

Cochran, Patricia (DCOZ)

From: IM de Zamaroczy <minfiz@msn.com>
Sent: Tuesday, September 26, 2017 3:54 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 807 Letter in Opposition

To the DC Zoning Commission,

Here is why I am opposed to Valor Development's plans for the Superfresh site:

1. The buildings will face two residential streets, 48th St. and Yuma St. These streets and the adjoining American University Park residential area consist of single-family, two-story homes. The 5-7 story buildings being proposed simply do not fit in. Similarly, the commercial buildings on nearby Massachusetts Avenue with one exception are one to three stories. The one exception is 4801 Massachusetts, the building owned by American University. When built, that structure exceeded allowable density, and is located on a commercial street. In short, the proposed project is out-of-character with both the residential and commercial neighborhoods.
2. By Valor's own admission, the application calls for additional density. The project exceeds what can be built as a matter-of-right. Valor claims that the additional density is needed so they can include a supermarket. However, Valor's proposal calls for additional residential density over what is permitted as a matter-of-right as well.
3. The Future Land Use Map that is incorporated into the Comprehensive Plan calls for this site to be low density commercial (one to three stories). In *Durant v. DC Zoning Commission*, the DC Court of Appeals articulated that a zoning application must be assessed in accordance with the Comprehensive Plan. The proposed project fails under this requirement.
4. The proposed project will place a strain on local schools. One can expect that many of the residents will have children, which will strain already overcrowded neighborhood public schools, especially Janney Elementary, possibly requiring a change in school boundaries.
5. The proposed project will increase traffic congestion in the neighborhood, particularly at the intersection of Massachusetts, 48th, 49th, and Yuma Streets. The intersection of Yuma and 49th Streets is already a bottleneck. Cars will inevitably seek to avoid this congestion by re-routing through the neighborhoods on both sides of Massachusetts, endangering both the elderly and young children. Further, the proposed vehicular ingress and egress for both the residences and the retail will be through the alleys surrounding the site, particularly the east/west alley on 48th Street. The north/south alley at the back of the site is already clogged with trucks servicing the CVS and Wagshals in the shopping center. Reason indicates that the traffic plan is inadequate.
6. Onsite parking is also inadequate. Approximately 85 spaces are reserved for the use of the residents (though the additional spaces required to be set aside for American University could be used by the residents, at least at night). Since Metrorail is almost a mile away, residents can be expected to have cars. The neighboring streets will be overwhelmed.
7. Finally, any approval of this project will create a worrisome precedent, particularly for the commercial strip west of Massachusetts.

In summary, the scale of the proposed project is simply too large. It will have a detrimental impact on the neighborhood. Further, it does not satisfy the requirements for Design Review. The developer should be encouraged to come up with a smaller project, perhaps including a neighborhood grocery.

Thanks for listening to my concerns,

Isabelle de Zamaroczy
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