

**Cheryl and John Grandy
4702 Warren Street, NW
Washington, D.C. 20016**

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

Dear Chairman Hood,

I am writing to oppose the proposed Valor development at the former Super Fresh site in American University Park. My husband and I live at 4702 Warren Street, less than a block from the proposed building(s).

Foremost, the planned development is inconsistent with the character of the surrounding neighborhood. Rather than the doll-house sized structures that were presented at the Zoning Commission meeting, the proposed buildings would tower over the single-family homes that surround the former super market site. While I understand that Valor has proposed to scale back the structure from the road, it would still overwhelm the modest homes around the site. In addition and most importantly, rather than enhance the neighborhood or complement AU Park, it would be completely out of place.

Of particular concern to my husband and me is the amount of traffic on Warren Street that would result from the development. I understand the developer has proposed to site the main entrance for vehicles to the site through an alley on 48th Street. Our block of Warren Street intersects 48th Street within a few feet of the proposed entrance. Warren Street is already heavily trafficked with cars cutting through AU Park to Wisconsin Avenue, particularly in the morning. It is hard to imagine an additional 3,500 vehicle trips per day, which the project is expected to generate, and the effect that would have on the surrounding community and specifically on Warren Street. There is no sidewalk on the even-numbered side of Warren so this increase in traffic also presents a safety issue for those of us living there. I would also add that we dread the thought of the noise and truck traffic that would be necessary to build a development of this size and scope within a block of our home.

Parking is also a significant issue that the developer has not adequately or convincingly addressed. I believe the development would affect our ability to park in front of our own home or even nearby. We understand that American University has a contractual right to a substantial number of spaces in the new buildings. In addition, Valor has committed to locate a grocer and/or other retailers in the building and would, of course, require parking for the residential tenants/owners in the building and their guests. We request that before approving this project, the Commission obtain a firm commitment from Valor regarding adequate parking space for all of its constituents before approving the development. We would also request that the Commission prohibit residents from obtaining residential parking permits that would allow them to park in the surrounding area.

When American University acquired the building on the corner of 48th and Massachusetts Avenue it agreed with the neighbors to patrol the surrounding area and significantly fine AU affiliates who park on the neighborhood streets. AU has kept this commitment and we have had few issues with AU-related parking as a result. We would hope that the Commission would make it clear that any approval of the Valor building does not release AU from its obligations under the earlier agreement with the neighborhood.

At times during this process, Valor has proposed that traffic to or from the building be routed through the alley located mid-block on Massachusetts Avenue. Using that alley for a project of this scope is sheer folly. The alley is barely adequate for the traffic it handles now and widening it is unlikely given the existing structures on Massachusetts Avenue. Additional retail and residential congestion from the development would obviously overwhelm the already tight space. Accordingly, that alley is not the solution to the traffic problems this development presents.

In conclusion, we ask that the Commission deny any proposal by Valor that is not in keeping with the character of the community and that would affect the neighborhood so detrimentally.

Respectfully submitted,

Cheryl and John Grandy
4702 Warren Street, NW