

October 10, 2019

To: Mr. Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

From: Alexander McRae and Chahnaz McRae  
4420 48<sup>th</sup> Street, NW  
Washington, DC 20016

**RE: Case Number 19-10. Proposal for Design Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, 806, 807 in American University Park, District of Columbia. Letter in Opposition.**

Dear Chairman Hood and Members of the Zoning Commission:

My wife, Chahnaz and I have lived at 4420, 48<sup>th</sup> Street, NW, American University Park, Washington, DC 20016 for over 43 years. We are, “200 footers” our single family house being only 185 feet from “the Super Fresh Site” for which Valor Development, LLC has submitted revised plans for development. This testimony expresses our sincere opposition to the revised application for development of the Super Fresh 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 massive and is incompatible with our neighborhood.
- The Project would bring no real benefits to the Community.
- The Project would bring major difficulties and stress in many aspects of daily life for the residents of the Community.
- The Project will have an overall adverse effect on our Community. Including: Huge increase in vehicular traffic including trucks and heavy equipment 24/7 with increased danger to pedestrians, diminished air quality and increased noise pollution; Non-Existent public transportation; Inadequate parking for existing residents plus hundreds of new residents and visitors; Inadequacy of utility infrastructure; Impact on existing schools and police, fire and emergency response services.

Please take our opposition and objections, to Valor’s Revised Proposal for Development, under consideration. We are not against all development and would support a reasonable development plan more in keeping with our well-established residential neighborhood. This is our third letter to the Commission opposing Valor’s proposed massive construction.

Thank you for your consideration of these concerns.

Sincerely,

Alexander McRae and Chahnaz McRae