

January 4, 2019

Mr. Anthony Hood, Chairman
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. Letter in Opposition.

Dear Chairman Hood and Members of the Commission:

My wife and I live at 4620 Albemarle St., NW close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street, NW. Because of the height and mass of the development's building and town houses, the nature of the grocery that is proposed, as well as parking and traffic implications and concerns with pedestrian safety in the alleyway, we strongly oppose Valor's proposal.

We have lived in American University Park for many years and have witnessed many changes. Most have been positive and consistent with the neighborhood's character, such as the two-story retail/office building recently completed on the Spring Valley side of Massachusetts Ave., NW between 48th and 49th Streets. Some, such as the building on the corner of 48th and Massachusetts Ave, NW on the AU Park side and Valor's proposed development are totally out of character with the AU Park neighborhood, which consists of single-family, two-story homes.

In our view, Valor's original proposal was totally inappropriate for our neighborhood. The revised proposal remains so. While Valor will tell you it has made changes, and it has, in our view the changes have not adequately addressed the major concerns of the neighbors. Valor appears to be unwilling to do so.

In conclusion, I would like to see the Valor development with a building and town houses that contain fewer floors and apartments as well as a small supermarket. This would be much more consistent with the character of the AU Park neighborhood.

Sincerely,

Harry Melamed
202-362-0950

