



**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:	Spring Valley Neighborhood Association c/o William Clarkson		
Address:	4805 Sedgwick St., N.W., Washington, D.C. 20016		
Phone No(s):	202-423-7098	E Mail:	wclarksonv@gmail.com

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

Signature:		Date:	9/20/19
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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.

**Zoning Commission Case No. 19-10**  
**Party Status Request of Spring Valley Neighborhood Association (“SVNA”)**  
**Form 140 - Supplemental Information**

**Party Witness Information:**

1. **A list of witnesses who will testify on the party’s behalf:** William Clarkson and Gretchen Randolph may testify on behalf of the Spring Valley Neighborhood Association (“SVNA”).
2. **A summary of the testimony of each witness:** SVNA’s testimony will address neighborhood support for Valor Development’s (the “Applicant” or “Valor”) Planned Unit Development (“PUD”) application and how the proposed project directly impacts Spring Valley neighborhood residents and homeowners. The testimony will also focus on SVNA’s engagement with community stakeholders to address the community concerns.
3. **Expert Witnesses:** None
4. **The total amount of time being requested to present your case:** 5 minutes

**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?**

SVNA represents homeowners residing in the Spring Valley neighborhood, which includes residences within 200 feet of the proposed project site. This proposed project would likely affect Spring Valley neighborhood residents and homeowners, particularly with respect to the transportation, traffic and commercial retail development impacts.

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

SVNA represents homeowners residing in the Spring Valley neighborhood, which includes residences within 200 feet of the project site. On September 19, 2019, the SVNA Board of Directors (the “Board”) authorized the submission of this party status request application by SVNA Co-President and Board Co-Chair William Clarkson. Under Article IV of SVNA’s Governing Principles, *“Members of the Board shall be authorized to take action on all*

*matters requiring attention when the Association is not in session and upon urgent matters requiring action prior to any meeting of the Association. ”*

**3. What is the distance between the person’s property and the property that is the subject of the application before the Commission/Board?**

The project site that is the subject of the application is within 200 feet of residences in the Spring Valley neighborhood.

**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?**

Spring Valley neighborhood residents, including homeowners represented by SVNA, are likely to be affected by transportation, traffic, parking, and commercial retail development impacts of this proposed project. SVNA supports Valor’s application, and we believe that the proposed project includes a number of valuable amenities and benefits to the community. In particular, SVNA strongly supports the return of a full-service grocery store to the community following the closure of Fresh & Greens in December 2013. Valor’s proposed project, which would include a full-service grocery store, is preferable to a by-right development without one. SVNA also appreciates Valor’s continued efforts to work with involved community stakeholders to address and mitigate adverse impacts from the proposed project.

**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.**

Because of the proximity of the project site to the Spring Valley neighborhood, residential homeowners represented by SVNA will face greater impacts than the general public.

## Certificate of Service

I hereby certify that on September 20, 2019, copies of the attached Party Status Request Application were delivered via e-mail to the following:

Applicant c/o Shane Dettman  
Holland & Knight  
[Shane.dettman@hklaw.com](mailto:Shane.dettman@hklaw.com)

ANC 3D  
[3D@anc.dc.gov](mailto:3D@anc.dc.gov)

ANC 3E  
[3E@anc.dc.gov](mailto:3E@anc.dc.gov)



William Clarkson  
Co-President  
Spring Valley Neighborhood Association