

Claudia Taubman
4833 Alton Pl NW
Washington DC, 2001
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Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th St NW
Suite 210S
Washington DC 20001

Re: Case No. 16-23: Proposal for Design Review and Development by Valor
Development LLC; Square 1499, Lots 802, 803, 807

Dear Chairman Hood,

I am writing to express my opposition to the proposal by Valor Development as it currently exists. Valor has presented several revisions of their proposal for the Superfresh site which they persist in stating are responsive to the community. Nothing could be further from the truth. We, the community have consistently expressed the need for development of this site but that we oppose the massive nature of their proposal.

1. They originally proposed a supermarket which was over 50,000 sq ft. The previous supermarket, Superfresh, was under 20,000. There is no need for such a massive supermarket. Valor has finally backed off and now proposes a supermarket at 17,000 sq ft since Wegman's will be opening on Wisconsin Ave. We had repeatedly expressed that was too massive for our neighborhood. Only Wegman's changed Valor's mind and perhaps their inability to secure a tenant.
2. The delivery trucks and tractor trailers which will still be needed for the supermarket will drive down residential streets in Valor's proposal instead of the previous entrance for the trucks which bypassed residential streets.
3. The massive nature of the structure- 230 residential units, 7 stories tall, is totally inconsistent with our neighborhood. It will block sunlight from the surrounding residences.
4. Valor persists in stating they will offer 370 parking spots. What they are not forthcoming with till pushed, is that the easement from American University will use the majority of those spots. With 230 residential units, and less than 100 parking spots offered to residents, we all know where the rest of the residents and guests will be parking. On our already overcrowded residential streets.
5. We have a neighborhood where kids can play safely in the streets. There are basketball nets set up. There are many streets without sidewalks so walking in the streets is a necessity. With the increased traffic, the safety of the children will be lost.
6. Janney School is already overenrolled. Deale is probably close if not already there. Where will all the children from the added new residential units go to school? Will DC Schools have to resort to a lottery, forcing kids out of their own neighborhood?

7. This project will eliminate several businesses that have long term ties to our neighborhood. The existing hair salon and restaurants will be gone. Jobs will be lost.

I want to emphasize that we all believe this site needs to be developed. But what we don't want or need is approval of a project that will forever change our neighborhood for the worse. A 2-3 story building or a townhouse project would be more appropriate.

Thank you for your consideration.

Claudia Taubman