

## Cochran, Patricia (DCOZ)

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**From:** Laura Garces <syblomacy@gmail.com>  
**Sent:** Sunday, September 29, 2019 3:35 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition

**Importance:** High

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Dear Chairman Hood and the DC Zoning Commission:

I have lived on Albemarle St. and 48<sup>th</sup> St., NW since 1989 and I am writing to oppose the Valor Development Project in the Spring Valley area of DC.

The projected construction is simply too big for this site. It would take away light from its immediate neighbors and introduce an incongruous element that does not harmonize with the outside environment. This is a residential area, with family homes generally two stories high, and nothing is provided to integrate this extraneous building in its surroundings.

The proposed project is markedly different from the larger apartment and condo buildings on the downtown side of Ward Circle, which are set back a hundred feet or more from the street. Being located off a major street and in the neighborhood, the proposed project is also different from the buildings on busy thoroughfares like Wisconsin and Connecticut Avenues

The old site of Superfresh is not vacant, but occupied by various tenants of the Spring Valley shopping center, and other businesses. This construction might well spell death for many – not only those who work there but all of us who rely on them daily.

Its consequences would be very most detrimental to daily life. The parking situation has already gotten difficult for the many who like to frequent the popular dining sites around (Millie's, Pizzeria Paradiso, Au Pain Quotidien...). There is no room for trucks making deliveries. And additional traffic in this area will plainly be dangerous for the children, retirees and dogs, who live, and belong, in this neighborhood.

I thank you for your attention,

Laura Garcés Fischer