

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

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

Chairman Hood and Commissioners,

This will be the third time that I ask you to consider the massive negative impact this project will have on my community. American University Park wants this site to be developed responsibly by a developer that has the best interests of the community in which they hope to own property in mind, not by one who hopes to skirt regulations, bypass any meaningful community input, and destroy the important fabric of this residential low-density community.

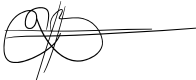
Again, I have to stress that your decision will set a benchmark in how communities are treated as opposed to the developers that hope to build in them. This process, from the beginning of the Design Review Application to where we find ourselves now, a rushed PUD pushed through for no other purpose than to ram a huge, incompatible project down the throats of nearby residents, has been debilitating.

Valor, American University, Regency Centers, and Mill Creek hope that by simple means of time and resources, they will succeed in gaining approval for a project that maximizes profitability of the planned development while minimizing any meaningful positive benefit to the surrounding community. In fact, it does quite the opposite. The list of “amenities” they have provided to our ANC’s would be laughable at best, if this would not have such a disastrous impact on our residents. Consider that this project does not conform with:

- Scale and massing recommendations for compatible development in existing neighborhoods
- Pedestrian safety standards in alleys and on roadways
- Historic preservation standards in relation to the Spring Valley Shopping Center, part of the project lot

I ask that you vote in opposition of this project, which would be a vote in support of responsible development on this site, protecting our neighborhood from an irreversible and fundamentally negative change in nature. Please give our voices the substantial weight they deserve and reject Valor’s application.

Thank you,



Eli Borek