

Cochran, Patricia (DCOZ)

From: Scott Parker <scottlparker@comcast.net>
Sent: Monday, January 30, 2017 8:46 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Pat Lanigan
Subject: Case number 16-23; Proposal for Design and Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, 807 in American University Park, District of Columbia.
Attachments: SVVHOA resolution 012417.pdf

To Chairman Hood and the Members of the Zoning Commission:

The resolution attached was passed by our Board last week after the annual meeting of the 157 homeowners we represent in Spring Valley West (SVVHOA). It is purposefully consistent with the resolution passed by the ANC3D commissioners at their December 7, 2016 meeting, although our resolution is considerably shorter. Pat Lanigan, copied here, is our Board Chairman, and I prepared this note on behalf of the Board.

Our SVVHOA community has been actively following the proposed Valor Ladybird development since August, 2016. Shelly Repp from the Citizens for Responsible Development, and Will Lansing from Valor Development have both spoken in person to our homeowners, and they answered questions from them over the past several months. Our resolution speaks to the concerns we have about this proposed, very inappropriate development, but we are not opposed to reasonable development of the site.

On the subject of a possibly smaller proposed development, Will Lansing noted, for example, in a January 4, 2017 meeting with many of the homeowners and homeowner group leaders in the ANC 3D sub-communities that Valor is considering a significant scaling back of the size of the supermarket, but we are not aware of any formal alteration of their original application. Similarly, while we have heard from Valor that they will address the parking and traffic congestion issues with a survey by an engineering firm, we have not seen the results, and the date of availability to residents has been pushed back at least twice. So, while there seems to be an intent to alter their proposal, we have seen no concrete action, and, as a result, we wanted the Zoning Commission to understand our strong opposition to the only formal proposal submitted.

Thank you,
Scott Parker
Treasurer

SPRING VALLEY WEST HOMEOWNERS CORPORATION

RESOLUTION ON VALOR DEVELOPMENT'S PLAN FOR FORMER SUPER FRESH SITE

WHEREAS Valor Development, LLC (“Valor”) has proposed to the DC Zoning Commission to replace the former Super Fresh grocery store and its surface parking lot at 48th and Yuma Streets, NW with a development project called The Ladybird, consisting of two proposed buildings with a total of 220 residential units, a large grocery store, other retail space, and underground parking;

WHEREAS The Ladybird would have a maximum height of 88 feet (7 stories), behind two adjacent commercial properties which face Massachusetts Avenue: a 1-story shopping center designated as a historic landmark, and a 5-story office building used by American University;

WHEREAS The Ladybird is located within a zoning district of low-density commercial use, generally understood to mean shopping and service venues of smaller scale (1-3 stories) for retail, office, and service businesses;

WHEREAS The Ladybird, as proposed, would consist of a mixed-use residential building containing 201 rental apartments (most with a square footage at or below 50% of the typical dwelling units in AU Park); an all-residential building containing 19 owner-occupied condominiums; 60,000 square feet of retail space, including a 55,000-square foot “destination” supermarket (triple the size of the old Super Fresh); and a 3-level underground garage with 460 parking spaces, but only 77 reserved for the residents of 220 total units (vs. typical AU/SV ratios of 1.5+ vehicles per dwelling unit) and only 147 set aside for retail customers (the remaining 236 spaces for use by American University under a prior agreement);

WHEREAS Valor has submitted a zoning application to the District of Columbia for approval of The Ladybird’s planned design, because it exceeds commercial and residential density limits, with such approval requiring Valor to demonstrate that the project will not adversely impact the neighborhood;

WHEREAS on December 7, 2016 the District of Columbia’s Advisory Neighborhood Commission 3D enacted a resolution opposing The Ladybird’s planned design because its height and architecture are incompatible with the neighborhood, it provides inadequate parking, and it would create intolerable traffic and parking congestion on nearby streets (particularly in the small alley which is the motorists’ and service vehicles only ingress and egress).

NOW THEREFORE, BE IT RESOLVED that the Spring Valley West Homeowners Corporation:

--opposes The Ladybird as currently proposed by Valor, because the massive scale of such project will destroy the low-density character of the existing commercial area and will adversely impact the surrounding neighborhood with severe traffic congestion and inadequate parking;

--supports a smaller-scale development of the former Super Fresh site, including retail services and a neighborhood-sized grocery store; and

--urges Valor to modify the project’s design to provide for a mixed-use development compatible with the surrounding neighborhood, the low-density commercial buildings on Massachusetts Avenue, and the limited capacity for traffic and parking in the neighborhood as well as the likely demand for parking

associated with the mixed use nature of the project and, in particular, the parking needs associated with a large grocery store.

After discussion among the homeowners to obtain a sense of their agreement, this resolution was approved by the Board of Directors of the Spring Valley West Homeowners Corporation Board on January 23, 2017 by a vote of 8 to 0 with one Director absent for the vote.