



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3D
PO Box 40846, Palisades Station
Washington, DC 20016**

***PALISADES · KENT · SPRING VALLEY · WESLEY HEIGHTS · NEW MEXICO/CATHEDRAL · THE AMERICAN
UNIVERSITY · FOXHALL VILLAGE · BERKELEY***

22 June 2018

Dear Chairman Hood and Members of the Zoning Commission:

Advisory Neighborhood Commission 3D received on June 15, 2018, Valor Development's [the Applicant] request for a deferral of deliberations until October 16, 2018 in Zoning Case 16-23. We have no objection to this request and believe that granting it will enable the Applicant to continue sharing with the community its revised plans. Further, we agree that a public hearing (instead of simply a deliberation) is appropriate and provides the community another opportunity to engage with the process.

Nothing in this submission stating there are no objections to the requested continuance shall be construed as a change in ANC3D's stated position as approved officially by our Commission, but simply a response to this procedural matter of granting an extension of time.

ANC3D has been working in earnest with the Applicant throughout the last twelve-plus months to mitigate potential impacts of the project while ensuring that it provides long-desired community amenities. The changes mentioned by the Applicant in their third deferral request are improvements: the revised plans include the conversion of 19 apartments/condos in Building 2 into four townhomes, a reduction in the scale of Building 1 by an entire story, and replacement of the previously-planned grocer (Balducci's) with an alternative, high-quality grocer (to our knowledge not yet publicly disclosed) that will compete less directly with the existing tenant at the adjacent shopping center (Wagshal's). We believe these changes substantially improve the project by addressing and reducing some potential objections to the plans while still returning a full-service grocery store to the site. Additionally, it is our expectation that the Applicant will continue their proffer of valuable pedestrian improvements that were negotiated previously and adopted into a formal Memorandum of Understanding between the Applicant and ANC3E.

These changes are not a surprise to ANC3D. We have known about them for several months and, in fact, we helped foster their development. The Applicant has continued to engage with the community and the Advisory Neighborhood Commissions throughout the last six months following the Zoning Commission's January 25, 2018 hearing. We expect that this will continue during the period covered by this deferral request.

Owing to the zoning history associated with the project site and the insufficient amount of commercial FAR available at the site to return a full-service grocery store with any new construction project, Zoning Case 16-23 has more property owners within the project boundary than typical cases. ANC3D has

remained informed about that status of key arrangements with these other property owners, including American University (for parking), Regency Centers (for commercial FAR to provide the grocery store), and two high-quality grocery store businesses. Additionally, ANC3D has discussed the Applicant's revised project with the site's property owner (Apex Real Estate Company). As with other aspects of this case, ANC3D was informed well in advance of the request for a third deferral, including from both the Applicant and the site's property owner.

ANC3D will continue to engage in good faith discussions with the Applicant, property owners within the project site, and community groups both in support and opposition of the proposal and looks forward to commenting further on the forthcoming revised plans and presenting its views to the Zoning Commission at the appropriate time.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stephen Gardner". The signature is written in dark ink on a light-colored, slightly textured background.

Stephen K. Gardner
Chair