

Cochran, Patricia (DCOZ)

From: Richard Gregory <rsgregory@att.net>
Sent: Sunday, September 29, 2019 3:46 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Cheh, Mary (COUNCIL)
Subject: Case 19-10, Letter in Opposition
Attachments: Comments on Valor Development - Jan. 2019.docx

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

RE: Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition

Dear Mr. Hood,

We continue to oppose the current plan by Valor Development to build an oversized six story mixed use building on the site of the former SuperFresh grocery located at 4330 48th St. NW. Please see our attached earlier comments on the problems of this oversized development which are attached. Valor has not sufficiently modified its development to alleviate the concerns we expressed in this letter.

A smaller apartment, condo development or town houses with a grocery store would be most welcome. But a huge development, roughly equivalent to adding 8 to 10 square blocks of housing to a single family residential area, will over tax the already strained roads, parking and services. The nearby roads and parking are already overtaxed by the poorly planned WREIT development across the street. Not to forget that neighborhood schools and other public facilities already under strain. Given the many small apartments that are planned, I suspect that many of the units will be rented by AU students who will add little to the income tax revenues of the city and only exacerbate the traffic congestion, parking and safety of our streets.

Respectively

Ann and Richard Gregory
Resident of Spring Valley Court
4210 48th Place NW

January 5, 2019

Re: Case number 16-23; Proposal for Design and Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, and 807 in American University Park, District of Columbia, letter in opposition.

Members of the Zoning Commission:

We are the long time resident owners of 4210 48th Place, NW. We live across Massachusetts Avenue from the proposed new Valor Development on the site of the old SuperFresh grocery store located at 4330 48th St., NW. We are writing to register our opposition to the project as it is currently proposed as it will not only negatively impact the immediate neighborhood surrounding the development site but also our nearby neighborhood by raising serious traffic, congestion and parking concerns. This is further to our letter of December 2017 and reflects Valor's recent changes to the development.

We welcome the modification Valor has made to include a moderately sized market, which the neighborhood needs. But the scale of the project with 221 housing units, equivalent to at least a dozen square blocks of the current neighborhood, remains far too large. We had hoped that, in response to negative feedback from the neighborhood to the original plan, Valor would propose instead building smaller homes or town houses on the site similar to the existing nearby homes.

Instead, what Valor is proposing is most certainly a large rental apartment complex to attract transient American University students and not a residential building for families or nearby residents who wish to downsize from their homes in the neighborhood as Valor claims. Older couples and families who we know are downsizing generally would like to own their own place, have it be spacious enough for family members or friends to visit or for caregivers to live in, and have at least one if not two designated parking spaces. In Valor's building, none of this is being done for them. Most of the proposed units are quite small and will be for rent, not for purchase. There is very limited parking for residents.

Plain and simple, it is a dorm – for renting to students who don't mind small units and who will probably have cars and need to park them on the neighboring streets. They will pay limited taxes to the city if at all, and don't have that much allegiance to the neighborhood. Most of the downsizing neighbors we know are now moving to Bethesda or elsewhere, which represents a considerable loss of tax revenue for the city. It is a lost opportunity for the city to get this right.

The building as proposed is also grossly oversized (we understand it is nearly twice the current zoning for the site). With the number of residents and store visitors it proposes to accommodate, it will greatly increase the traffic and congestion in the immediate area and in our neighborhood as well, particularly around the traffic lights at Massachusetts Ave and 48th Street (or Fordham Rd. on our side of Mass.). Also, with the limited number of parking spaces allotted to residents and store customers, the surrounding neighborhood will be inundated with parked cars all day and all night long – impacting our ability to park near our homes. The proposed development is simply not an appropriate building for this site in terms of its use, size and impact on neighborhood parking and traffic congestion (there are real traffic safety issues here).

We hope that the Zoning Commission will act in the interest of the residents of the surrounding neighborhood and the city's goals to protect and preserve long term neighborhoods from poorly designed development projects such as Valor's.

Sincerely,

Ann Vlcek and Richard Gregory