

4705 Windom Pl. NW
Washington, DC. 20016
January 2, 2019

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

Re: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807. Letter in Opposition

Dear Chairman Hood and Zoning Commissioners:

We live in American University Park, not far from 4330 48th Street NW, the site of the above-referenced proposal by Valor Development to build a four to six story building with 214 apartment units and five townhouses. We are writing to express our strong opposition to this proposal. Our neighborhood ANC (ANC 3E) has inexplicably ignored a number of legal and feasibility issues with the proposed project, and it has failed to acknowledge the significant opposition of residents to this proposal.

There are a number of legal issues with Valor's proposal, beginning with the failure to recognize legally binding development limitations placed on the property in the late 1970s. If you approve this project, these unresolved legal issues will likely result in a court challenge to your decision. We ask the Zoning Commission to examine closely the many unresolved issues and impediments surrounding this proposed development and to exercise its responsibility to approve only a legal and viable project.

Among the many problems with Valor Development's proposal, a basic flaw is its massive scale, which is completely out of character with the residential neighborhood of single-family homes in which it would be located. The proposed large apartment building would face two narrow residential streets — 48th Street NW and Yuma Street NW — which are already burdened with considerable traffic. A four to six story building would loom over the facing single-family homes and overwhelm the already inadequate infrastructure. Valor Development's proposed project is far more suited to a major arterial road like Massachusetts Avenue or Wisconsin Avenue, where large-scale housing developments are common.

We would support an appropriately-sized redevelopment of this site, which could be a positive addition to the neighborhood. But we urge you to consider the numerous problems with this specific project on the lots in question, and to reject the current application.

Respectfully submitted,

Kathleen A. Felton and Wayne L. Mock