

December 27, 2017

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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:

We live at 4910 Sedgwick St, NW, very close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW.

We are writing to express our opposition to the proposal by Valor Development to construct two buildings, ranging in height from 4-7 stories that would loom above treetops, Spring Valley Shopping Center, and overshadow the nearby single-family homes in American University Park. Plans include over 220 residential units and a grocery store on the site.

We have just learned that Balducci's has signed a Letter of Intent to be the grocery store. Balducci's, a high-end grocer that replaced Sutton Place Gourmet on New Mexico Ave, NW, failed at that location. Balducci's would be a direct assault on the business of Wagshal's, a Washington institution for over 80 years and in Spring Valley since 1939. Balducci's is not the market the community needs to replace Superfresh. What that grocery should be is difficult to say but Balducci's would be an unhelpful addition. It is laughable to think that Balducci's would serve the community any better than what is currently available and it is unlikely that it would benefit residents in the affordable housing units of the proposed site.

It is most unfortunate that the ANC did not have their negotiating skills sharpened at the first meeting for this development. It should never have gotten as far as it has in its proposed state. In several instances, Valor has used the term "by right" to express what they can construct. Having "by right" does not mean the affected citizens do not have a say in decisions. ANC must represent the neighbors with fidelity and reject such highly objectionable proposals, by right or not.

We do not need to stamp with a cookie cutter all segments of the District. Beside being the capital of the country, this nationally and internationally significant city stands out because of world-class museums, restaurants, and the variety of unique villages within. The green, open spaces, views of the sky, grand traditional as well as contemporary architecture. Architecture and building height are crucial components to fitting with surroundings within a community.

ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.146

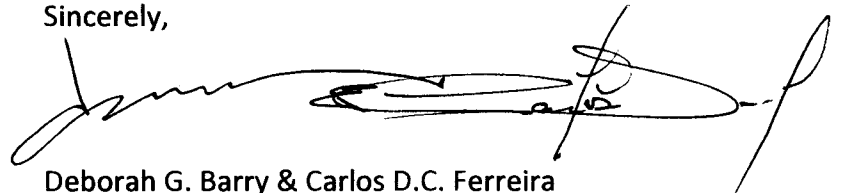
New construction plans that ignore the character and scale of a neighborhood make a serious mistake. Once radical change is made, it's over and there is no turning back.

Yuma Street and 48th Street, the streets that are immediately adjacent to the proposed buildings, are located in American University Park, a neighborhood of mostly one family 2-story homes. Such an oversized development in close proximity to these residences would negatively alter the character of this part of AU Park. Primary access to the proposed development is to be through an alley off Yuma Street, which is already clogged with delivery trucks and dumpsters for the Spring Valley Shopping Center. Yuma Street, along with 48th Street, will be overwhelmed by trucks and vehicles entering and exiting the new development. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets. Plans for underground resident parking spaces are inadequate. The traffic flow will be seriously impacted on all main and neighborhood side streets on both sides of Massachusetts Ave. The current Valor Development proposal will adversely affect the neighborhoods and infringe on the safety of children to play outside and the many pedestrians, from young children to senior citizens, who enjoy walking in both AU Park and Spring Valley neighborhoods.

We, along with many in the community strongly oppose Valor's current plan and respectfully urge the Zoning Commission to require that Valor Development rework their proposal to ensure consistency with the DC Comprehensive Plan for this area of our beautiful city.

We would be grateful for your consideration of these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah G. Barry & Carlos D.C. Ferreira', written in a cursive style.

Deborah G. Barry & Carlos D.C. Ferreira
4910 Sedgwick St, NW
Washington, DC 20016

Cc: Mary M. Cheh, Councilmember, Ward 3