

Cochran, Patricia (DCOZ)

From: Marilyn Richert <marilyn261@verizon.net>
Sent: Tuesday, July 04, 2017 6:33 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

July 4, 2017

From: Marilyn Richert
4811 Yuma Street NW
Washington, DC 20016

To: Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission

Dear Chairman Hood and Members of the Commission:

My name is Marilyn Richert. My home is at 4811 Yuma Street NW, and I have lived here for half of a century.. My home is within 200 feet of, and directly across the street from, the development proposed by Valor Corporation on the site of the old Super Fresh Grocery Store at 4330 48th Street NW.

This letter is to express my strong opposition to Valor's proposal now under consideration by the Commission. They propose to construct two buildings that range in height from 4 stories to 7 stories. Those buildings would include at least 230 residential units and (possibly) a large grocery store.

There are many points of opposition to such a large development. Those points include easily quantifiable items such as building height, number of residential units planned, number of parking spaces planned in the new buildings for tenants as well as patrons of retail entities planned (grocery store, restaurant, hair salon, etc.), and the projected number of children that will require the services of our already-crowded Ward 3 schools. In fact, it could be said that planning to put such a concentrated dollop of humanity and vehicles in this otherwise homogeneous neighborhood reflects a lack of understanding of the strength and character of the American University Park area.

I am quite cognizant of the reality that our city continues to grow and the need for more housing is ever present. I am also very aware that there will, of necessity, be some kind of development on the Super Fresh site. However, I am convinced that the housing need and the opportunity afforded by this patch of prime real estate can be melded and expressed by a structure(s) that will not totally overwhelm the neighborhood as the current proposal threatens to do.

As a matter of fact, it does not have to be that way! The point is that a tasteful and appropriate sized building does exist and is within our reach. A good solution is epitomized by a multi-storied, stepped-back building that is proposed for parcel #7 of the redevelopment of the area known as "the wharf" in SouthWest DC.

I thank the Chairman and the Members of the Commission for the opportunity to express my thoughts. I would urge that the Commission send Valor Corporation back to the drawing board, perhaps with an instruction to study the building proposed for the wharf. The solution is within our reach, but we are not there yet.

Respectfully,

Marilyn Richert
4811 Yuma St. NW