

Cochran, Patricia (DCOZ)

From: Nanda Kulathunga <kadk7n@gmail.com>
Sent: Thursday, November 16, 2017 9:03 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 807

4711 Warren St. NW,
Washington DC 20016,
Nov. 16, 2017

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

RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 807

Dear Chairman Hood and Members of the Commission:

I live at 4711 Warren St. NW **within 200 feet** of a proposed development on the site of the former Super Fresh grocery store at [4330 48th Street NW](#).

I am writing to express my opposition to the proposal by Valor Development to construct two buildings, ranging in height from 4-7 stories, including 220 residential units and possibly a grocery store, on this site.

Yuma Street and 48th Street, the streets that are immediately adjacent to these proposed buildings, are located in American University Park, a neighborhood of mostly one family 2-story homes. Such an oversized development in close proximity to these residences would alter the character of this part of AU Park in a negative way.

Access to the proposed development will be through an alley off Yuma Street and through another alley behind the AU building off 48th Street. My house at [4711 Warren Street](#) is around the corner from the AU alley. Warren Street, along with 48th Street, will be overwhelmed with trucks and vehicles entering/leaving the new development. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets.

The current Valor Development proposal will adversely affect the neighborhood and endanger the many pedestrians, from young children to senior citizens, who enjoy walking in this neighborhood.

Thank you for your consideration of these concerns.

Sincerely,
Nanda Kulathunga
Phone 301 530 5401