

**Sondra L. Mills
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Washington, D.C. 20016**

July 10, 2017

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

Re: Case No. 16-23: Proposal for Design Review and Development by Valor Development, LLC; Square 1499, Lots 802, 803, 807

Dear Chairman Hood:

I am writing in opposition to Valor Development's proposal to redevelop the site of the former SuperFresh grocery store located at 4330 – 48th Street, N.W. According to the architectural plan submitted on October 26, 2016 as Exhibits 3B1 – 3B6 to its application, Valor proposes to build two 5-7 story buildings that will include 230 apartments, 60 condominiums, and a 50,000+ square foot grocery store.

Put simply, Valor's proposal is just too big for the American University Park neighborhood. I live at 4827 Alton Place, N.W., approximately a block and a half from the site. I moved to this area eleven years ago because it combined low-density charm with the convenience of the modest retail designed to serve the neighborhood when it was developed during the 1930's and '40's. The proposed development directly faces several residential streets and will overshadow the existing 2 story colonial revival homes. It will tower over the historically protected Spring Valley Shopping Center. Valor's proposal contradicts the District's Comprehensive Plan for this area (see Chapter 23), which aims to protect the current low-density character of the neighborhood.

Valor's plans would have many negative effects, including:

1. Increased traffic congestion: Valor plans to use the narrow alley behind the former SuperFresh building to provide access to Massachusetts Ave. and Yuma Street. The alley is already used for commercial loading behind the adjacent Spring Valley Shopping Center and cannot be widened without tearing down other buildings on Massachusetts Ave. The proposed grocery is nearly 3 times the size of the former SuperFresh market. Trucks making deliveries to the proposed "destination" scale grocery, combined with the increased numbers of shoppers, will overwhelm the narrow streets with "cut through" traffic. This will destroy the peaceful, family-

oriented character of the neighborhood, where children play in the street, walk to school, and the ice cream truck comes around during the summer months.

2. Parking: Valor's plan does not include adequate onsite parking. It includes less than one space per residential unit and does not account for the fact that American University, which owns the adjacent building, has an easement to park about 230 vehicles on the SuperFresh site. The University uses these spaces and told representatives of the American University and Spring Valley neighborhoods in July 2016 that it intends to continue to use them, rather than parking on neighborhood streets. The site is not near a Metro stop, so residents of the new buildings will have cars and will need to park on the surrounding neighborhood streets. Any limitation on zone parking stickers for the residents will not be honored by the Department of Transportation.

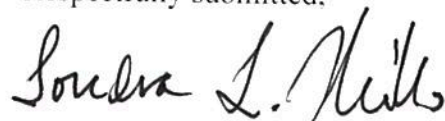
3. Strain on local schools and neighborhood water, sewer, and electrical services: Valor's plans call for units large enough for families. Many residents will undoubtedly have children, which will burden the already overcrowded schools (Janney Elementary, Deal Middle School, and Wilson High School). Valor has not shown that there is adequate infrastructure in place to support the proposed massive development.

4. Legal issues: As noted above, American University has a parking easement on the SuperFresh site. Redevelopment of the site also must take into account the prior transfer of development rights to the adjacent building now owned by the university. That building was permitted to exceed the zoning limitations based on a transfer of Gross Floor Area from the SuperFresh lots. Valor's proposals would greatly exceed the remaining GFA allowed for the SuperFresh site.

Valor's plans will turn a successful, desirable neighborhood into a congested, undesirable one. I would welcome the return of local-serving businesses on the SuperFresh site. However, the need for a supermarket of the size proposed by Valor is non-existent. There are at least a dozen supermarkets within a mile or two of the site, and a new Wegman's is now planned for the Fannie Mae site. Additional residences are also welcome, so long as they remain consistent with the overall 2-3 story height and style of the neighborhood.

Thank you for your attention to this letter.

Respectfully submitted,



Sondra L. Mills