

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

October 2, 2019

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

I have written to the Zoning Commission before about Zoning Case 16-23 Design Review.

My name is Walter Borek and I have been an architect for 45 years. My family and I have lived at 4833 Alton Place for the last 29 years.

We are not 200 footers, but we live 273 paces, a 2 minute and 13 second walk, .08 of a mile by air and .15 miles by foot from the site.

This development ranges from 5 to 7 stories, is massive and will overwhelm my neighborhood.

As you already know, my neighborhood is overwhelmingly 2 to 2 1/2 stories, red brick, detached single family homes. We live about one block away in a 1 1/2 story detached brick colonial.

The development is bordered on three sides by these homes.

This development's mass ignores neighborhood character, a significant characteristic of AU Park. It does not attempt, consider, acknowledge, or begin to respect the basic architectural design concepts of human scale, appropriate building mass and density, neighborhood character and context. It is infill at its worst.

Why should my neighborhood be destroyed by this failure?

Respectfully

Walter Borek RA and resident

cc. DC Council Member Mary Cheh

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