

Cochran, Patricia (DCOZ)

From: George Hager <ghager50@gmail.com>
Sent: Thursday, October 3, 2019 3:55 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Cheh, Mary (COUNCIL)
Subject: RE Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807. Letter in Opposition

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4627 Alton Pl. NW
Washington, DC 20016
Oct. 3, 2019

Mr. Anthony Hood
Chair, District of Columbia Zoning Commission
441 4th Street NW
Suite 210S
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 Chairman Hood and Members of the Commission:

I live about two and a half blocks from the proposed Valor development. This is the third time I've written in opposition, and while Valor and our ANC have agreed to some changes to mitigate problems such as neighborhood parking, neither has done much of anything to confront my and my neighbors' chief complaint about the project: It's just way too big for the neighborhood. The sheer size of the project still dwarfs the single-family, two-story homes it will sit across from on Yuma and 48th streets.

I can't speak for the commissioners, of course, but judging from their comments at meetings I've attended, I got the impression that some of them understood our concerns. Commissioner Miller once speculated that the building would be more appropriate out on Massachusetts Avenue with other large buildings, instead of back in the neighborhood. Chairman Hood demanded an accurate view of what the project would look like from homes across the street. Valor seemed to realize its vulnerability, since it misrepresented the scale of the building until it was forced to produce more accurate renderings.

This isn't a case of NIMBYism. I join many of my fellow opponents in saying we very much want a building at the old SuperFresh site. Many of us have repeatedly asked that Valor take two stories

ZONING COMMISSION
District of Columbia
CASE NO.19-10
EXHIBIT NO.135

off its main building to make it less intrusive and overwhelming. It would still be a large building with almost 150 units if Valor did that, and the change would have converted me and others from opponents to supporters.

I understand the desire for more density and affordable housing in a neighborhood like ours. Even the smaller building would create far more density and affordable housing than exist in the neighborhood now. It would be a win-win compromise. But Valor refused to consider it.

Two other recent developments are much more in keeping with the scale of our neighborhood. The new building on Massachusetts Ave. next to Crate and Barrel was kept to two stories – though I understand that’s because the site is protected by an historic designation. Still, that’s a great example of a building that fits the neighborhood. And at Ellicott and 42nd streets, the Georgetown Day School expansion looks to be capped at 2 to 4 stories, even though it sits on a much larger site and mostly backs up on a commercial area along Wisconsin Ave.

I certainly get Valor’s desire to construct as big a building as it can. But once it’s built, we nearby neighbors are the ones who are going to have to live with it for decades to come. I ask the Zoning Commission to help us make it a better fit for our neighborhood.

Sincerely,

George Hager