



October 24, 2019

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street, NW
Suite 200S
Washington, D.C. 20001

RE: **Z.C. Case No. 19-10**
Spring Valley Neighborhood Association's Post-Hearing Submission

Dear Chairman Hood,

The Spring Valley Neighborhood Association (“SVNA”), a party in support in Z.C. Case No. 19-10, submits the following responses to certain requests made by the Commission at the October 10 public hearing (See Ex. 233):

- **Affordable Housing:** As noted in our previous testimony (Ex. 221), the Applicant’s proposal would result in more than a 50 percent increase in IZ units in Ward 3, and we view this as a most welcome development. We also appreciate and support the Applicant’s proffer, which would increase the IZ to 12 percent. With respect to the issue of rent control, it is our understanding that the District’s rent control statute is not applicable in this case, and we appreciate Vice Chair Miller clarifying this point during the October 10 hearing, when he noted that, “new construction has always been exempt from rent control ever since the enactment of rent control in 1976, so anything built after 1976.”¹
- **Evaluation of Requested Special Exception Relief:** We believe that the request is reasonable and that the special exception relief should be granted to the Applicant.

¹ Tr. p. 123.

- Evaluation of the Proposed PUD under Subtitle X, Chapter 3: We believe that the Applicant's proposed PUD would result in a project far superior to that of a matter-of-right project, and that it includes a commendable number of meaningful public benefits, including a full-service grocery store and additional IZ affordable housing units. We believe the Applicant has made a good faith effort to address and/or mitigate potential adverse impacts, and the proffered benefits and amenities are further evidence of those successful efforts. Finally, we believe that the proposed PUD is not inconsistent with the Comprehensive Plan when taken as a whole.

Thank you for your consideration.

Sincerely,



William Clarkson V
Co- President
Spring Valley Neighborhood Association

CERTIFICATE OF SERVICE

I hereby certify that on October 24, 2019, copies of this submission were delivered via email to the following:

ANC 3D: 3D@anc.dc.gov

ANC 3E: 3E@anc.dc.gov

Spring Valley Opponents: Jlkaskin@rcn.com

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William Clarkson V

Co-President, Spring Valley Neighborhood Association