

15408 Frederick Road
Woodbine, Md. 21797
July 12, 2017

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

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

Dear Chairman Hood and Members of the Commission,

I am the owner of 4713 Windom Place, N.W. My house will be directly across 48th Street from, and well within 200 feet of, the larger of the two buildings proposed by Valor Development L.L.C. for their development on the site of the former SuperFresh supermarket at 4330 48th Street, N.W.

I strongly oppose the proposal by Valor Development to construct two Brobdingnagian buildings, both in excess of 60 feet in height above the 48th Street building height measuring point, and which together include approximately 230 residential units of indeterminate occupancy each, plus retail space with the possible inclusion of a large supermarket, on this site. 48th Street is, of course, the high point of the road frontage for the site. Due to the lay of the land, the buildings will be considerably taller when referenced to any point on Yuma Street.

Taken as a whole, this proposal certainly flies in the face of Thomas Jefferson's vision for a Washington where "the houses [are] low & convenient, and the streets light and airy." Perhaps an apt description of this long-established neighborhood.

The building site is located in American University Park, a neighborhood of single-family homes, which are generally less than 30 feet in height. A development as grossly oversized as this proposal, adjacent to these houses, would significantly and adversely impact the character of this neighborhood in many detrimental and unfortunate ways:

- overcrowding local schools
- incompatibility with the amended Comprehensive Plan
- increased vehicular traffic
- increased truck traffic due to both residential and commercial deliveries
- decreased pedestrian safety
- increased noise
- increased pollution
- increased strain on aging infrastructure
- increased demand for emergency services
- inadequate on-site off-street parking for proposed retail space
- ridiculously inadequate on-site off-street parking for residential units
- lack of public transportation near the site
- the single-family, small-scale residential character of the neighborhood irrevocably altered by the hulking mass in this proposal
- loss of privacy in one's own property
- the long shadow cast across neighboring homes and yards
- nevermore a sunset to be seen.

Frankly, I am somewhat indifferent to the number of storeys any building on this site has. But I do not want a building higher than thirty (30) feet above the 48th Street building height measuring point. This thirty feet applies to the whole structure and all its parts, however classified, including, but not limited to, “penthouses”, equipment sheds, elevator housings and other solid objects. In short, a building or buildings of a scale commensurate with the surrounding long-established and thriving community.

Yours in the fight against taxation without representation.

Sincerely,

Milton Buchler II

Below I have attached two scale images which attempt to illustrate some of my concerns:



Blueprint of 4713 Windom Place, N.W. reduced to the scale of Valor Development, L.L.C. site rendering, with first floors at same elevation.



Areal view of American University Park in vicinity of the SuperFresh site with Valor Development L.L.C.'s rendering superimposed.