

4705 Windom Pl., NW
Washington, DC 20016
October 2, 2019

Mr. Anthony Hood, Chairman
District of Columbia 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, 807. Letter in Opposition

Dear Chairman Hood and Zoning Commissioners:

We live in American University Park, not far from 4330 48th Street, NW, the site of the above-referenced PUD proposal by Valor Development to build a four to six story building with more than 200 apartment units, as well as five townhouses. We are writing to express our strong opposition to this proposal.

Our neighborhood ANC (ANC3E) has approved this project, and in doing so it has ignored a number of legal issues and feasibility problems with the proposed project, and it has failed to acknowledge the significant opposition of residents to this proposal.

We do not oppose development of this site; we do object to the massive scale of this proposal, which is completely out of character with the residential neighborhood of single-family homes in which it would be located.

There are many problems with this proposal, which should lead to its rejection as a PUD:

- A number of legal issues surround this proposal. Legally binding development limitations were placed on the property in the late 1970s. A transfer of density from the historically designated Spring Valley Shopping Center is questionable. The project violates zoning regulations, which provide for a moderate-density building on this site, not the medium-density building proposed by Valor.
- The proposed large apartment building, occupying the entire 1.9 acre site, would face two narrow residential streets, 48th Street and Yuma Street. A four to six story building would loom over the facing two-story homes, blocking the natural light and depriving residents of privacy. Noise and lights from the building would be a constant disturbance for the neighborhood.
- The streets and alleys surrounding the proposed project are not adequate to support the major increase in traffic from over 200 additional residences. The alleys that would serve as primary access to the development are already heavily used by the existing Spring Valley Shopping Center, and the two residential streets would be overwhelmed with traffic and parking.
- The proposed building is out of place adjacent to the one and two story, village-like commercial centers that occupy both sides of nearby Massachusetts Avenue. The proposed building, directly behind the Spring Valley Shopping Center and six stories high at that point, would overpower and detract from these historically designated shopping centers.

We urge the Zoning Commission to seriously consider the numerous problems with this project and reject this application, in favor of a smaller-scale, matter-of-right development that would respect the zoning of the site and the adjoining residential neighborhood.

Respectfully submitted,

Kathleen A. Felton and Wayne L. Mock

