

Cochran, Patricia (DCOZ)

From: Monica Healy <monhealy@gmail.com>
Sent: Friday, October 4, 2019 3:02 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Cheh, Mary (COUNCIL); monhealy
Subject: Case 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806 and 807. Letter in Opposition.

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Mr. Anthony Hood
Chair, District of Columbia Zoning Commission
441 4th Street
Suite 210S

RE: Case 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 at 4627 Alton Pl. NW, about two and a half blocks from the proposed Valor development on the site of the former Super Fresh grocery store in American University Park. I write to oppose the project.

I testified in January 2018 at the Zoning Commission meeting and sent a letter to the Zoning Commission earlier this year. In my statements, I expressed two major concerns about the proposed development. One was the size of the project. The other was the concern that the new residents, their guests and service people would inevitably end up parking in the surrounding neighborhood because of limited parking spaces available at the apartment building

I was born in DC, grew up here, and have lived in the AU Park neighborhood since 1991. Ever since I was a kid, I appreciated AU Park as a wonderful, low-density neighborhood with mostly single-family, 2-story homes.

Valor's original proposal included more than 200 apartments and it still does. They have not addressed my major concern that they reduce the size of the project. Valor has modified the project somewhat to mitigate problems such as neighborhood

parking, but I am worried that some Valor residents, grocery shoppers, visitors and employees will still end up parking on residential streets, simply because it is easier.

I understand the need for density in DC and to have more affordable housing, but I think you can accomplish this with a smaller building.

This project would overwhelm the much smaller surrounding homes, and it would also dramatically increase traffic on adjacent streets.

I'm not opposed to *any* new development. I would welcome a new development along the lines of the recently built development across Massachusetts Avenue in Spring Valley, which is just two stories high. A building like that would be much more compatible with our neighborhood.

I respectfully ask the Commission to require Valor Development to rework their proposal to produce a somewhat smaller building more in keeping with the scale of the neighborhood it will be a part of.

Sincerely,

Monica Healy

Monica Healy
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