

*Gregory T Garcia and Shannon M Brownlee
4930 Butterworth PL NW
Washington, DC 20016*

May 28, 2017

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

Dear Chairman Hood and Members of the Commission:

We live at 4930 Butterworth PL NW, 20016, very close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW.

We are writing to express our opposition to the proposal by Valor Development to construct two buildings, ranging in height from 4-7 stories, including 230 residential units and possibly a large grocery store, on this site.

This development is too large for the American University neighborhood. It will increase traffic congestion, pedestrian risk, street-parking competition and noise, and will visually disrupt the architectural character of the surrounding homes.

We further observe that the development company has not been transparent in sharing their planning with the community, and in fact have obfuscated whether they would follow through on including in the development a legitimate need for the community – a grocery store. Even with a grocery store, we would strongly oppose Valor's current plan without drastic reduction in height and footprint, and respectfully urge the Zoning Commission to stipulate that Valor Development rework their proposal to ensure consistency with the DC Comprehensive Plan for this area.

Thank you for your consideration of these concerns.

Sincerely,



Greg Garcia and Shannon Brownlee