

Cochran, Patricia (DCOZ)

From: Monica Healy <monhealy@gmail.com>
Sent: Wednesday, January 2, 2019 9:13 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: 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.

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4627 Alton Pl. NW
Washington, DC 20016
Jan. 2, 2019

Mr. Anthony Hood
Chair, District of Columbia Zoning Commission
441 4th Street NW
Suite 210S
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.

Chairman Hood and Members of the Commission:

My name is Monica Healy, and I live at 4627 Alton Pl. NW, about two and a half blocks from the proposed Valor development on the site of the former SuperFresh grocery store in American University Park. I write to oppose the project.

I testified in January 2018 at the Zoning Commission meeting and expressed two major concerns about the proposed development. One was the scale of the project. The other was the concern that the new residents, their guests and service people end up parking in the surrounding neighborhood because of limited parking spaces available at the apartment building. At the time, I was hopeful that an arrangement would be made with AU to address the parking situation so this wouldn't be a problem.

I was born in DC, grew up here, and have lived in the AU Park neighborhood since 1991.

Ever since I was a kid, I appreciated AU Park as a wonderful, low-density neighborhood with mostly single-family, 2-story homes.

I was dismayed at Valor's original proposal, which included more than 200 apartments. Since then, Valor has modified the project, and initially I was pleased that Valor was apparently reducing the size of the development. But on reviewing the plans I found that they have added units elsewhere, keeping the same number of apartments. They clearly have not addressed my original concerns and I still oppose the project.

This project would overwhelm the much smaller surrounding homes, and it would also dramatically increase traffic on adjacent streets. I was hopeful that Valor would work out a formal arrangement with AU to lease parking spots for the duration of the project. Sadly, I have yet to see evidence that this has taken place. I hope the Commission will require Valor to have such a formal agreement in place should they win approval to proceed.

Let me be clear: I'm not opposed to *any* new development. In fact, I was excited to hear when the project was first proposed that it would include a new grocery store. I would welcome a new development along the lines of the recently built development across Massachusetts Avenue in Spring Valley, which is just two stories high. A building like that would be much more compatible with our neighborhood.

I respectfully ask the Commission to require Valor Development to rework their proposal to produce a somewhat smaller building more in keeping with the scale of the neighborhood it will be a part of.

Sincerely,

Monica Healy