

Holland & Knight

800 17th Street, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

CHRISTOPHER H. COLLINS
202-457-7841
chris.collins@hklaw.com

October 26, 2016

VIA IZIS AND HAND DELIVERY

Zoning Commission of the District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: **Application for Zoning Commission Voluntary Design Review
Square 1499 Lots 802, 803, 807**

Dear Members of the Zoning Commission:

On behalf of Valor Development, LLC (the “Applicant”), the authorized agent of FW DC-Spring Valley Shopping Center LLC and Apex Real Estate Company, the present owners of Square 1399 Lots 802, 803, and 807 (the “Project Site”), we hereby submit an application for voluntary design review by the Zoning Commission (the “Commission”). This application is being submitted pursuant to the provisions of the design review process contained in Subtitle X, Chapter 6 of the 2016 Zoning Regulations of the District of Columbia which permit property owners to apply voluntarily for design review by the Commission in return for greater flexibility in the planning and design of a proposed development, including flexibility in building bulk control, design, and site placement without an increase in density or a map amendment.

As required under 11-Z DCMR § 301, please find the following enclosed herein:

- Letters of authorization from the Applicant and property owners;
- Completed application form (Form 107);
- Surveyor’s Plat;
- Map of the Project Site and existing zoning;

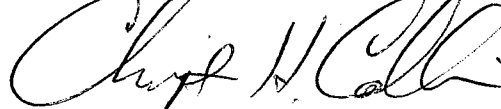
ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.1

- Applicant's preliminary statement, including a detailed statement describing how the application meets the design review evaluation standards in 11-X DCMR § 604;
- Detailed architectural, landscape, and civil plans and drawings;
- List issued by the Office of Tax and Revenue of property owners within 200 feet of the perimeter of the Property, and labels, and;
- Filing fee payable to the DC Treasurer in the amount of \$2,000;

We believe the application is complete and respectfully request the Zoning Commission to schedule a public hearing on the application at its earliest available date.

Sincerely,

HOLLAND & KNIGHT LLP



Christopher H. Collins

Enclosures

cc: Jennifer Steingasser, Office of Planning (w/encl., via hand delivery and email)
Joel Lawson, Office of Planning (w/encl., via hand delivery and email)
Anna Chamberlin, District Department of Transportation
(w/encl., via hand delivery and email)
Ryan Westrom, District Department of Transportation
(w/encl., via hand delivery and email)
Advisory Neighborhood Commission 3E (w/encl., via hand delivery and email)
Advisory Neighborhood Commission 3D (w/encl., via hand delivery and email)