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September 29, 2019

Mr. Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210 S  
Washington, DC 20001

**RE: Case number 19-10 Valor Development, LLC Consolidated PUD  
Square 1499, Lots 802, 803, 806, and 807  
Letter in Opposition**

Dear Chairman Hood and Commission Members:

I am writing this **letter in OPPOSITION** to the latest Valor plan for an apartment/retail complex on the Yuma/48<sup>th</sup> Street site. I have been closely following Valor's proposals and various traffic studies since October 2016. This is my second letter to the Commission.

Despite years of ongoing community input, the Valor plan has only made small adjustments to accommodate community concerns. The prime concerns noted in my letter of 2017 are still to be resolved.

Three areas of prime concern still stand:

1. The proposed scale and massive footprint are way out of sync with the residential character of American University Park, which is composed of single-family homes. I urge the Commission to encourage Valor to go further to meet community demands to break up the building mass with 219 units and retail space. While Valor is to be credited for reducing the height by about six feet, the building still looms over the neighborhood and will completely cover several square blocks. The proposal to "fix up" the tiny public triangle park at Mass/Yuma/49<sup>th</sup> Street is a nice gesture, but does nothing to reduce the massive bulk of the apartment/retail complex. After more than four years I would like to see the site developed but with less unbroken density.
2. The proposed access to the apartment/grocery complex is through a 20-foot-wide ally next to the PNC Bank and an entrance on 48<sup>th</sup> Street. Valor has yet to make any transportation mitigations in response to traffic studies prompted by neighborhood groups. We are still lacking is a concrete proposal showing how to accommodate 219 units and grocery/retail space. What we have now is "Mitigation Efforts for Transportation & Parking" with a Loading Management Plan *still to come*. This needs to be completed and evaluated to assure neighbors that traffic and loading volume can be addressed without further changes in the design. We don't want to end up with the kind of loading and access problems facing the much smaller commercial development across the street on Massachusetts Avenue.

3. What happens to the space allocated for the small-scale grocery if Valor's "early agreement" with Mom's Organic Market falls through? This seems to have happened to several earlier "agreements."

Thank you for taking into account the concerns of this AU Park resident.

Margaret B. Parlato

Cc: Councilmember Mary Cheh