

Hanousek, Donna (DCOZ)

From: George Hager <ghager50@gmail.com>
Sent: Monday, July 17, 2017 10:36 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development LLC, Square 1499, Lots 802, 803, 806, 807

4627 Alton Pl. NW
Washington, DC 20016
July 16, 2017

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

RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

Dear Chairman Hood and Members of the Commission:

Our home at 4627 Alton Pl. NW is just three blocks from the proposed development at the site of the former SuperFresh grocery store at 4330 48th Street NW. We're writing to strongly oppose the pending proposal for developing the site.

From what we've seen of Valor Development's plans, Valor proposes to build a large structure that's completely out of character with the neighborhood around it, where we've lived in for 27 years. As you know, American University Park is a low-density neighborhood of mostly single-family, 2-story homes.

The largest of Valor's two proposed buildings, with some 230 apartments and up to seven stories, would dwarf the surrounding homes. It could also dramatically increase traffic and parking problems in an area where it can already be difficult to park and shop on weeknights and weekends.

As a much better model for Valor, we'd point to the new Spring Valley Village development now being built across Massachusetts Avenue between Crate and Barrel and Millie's restaurant. It's two stories tall, which is much more in keeping with the surrounding neighborhoods of AU Park and Spring Valley. We don't oppose any development on the old Super Fresh site; we just think it should be more in keeping with the existing neighborhood instead of overwhelming it.

We respectfully ask the Commission to require Valor Development to rework their proposal to make sure it conforms with the DC Comprehensive Plan for this area. Thanks very much for your consideration.

Sincerely,

George Hager & Monica Healy
4627 Alton Pl. NW, Washington, DC 20016