

Schellin, Sharon (DCOZ)

From: Alexander Mcrae <alec1031@verizon.net>
Sent: Monday, October 7, 2019 4:12 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Cheh, Mary (COUNCIL)
Subject: Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition.

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Dear Chairman Hood and Members of the Zoning Commission:

My wife Chahnaz and I have lived at 4420 48th Street, NW, American University Park, Washington, DC 20016 for more than 43 years. We are "200 Footers" our single family house being only 185 feet from the "Superfresh Site" for which Valor Development, LLC has submitted revised plans for development. This letter is being filed by us in opposition to the revised application for redevelopment of the Superfresh Site filed by Valor Development. The reasons for our opposition to Valor's revised application include a number of continuing issues and negative impacts as follows:

- **The development is too large and is incompatible with our neighborhood.**
- **The project will have an overall adverse effect on our Community.**
- **The project fails to meet the requirements for Design Review because it is not superior to any matter-of-right development possible.**
- **The Project would bring no real benefits to the Community.**
- **The Project fails to meet the requirements for Design Review because it calls for an increase in density matter-of-right.**
- **The proposed transfer of density from historically protected Spring Valley Shopping Center is contrary to law.**
- **The project fails to meet the requirements for Design Review because it seeks more relief than could be secured under a Planned Unit Development.**

Please take our opposition and objections, to Valor Development's Proposal under consideration. We are not against all development and would support a freasonable development plan more in keeping with our well-established residential neighborhood. This is our third letter of opposition to Valor's proposed massive construction. Thank you for your considerationd of these concerns.

Sincerely,

Alexander McRae and Chahnaz McRae