

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

September 18, 2019

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

Dear Members of the Zoning Commission:

On behalf of the Tenleytown Neighbors Association (TNA), I am writing to express our opposition to the application for a Consolidated PUD) in the Spring Valley area of American University Park submitted by Valor Development (Case Number 19-10).

The Project consists of a four to six-story apartment building with up to 219 residential units including approximately 24 units of affordable housing and five townhomes in one corner. This mid-rise building is not located on Massachusetts Avenue, a major corridor, where one would expect to find a building of this height and density. Rather it is situated behind the buildings facing Massachusetts Avenue and in the midst of two-story single-family homes located on 48th Street and Yuma Street.

Proposing to locate such a massive building within a low-rise, low-density residential community has stimulated broadly based and carefully reasoned opposition from nearby residents. Despite that opposition, and despite the passage of three years, Valor has failed to engage in a serious discussion of strategies to mitigate the effect of this 6-story development on the nearby two-story single-family homes along Yuma and 48th Streets. As a result, TNA urges the Zoning Commission to reject the Valor application unless and until Valor offers a more balanced plan that delivers new housing at the same time that it contributes to the conservation of the successful community that borders it.

Although our members do not live in the immediate vicinity of the project, we oppose the project as it is proposed because we believe that it conflicts with the general need to find a balance between the growth of mid-rise developments along major corridors, such as Massachusetts Avenue and Wisconsin Avenue, and the vitality of adjacent low-rise residential neighborhoods—a balance that is key to the overall social and economic health of all DC communities and a central principle of the Comprehensive Plan. Moreover, it is an essential factor for achieving more rapid approval of affordable housing projects and for meeting the Mayor's ambitious housing goals.

Sincerely,

Walter C. Schumann, Vice-President
Tenleytown Neighbors Association

