be located within a below-grade garage that provides direct access to residential units, thus eliminating the inconveniences and safety concerns presented by outdoor parking in snow, ice, or rain.</p>

	<p>Regarding affordable housing, the Project Site is located in an area of the District with a large senior population and almost no affordable housing (for any population). The proposed project will substantially increase the amount of affordable housing in this area by devoting 11% of proposed residential gross square footage to affordable housing for households earning no more than 60% MFI. This amount of affordable housing exceeds the minimum required under Inclusionary Zoning (“IZ”) regulations, and will result in approximately 29 new IZ units, many of which will contain two and three bedrooms. These new IZ units will be available to seniors in need of affordable housing through DHCD’s IZ program, thus creating a new affordable housing choice for seniors that does not already exist in the area surrounding the Project Site.</p>
<p>The Applicant has not determined whether residential parking would be unbundled. The Applicant should work with DDOT to determine whether the cost of residential parking would be unbundled from the cost of leasing or purchasing a residential dwelling unit.</p>	<p>The Applicant has been coordinating with DDOT on the preparation of a Comprehensive Transportation Review (“CTR”), which will be submitted to the Commission no less than 30 days prior to the public hearing. The CTR will include a Transportation Demand Management (“TDM”) plan that includes a collection of TDM strategies that are aimed at reducing the number of vehicle trips generated by the proposed apartment building (Building 1). As such, the forthcoming TDM plan will include a strategy to unbundle the cost of residential parking from the cost to lease or purchase a dwelling unit within Building 1. The minimum parking requirement for the proposed townhomes (Townhomes 1 – 5) is one space for each dwelling unit which will be provided in a “tuck in” garage accessed from the rear. As such, the parking space provided for the proposed townhomes will be included in the cost to lease or purchase each townhome.</p>
<p>The Applicant should refine the design of the townhouse roof access stairs. The visibility of the roof access stairs on Townhouses 1-4 could be reduced through a sloped roof. Furthermore, the Applicant should ensure high quality materials are being used for the exterior cladding of the access stairs.</p>	<p>The Applicant shares OP’s interest in the visibility of the townhome roof access stairs, and agrees that a sloped roof could be effective at reducing their visibility. The Applicant is evaluating the proposed design and materials of the roof access stairs and will submit any revised drawings as part of its 20-day, as well as request any additional relief/flexibility that may be necessary.</p>

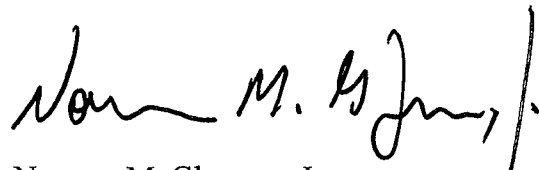
#### IV. CONCLUSION

This Prehearing Statement and the materials submitted with the original application together meet the filing requirements for a consolidated PUD as required by Subtitle X, Chapter 3 and Subtitle Z of Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission schedule a hearing on the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a vertical line extending downwards from the end of the signature.

Norman M. Glasgow, Jr.  
Jessica R. Bloomfield