

December 24, 2017

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

RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

Dear Chairman Hood and Members of the Commission:

My wife and I live at 4620 Albemarle St., NW close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street, NW. Because of the height and mass of the development's two buildings, the nature of the grocery that is proposed as well as parking and traffic implications, we strongly oppose Valor's proposal. Set forth below are the reasons for our opposition.

Height and Mass

Valor is proposing to build two buildings, one with five stories and the other with seven. They contain 219 apartments. These large buildings face two residential streets and are totally out of character with the American University Park neighborhood which consists of single family, two story homes.

The Valor project will contain 219 family units, which is equivalent to approximately the number of family units(houses) contained in the ten square blocks from Van Ness Street, NW to Ellicott Street, NW between 46th and 47th Streets. In my view, this density will undoubtedly adversely affect traffic, parking, schools and other infrastructure in the neighborhood.

Finally, it appears that the massive size of the development will impact the sunlight for houses on Yuma, 48th Street, Warren and Windom part of the day depending on the season.

Grocery Store

Valor has told us that Balducci has signed a letter of intent to become the grocery tenant. I do not believe that Balducci's is the right fit for the American University Park neighborhood. Balducci's is a high end specialty market and the neighborhood already has one. The people in AU Park would like to see a super market of the nature of a Harris Teeter similar in size of the old Super Fresh (20-25,000 square feet) where they can do all their grocery shopping at a reasonable price.

Parking

Valor has claimed that they will have a leaseback arrangement with American University to make more parking spaces available to residents. That would certainly be a positive step. However, to be meaningful the agreement should be for a long period of time and not terminable by American University. It would be better if Valor could purchase these spaces from American University. In any event, parking will continue to be a problem because of the large number of apartments bringing visitors, workmen and others into the neighborhood.

Traffic

The large number of occupants in these apartments as well as the visitors, workmen and others coming there will add a lot of new traffic and congestion in what can already be a fairly crowded area.

In conclusion, I would like to see the Valor development with buildings that contain fewer floors and apartments as well as a small supermarket. This would be much more consistent with the character of the neighborhood.

Sincerely,

Harry Melamed
202-362-0950