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December 8, 2017

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

RE: Case Number 16-23, Proposal for Design Review and Development by VALOR
Development, LLC, Square 1499, Lots 802, 802, 807

Dear Chairman Hood and Commission Members:

I am writing this **letter in OPPOSITION** to the Valor apartment/grocery complex proposed for the Massachusetts Ave site. I have been closely following Valor's proposals and traffic studies since October 2016 and find a troubling lack of response to community concerns.

There are four areas that particularly concern to me:

1. The proposed scale and massive footprint is way out of sync with the residential character of American University Park, which is composed of single family homes. The proposed 5-7 stories need to be scaled back.
2. The proposed access to the apartment/grocery complex is through an ally next to the PNC Bank and through one off 48th Street. It is simply not credible to think this is adequate to accommodate the in-and-out traffic of residents of 220 units plus shoppers at the grocery story. And what about the UPS-FedEx trucks delivering multiple packages on a regular basis.? To get a sense of the potential problem, I urge members of the Commission to drive by the alley (next to bank and former American University Law school building) at rush hour. There are always delivery trucks parked right on Mass Ave! as they can't navigate or don't bother to enter the existing alley. Hard to imagine widening the alley is going to solve the hugely expanded volumes of trips to the new complex.
3. Where are apartment dwellers going to park? And how will Valor's proposal to limit application of residential parking permits be enforced?
4. What happens to the space allocated for the small-scale grocery if Valor is not successful in attracting on? This seems a real possibility as a new grocery has recently been announced for the nearby FannieMae site being developed at Wisconsin and Upton and several nearby groceries have announced upgrades.

Thank you for considering the concerns of this AU Park resident.

Margaret B. Parlato