

**TESTIMONY OF ANN STANSBURY BEFORE THE DISTRICT OF COLUMBIA ZONING COMMISSION
STATEMENT IN OPPOSITION TO THE APPLICATION OF VALOR DEVELOPMENT, CASE NO. 16-23,
January 24, 2019**

Good evening, Commissioners-

My name is Ann Stansbury and I reside on Butterworth Place NW, which is approximately three blocks from the proposed Valor development.

A year ago you heard members of the community speak about their concerns regarding this development. Since that time Valor has presented its plan, as revised, before the Area Neighborhood Commissions 3D and 3E and has met with some community members. Valor has heard our continuing concerns about traffic, density, trucks, parking, loss of neighborhood businesses, and safety. Nevertheless, the plan still calls for a very large apartment complex squeezed into a lot with an unusual shape and a slope that would put a seventy-nine foot tall building facing two-story houses. There is very limited public space around and through the site, and I doubt that neighbors would find the alleys to be convenient pathways for walking and access to the shopping center. Valor's conclusory statements to the effect that there are no adverse effects on neighboring properties are without an adequate factual basis.

I would like to point out two aspects of this project that are still unsettled: One, the Valor project would be served by two alleys, one of which is, in part, privately owned. It is not yet clear whether there is an agreement between American University and the developer regarding use of its alley, as well as a proposed leaseback of parking spaces now covered by an easement. Two, the proposed grocery store appears to be the one amenity that Valor is offering to the community, and even that is not definite. The label for the site on the Future Land Use Map is Low Density Commercial. Yet, if there is no retail on the site what we have here is a medium density residential development in a low density commercial area.

Thank you.