

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
441 4TH Street, NW, Suite 220, Washington, DC 20001

ZONING COMMISSION CASE No. 16-23  
(Valor Development, LLC – Voluntary Design Review @ Square 1499,  
Lots 802, 803, 806 and 807)  
January 11, 2018 and January 25, 2018

Good evening Chairman Hood and commissioners, my name is Silvia Lucero, and I am testifying in opposition before the commission as a resident and former shopper of Super Fresh.

I am also the ANC 3D10 commissioner and voted against this development on December 6, 2017 and again on January 10th at our regularly scheduled meeting when it was reconsidered.

This has been a long and arduous process with many meetings with both ANCs and the community. I appreciate that Valor has made some concessions with regard to the original appearance of the buildings.

The anticipation of a full service grocery store returning has been highly desired by many as it is considered an amenity and benefit to the community.

My disappointment with this project has been with the following:

- 1) the diminished size and selection of the grocery store;
- 2) that there is only a Letter of Intent from Balducci's;
- 3) the confusion regarding the FAR/development and I agree with the Commissioners as well as ANC 3E that a one pager with this information would have been helpful;
- 4) Valor is not an owner but rather a contract purchaser
- 5) the confusion regarding matter of right, what they can and can't do;
- 6) the transfer of density which would set a president going forward;

- 7) the density and massing of the structure and how it will affect adjacent neighbors regarding traffic, light and privacy;
- 8) the addition of a Hawk Traffic signal as I have seen how the Hawk Signal on Nebraska Avenue at times backs up traffic onto Ward Circle;
- 9) the reduction from LEED Gold to LEED Silver;
- 10) the possibility that now all the units in the Condo Building could now be rentals, making this an almost 90% rental project does not give empty nesters' incentives to buy and downsize;
- 11) the current retailers will be lost.

Therefore, I encourage you to review Citizens for Responsible Development's Supplemental Submission submitted on January 9<sup>th</sup> as it includes detailed explanations as to why this project fails to meet the requirements for the design review, as well a matter of right calculation, historic preservation report, traffic study, expanded shadow study and the visual impact study conducting several balloon tests as well as laser and physical measurements where they could not access the area with a balloon to show the scale of the project in comparison to the neighborhood. I believe their photos will help the Commission to see the scale and impact on the surrounding neighbors.

I am not against development however, this project began with the promise of a full service grocery store comparable to that of Super Fresh and it should be designed to be consistent with the urban form of the neighborhood. Thank you for your time.