

December 30, 2017

Re: Case number 16-23; Proposal for Design and Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, and 807 in American University Park, District of Columbia, letter in opposition.

Members of the Zoning Commission:

We are the resident owners of 4210 48th Place, NW. We live across Massachusetts Avenue from the proposed new Valor Development, which is to be built on the site of the old SuperFresh grocery store located at 4330 48th St. NW. We are writing to register our opposition to the project as it is currently proposed as it will not only negatively impact the immediate neighborhood surrounding the development site but also our nearby neighborhood by raising serious traffic, congestion and parking concerns.

When Valor became interested in this site, we like most of our neighbors were hoping that they would find another regular (not oversized) grocery store to replace the old SuperFresh. And, if additional development were contemplated, we thought they would propose building smaller homes or town houses on the site similar to the existing nearby homes. Instead, what Valor is proposing is most certainly another American University high rise dormitory and not a residential building for families or residents who wish to downsize from their homes in the neighborhood as they claim. Residents downsizing generally would like to own their own place, have it be spacious enough for family members or friends to visit or for caregivers to live in, and have at least one if not two designated parking spaces. In Valor's building, none of this is being done for them. Most of the proposed units are quite small and will be for rent, not for purchase. There is very limited parking for residents. It is a dorm – for renting to students who don't mind small units and who will probably have cars and need to park them on the neighboring streets.

The building as proposed is also grossly oversized (we understand it is nearly twice the current zoning for the site). With the number of residents and store tenants it proposes to house, it will greatly increase the traffic and congestion in the immediate area and in our neighborhood as well, particularly around the traffic lights at Massachusetts Ave and 48th Street (or Fordham Rd on our side of Mass.). Also, with the limited number of parking spaces allotted to residents and store customers, the surrounding neighborhood will be inundated with parked cars all day and all night long – impacting our ability to park near our homes. The proposed development is simply not an appropriate building in terms of its use and size and its impact on neighborhood parking and congestion.

We are also dismayed to recently learn in the local Northwest Current newspaper that Valor has tentatively signed a lease agreement for Balducci's to become the grocery store tenant. Although Balducci's is a fine institution, that is not what we all wanted in this space. We already have a similar food store/eatery – Wagshals in the shopping center next door. Wagshals is a Spring Valley institution and serves all of our Balducci type needs. What the neighborhood needs and wants is a "regular" grocery store that sells basic household cleaning supplies and general food needs that we can walk to. Again, the Valor folks are not respecting the site, the needs of this area and the wishes of the neighborhood.

We hope that the Zoning Commission will act in the interest of the residents of the surrounding neighborhood and the city's goals to protect and preserve long term neighborhoods from conflicting development projects such as Valor's.

Sincerely,

Ann Vlcek and Richard Gregory

ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.127