

ward3vision

smart growth • vibrant neighborhoods

c/o John Wheeler
4304 Yuma St. NW
Washington, DC 20016
March 16, 2017

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

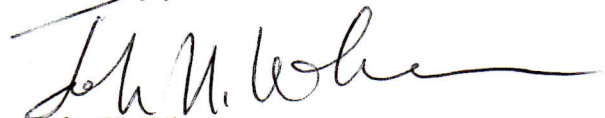
Re: Case No. 16-26 –Wisconsin Owner LLC- Consolidated PUD & Related Map Amendment @ 4620 and 4624 Wisconsin Avenue, N.W.

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 PUD application and related Map Amendment.

Sincerely yours,



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



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 > 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:	% 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.:	ZC 16-26		
Signature:		Date:	3/16/17
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

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 an important contributor to enhancing these goals. Our Website is 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 200ft.)

Ward 3 Vision has hundreds of members and supporters throughout the ward, including Tenleytown. At least one of our members owns a residence within 200 feet of the subject property, and several of our members live in the blocks immediately surrounding it, including the chair of Ward 3 Vision who lives in the apartment building above the Tenley Metro station one block from the PUD site.

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 corner that has been vacant for nearly a decade. We see it in the context of a long-term role for improving the conditions along the commercial corridor in accordance with the principals of Sustainable DC. We have reviewed the PUD 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 a tremendous opportunity to improve the Wisconsin Avenue corridor, 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 PUD being approved by the Commission, in order to improve the vitality that we want to see in the Tenleytown area.

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 or work close to the subject property, regularly use the Tenleytown Metro Station, and shop on Wisconsin Avenue. We would like to see this site developed in a manner that will improve the quality of life and add vitality to the neighborhood and help make Wisconsin Avenue the neighborhood's Main Street.

Our interest in this matter is significantly different from any other group or persons in the general public. In particular, although a number of our members live within the boundaries of ANC3E, our interest is different from that of the ANC and any other group. Our goal is to use development along major arterials such as Wisconsin Avenue. We are supporters of the subject development. The ANC must represent the neighbors and residents as a whole, which may include opponents of the development.

WITNESS INFORMATION:

1. List of Witnesses: Either Susan Kimmel or another 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: Ellen McCarthy, expert in zoning and land use
4. Total Time Requested: 15 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 the Tenleytown area
- Comments on mitigation measures and amenities offered through the PUD
- Consistency with Zoning Regulations and Comprehensive Plan

CERTIFICATE OF SERVICE

I hereby certify that on March 16, 2017, copies of this letter were sent via email to the following:

Wisconsin Owner LLC

c/o Paul Tummonds
Goulston & Storrs PC
1999 K Street NW Suite 500
Washington, DC 20006
ptummonds@goulstonstorrs.com

ANC 3E

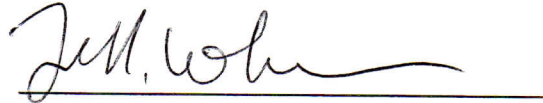
c/o Jonathan Bender, Chair
4411 Fessenden Street NW
Washington, DC 20016
jonbender@gmail.com

Joel Lawson

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
Joel.lawson@dc.gov

Revive 3E

c/o Benjamin Nussdorf
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Washington, DC 20016
Benjamin_nussdorf@yahoo.com



John H. Wheeler, Ward 3 Vision