

Edward Holmes Whalen
5131 Yuma Street NW
Washington, DC 20016

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

RE: Letter in Opposition -- Case Number 16-23

Dear Chairman Hood and Commissioners:

I have lived in Spring Valley West for 30 years, and I would like to voice my strong opposition to this application for voluntary design review by Valor Development, LLC. This proposal by Valor Development, at the former SuperFresh site, is wholly incompatible with the low-density residential neighborhoods in American University Park, Spring Valley, Spring Valley West, all of which consist of single-family homes situated in quiet neighborhoods in Ward 3.

In the aggregate, very little has changed in Valor's "revised" plan for the Super Fresh site:

- The height of the project, for the most part, remains unchanged. While the proposed project is lower by 6-8 feet on all sides, it is still a massive block of a building that overwhelms the surrounding neighborhood;
- The project is still too dense. With approximately the same apartment units in the main building, and 5 townhouses, there will be just as many residential units as originally proposed;
- Placing these new residents on the SuperFresh site (a small parcel) will increase the population of the entire American University Park area by around 8%;
- Traffic circulation and parking plans are grossly inadequate. Further still, the D.C. Department of Transportation's position in this case is based a traffic assessment completed over two years ago;
- Even if the project was palatable to the neighborhood, Valor's claims that it will bring a grocery store to the neighborhood are – for the most part – empty. While Valor states that it has executed "letters of intent" with two grocers (unverified), there is no binding lease that it has shown anyone to-date.

This housing development will permanently change the character of the surrounding neighborhood. Bringing downtown development to Spring Valley West, will make it a much less desirable place to live and raise a family. I respectfully ask you to oppose this application when it comes before the full Commission for a vote.

Sincerely,



Edward Holmes Whalen

ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.313