

4913 Upton Street NW
Washington, DC 20016
December 28, 2018

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Zoning Commission of the District of Columbia
441 4th Street NW
Suite 210S
Washington DC 20001

RE: Case Number 16-23;
Proposal for Design Review and Development by Valor Development
on Square 1499, Lots 802, 803, 806, and 807, in American University
Park;
Letter in Opposition.

To: Members of the Zoning Commission:

We have lived in Spring Valley for almost 30 years. One year ago we wrote to convey our opposition to the original Valor Proposal. Today, we write to say that, despite modest changes, we continue to oppose this Project.

First, the scale and mass of the Valor Project simply do not fit the character of the present-day surrounding area. Many of us are vested in protecting our current low density stable neighborhood. Most of the homes were built in years just before and after World War II. A six story rental apartment building employing modern construction techniques and state of the art building materials clearly does not fit in this neighborhood.

Second, Valor has stated that its market survey predicts a high demand for such rental units by empty nesters. No matter how trustworthy, the sampling methodology which Valor has employed does not match what we and our neighbors for many blocks around are contemplating as they begin the downsizing process.

Perhaps another survey considering some of realities of downsizing might very well give both Valor Development and the Zoning Commission another perspective. When moving from their present million-dollar-plus homes with four or more bedrooms, three or more bathrooms, a library or sitting room, a playroom for children, and state of the art kitchen, how many will be interested in a rental unit of 1,000 square feet or less?

Third, how many millennials will be enamored with a location a full mile away from the nearest Metro stop requiring an uphill walk no matter what the weather. What this reality implies is that these millennials will be bringing cars into the neighborhood, and more than one car per unit. Furthermore, how many empty nesters will remain

interested in this project when it becomes another dormitory for use by American University students?

Fourth, Valor's proposed project faces both 48th and Yuma Streets. Much of the traffic for both the 219 residential units and a proposed grocery store will enter and leave the project site through alleys which ultimately will lead to 48th and Yuma Streets, causing congestion in our community which is already overwhelmed by traffic from the very successful Millie's Restaurant and Pizzeria Paradiso (which just opened with seating inside and out for 200).

Fifth, a lower building on the land known as the "Super Fresh site" would be much more in character and compatible with the residential and commercial surroundings, including the new two-story Spring Valley Shopping Center next to the American University building at the corner of Massachusetts Avenue and 49th Street, and the PNC Bank Building. A lower building would also have a smaller impact on parking and traffic in the neighborhood and perhaps would receive more support from the community.

Sixth, and finally, let us not forget our precious grocery store loss. The reality is that with a comprehensive Wegmans going into the corner of Upton Street and Wisconsin Avenue, no substantial grocery store would venture to replace the Super Fresh. A boutique grocery store will not fill the daily needs of the residents.

Please consider these factors, and the other factors you have received in letters opposing the current design of the project proposed by Valor Development.

Sincerely,

A handwritten signature in cursive script that reads "Charles G. Reusch". The signature is written in dark ink and is positioned above the printed name.

Charles and Judith Reusch