

4706 Windom Place, NW
Washington, DC 20016
July 15, 2017

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

Re: Case No. 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,

I am writing to express my strong opposition to the proposal by Valor Development to construct two buildings, ranging in height from five to seven stories, including 220 residential units and retail space, possibly including a grocery store, at the above site.

I own and reside at 4706 Windom Place, NW, within one block of the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW. The site is visible from my front yard, as my block dead-ends at 48th Street.

My neighborhood, including the site of the proposed development and all the adjacent blocks off Massachusetts Avenue in American University Park, is one of primarily single-family homes, two-story colonials, overwhelmingly owner-occupied. The neighborhood kids (nine on my block alone) ride their bikes and skateboard and residents regularly walk their dogs on our shady, tree-lined streets. My family has loved the character of our block and neighborhood for the 21 years we have lived here. An oversized development such as the developers envision, immediately abutting our homes and towering over the existing properties, would permanently and negatively alter the character of this part of AU Park.

I am especially concerned about the impact this added housing density would have on traffic in the neighborhood—it's already a challenge exiting our small neighborhood Spring Valley Shopping Center on Yuma Street--and on parking on neighborhood streets, and on the safety of our neighborhood children as a result of the increased traffic and parking problems. To say nothing of the aesthetics, i.e., the fact that we who live close to the property at issue would never see another sunset from our street again, which has been one of my favorite features of our block.

I am not an opponent of smart growth in our city and would welcome a small neighborhood grocery store, as well as a thoughtfully developed residential project on a smaller scale. However, this neighborhood is not the place for a large-scale development such as Valor proposes. We're not a large

commercial corridor like Wisconsin Avenue, with its Tenley and Friendship Heights hubs that include multi-story apartment complexes anchored by Metros. (The closest Metro station to us, Tenley, is a mile away.) In fact, D.C.'s Comprehensive Plan calls for small neighborhood retail use in this square, which is part of a small commercial "pocket" of two blocks abutted up and down Massachusetts Avenue by one- and two-story residential properties.

I respectfully urge the Zoning Commission to require that any proposal by Valor Development conform to the Comprehensive Plan for our neighborhood and respect the existing scale and character of the surrounding properties.

Sincerely,

Elizabeth H. Mohre