

Cochran, Patricia (DCOZ)

From: Christopher H Mitchell <CMitchell@steinmitchell.com>
Sent: Wednesday, November 01, 2017 7:01 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case Number 16-23, Proposal for Design Review and Development by Valor Development LLC, Square 1499, Lots 802, 803, 807: Letter in Opposition

Dear Sirs/Madams:

I write to express my strong opposition to Valor Development’s plan to redevelop the old Super Fresh grocery store site at 48th & Yuma Streets, NW. As proposed, Valor’s so-called “Ladybird” project will create a monstrosity that towers over the adjacent historic shopping center on Massachusetts Avenue and will include more than 200 residential units, 90% of which will be apartments providing a magnet for traditionally unruly students at nearby American University (in sharp contrast to the single-family owner-occupied houses of the surrounding neighborhood).

Moreover, neither the residential units nor the underground grocery store that is part of Valor’s plan are accompanied by adequate garage parking, and the rear alley designated for all of the structure’s vehicular entry and egress is grossly insufficient to accommodate the volume produced by such an enormous building.

Perhaps worst of all, the Ladybird project will make a congested mess of neighborhood traffic flow and residential street parking, severely damaging the quality of life for the established families (many with young children) who reside in the surrounding blocks of modest two-story houses.

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