

## Hanousek, Donna (DCOZ)

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**From:** Marilyn Richert <marilyn261@verizon.net>  
**Sent:** Thursday, December 28, 2017 3:34 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Case No. 16-23: Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802,803, 807

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

From: Marilyn K. Richert  
4811 Yuma St. NW  
Washington, DC 20016  
Phone 202-363-4811

Letter in Opposition

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

Dear Chairman Hood and Members of the Commission:

It appears that the zeal for development has overtaken common sense in Case No. 16-23. I am very, very concerned because I live directly across the street from the proposed development site. I have lived here for the past 46 years, almost half a century, and I plan to remain here for at least two more decades. Daily, I will have to live with and look at the results of this planning process.

When I first wrote to you, in opposition to the Valor proposal, I was optimistic that a workable plan addressing neighborhood concerns could be reached. During the ensuing months of innumerable meetings, it has repeatedly been pointed out to Valor that over 570 of the immediate neighbors (see petition) oppose the height and density of Valor's proposed plan. It has become clear that Valor will not and does not intend to address our concerns in any substantive way. The most recent "revisions" that they put forth in response to our major concerns were mere cosmetic adjustments to their current plan.

I do know that there will be development on the site. Said development should be congruent with the one- and two-story homes in the neighborhood. A two- or 3-story building would be the right size to blend with the existing homes. Unfortunately, Valor wants to build two buildings that would be four and five stories above ground. The result would be a massive development, quite super-sized when compared to the houses and commercial buildings that surround the site.

Dropping a large dollop of humanity (400+ adults and children) on the neighborhood will do nothing but clog the schools and streets. The streets are small, three lanes wide, that accommodate one parking lane and two traffic lanes. The capacity of the neighborhood schools has already been adjusted with both permanent and temporary construction. Still, they remain at capacity (save for one school). To visualize it, Valor's massive proposed

development has the effect of someone who, all of these years later, paints a large pimple on the face of the Mona Lisa. Totally out of place!

In conclusion, I thank you for the opportunity to express my concerns. I do know that there will be development. I urge that any new development be right-sized rather than the super-size that is proposed.

Respectfully submitted,

Marilyn K. Richert