

December 26, 2018

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

From: Alexander McRae and Chahnaz McRae
4420 48th Street, NW
Washington, DC 20016

RE: Case Number 16-23. 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, 48th Street, NW, American University Park, Washington, DC 20016 for over 42 years. We are, thus, “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 letter is being filed by us in opposition to the revised application for redevelopment of the Super Fresh Site filed by Valor Development on October 16, 2018.

The reasons for our opposition to Valor’s revised application include a number of continuing issues and negative impacts as follows:

- The Revised Application by Valor Development includes a few revisions from the Applicant’s previous plans. However, these do not change the basic character of the main building that is fundamental to our community concerns. The main proposed revision is that Valor has sunk the main building approximately 6 feet into the ground while expanding its footprint. The density of the proposed development and the resulting traffic problems remain the same as before. Thus the development is still too large and is still incompatible with our neighborhood.
- 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.
- The Project will have an overall adverse impact on the 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.

Please take our opposition and objections, to Valor Development's Revised Proposal for Design Review and 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.

Thank you for your consideration of these concerns.

Sincerely,

Alexander McRae and Chahnaz McRae