

# ward3vision

smart growth • vibrant neighborhoods

c/o John Wheeler  
4304 Yuma St. NW  
Washington, DC 20016  
September 19, 2019

Chairman Anthony Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St., NW  
Suite 210-S  
Washington, DC 20001

Re: Case No. 19-10 – Valor Development, LLC

Dear Chairman Hood and Members of the Commission:

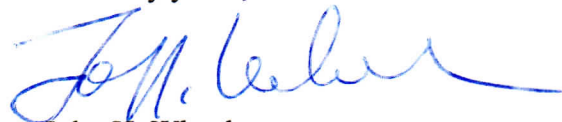
Attached is the Request for Party Status in the referenced case. The request is on behalf of Ward 3 Vision, a grassroots organization that advocates for community development based on the principles of Smart Growth and Transit-Oriented Development. Our ultimate goal is to promote and enhance the development of dynamic, vibrant urban communities that are sustainable and engaging places to live, work and play.

We have many members and supports throughout Ward 3, including persons residing on the streets surrounding the subject property in this matter. We support the application.

This Request for Party Status was approved, without objection, by the Ward 3 Vision Steering Committee.

The Zoning Commission granted party status to Ward 3 Vision to the Design Review case (Case No. 16-23) that preceded this PUD application.

Sincerely yours,



John H. Wheeler  
Member of the Ward 3 Vision  
Steering Committee

## CERTIFICATE OF SERVICE

I hereby certify that on September 19, 2019, copies of this Request for Party Status were sent via email to the following:

**Valor Development, LLC**

c/o Mr. Norman M. Glasgow, Holland and Knight  
norman.glasgowjr@hklaw.com

**Advisory Neighborhood Commission 3D**

3D@anc.dc.gov

**Advisory Neighborhood Commission 3E**

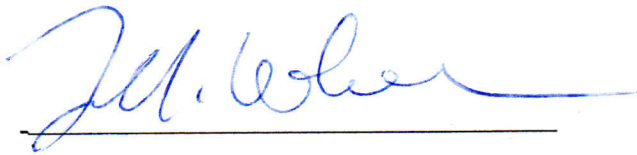
3E@anc.dc.gov

**Ms. Jennifer Steingasser**

DC Office of Planning  
Jennifer.steingasser@dc.gov

**Citizens for Responsible Development**

c/o Mr. Edward Donahue, Donohue and Stearns, PLC  
edonohue@donohuestearns.com



John H. Wheeler, Ward 3 Vision  
Johnwheeler.dc@gmail.com  
202-362-6009





BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 140 - PARTY STATUS REQUEST**

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

**PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.**

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Ward 3 Vision		
Address:	c/o John Wheeler, 4304 Yuma ST NW, Washington, DC 20016		
Phone No(s):	202-362-6009	E-Mail:	johnwheeler.dc@gmail.com

I hereby request to appear and participate as a party in Case No.: 19-10

Signature:		Date:	9/19/2019
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Will you appear as a(n)	<input checked="" type="checkbox"/> Proponent	<input type="checkbox"/> Opponent	Will you appear through legal counsel?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E-Mail:	

**ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:**

I hereby request advance Party Status consideration at the public meetings scheduled for:

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.



## PARTY INFORMATION

Name: Ward 3 Vision

Address: c/o John Wheeler, 4304 Yuma St. NW, Washington, DC 20016

Phone Number: 202-362-6009

E-Mail: johnwheeler.dc@gmail.com

## PARTY STATUS CRITERIA

### **1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?**

Ward 3 Vision is a grassroots organization that advocates for community development based on the principles of Smart Growth and Transit-Oriented Development. Our ultimate goal is to promote and enhance the development of dynamic, vibrant urban communities that are sustainable and engaging places to live, work and play. We view this project as being a contributor to enhancing these goals. Our Website is [www.ward3vision.org](http://www.ward3vision.org).

### **2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgage)**

None

### **3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission/Board? (Preferably no farther than 200 ft.)**

Ward 3 Vision has hundreds of members and supporters throughout the ward, including this portion of American University Park. Several of our members live in the blocks immediately surrounding the project that is the subject of this application.

### **4. What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?**

The developer stands ready to invest a substantial sum to redevelop a large parcel that has been vacant for many years. We see it in the context of a long-term role for improving the conditions along commercial corridors in accordance with the principals of Sustainable DC. We have reviewed the application. Our filter is to measure the project's potential impacts in Smart Growth principles, impacts on sustainability, and the opportunities it affords to enhance Ward 3 as an engaging place to live, work and play. We see this as an opportunity to improve this commercial portion of Massachusetts Avenue, to bring new residents and commercial opportunities and minimize externalities such as pollution and vehicular traffic. We see that we have a very direct interest in the application being approved by the Commission. It will improve the vitality that we want to see in the community.

**5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.**

Ward 3 Vision is actively engaged in the promotion of Smart Growth in the major corridors of Northwest DC. Our ability to promote Smart Growth goals and enhance the vibrancy of our community – objectives which are in line with the Comprehensive Plan – will be substantially impaired if the Commission denies this application.

**6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.**

Many of our supporters live close to the subject property and regularly shopped at the grocery stores formerly doing business at this site. We would like to see this site developed in a manner that will improve the quality of life and add vitality to the neighborhood. Our interest in this matter is significantly different from any other group, including the ANC, or persons in the general public. The ANC must represent the neighbors and residents as a whole, which may include opponents of the development. Our goal is to have more housing near transit and commercial areas. We support the subject development.

**WITNESS INFORMATION:**

1. List of Witnesses: A member of the Ward 3 Vision Steering Committee.
2. Summary of Testimony: The witness' testimony will concern the benefits that the Tenleytown neighborhood and all of Ward 3 may derive from the development of this important property.
3. Expert Witnesses: none
4. Total Time Requested: 10 minutes

Outline of testimony from Ward 3 Vision  
Background on Ward 3 Vision and its mission and principles  
Rationale for supporting the project  
Benefits of the project -- the redevelopment of the subject property represents a unique and important opportunity to revitalize this area  
Comments on mitigation measures and amenities offered through the project  
Consistency with Zoning Regulations and Comprehensive Plan

**ABOUT WARD 3 VISION:**

Ward 3 Vision is an active group of residents partnering with the Coalition for Smarter Growth to ensure that new development is positive and forward-thinking, and brings new life and vibrancy to our neighborhoods. We believe our community will benefit from an honest dialog with true inclusiveness and citizen engagement.



**Mission Statement**

Ward 3 Vision is a group of residents who can imagine our neighborhoods as even better urban places – more walkable, sustainable, and vibrant. We work to ensure that D.C. grows in a way that is environmentally and socially responsible, positive, and progressive, while protecting the character of our residential neighborhoods and bringing the vitality of urban life to our commercial corridors.

**We support**

Planning for a revitalized and sustainable Wisconsin Avenue corridor

New growth near Metro stations and bus stops

Preservation of existing neighborhoods

A mix of uses including residential and commercial

Innovative traffic and parking solutions

Housing that is affordable for low and moderate income families

Green building designs

Urban design and streetscape improvements

We are committed to working with city planners and developers to ensure that new development maximizes walking and public transit, minimizes commuter traffic, and brings much needed amenities for our neighborhood.

**Steering Committee**

Susan Kimmel, Chair

Ellen Bass

Matt Bell

William Clarkson

Leslie Dembinski

Ron Eichner

Allison Feeney

Samantha Mazo

Jeff Norman

Steve Seelig

Bob Ward

John Wheeler

The Steering Committee voted, without objection, to authorize John Wheeler to represent it in Case No. 19-10.