

Cochran, Patricia (DCOZ)

From: Shelly and Barbara Repp <sbrepp@verizon.net>
Sent: Wednesday, December 26, 2018 2:17 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: ATD EOM3; Cheh, Mary (COUNCIL); Mendelson, Phil (COUNCIL)
Subject: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802,803,806,807

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4704 Windom Place NW

Washington, DC 20016
December 26, 2018

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

Dear Chairman Hood and Zoning Commissioners,

We write, for the second time, to express our strong opposition to Valor Development's current plan to redevelop the former SuperFresh property at 4330 48th Street NW. We live just five houses away from the site.

While the proposed project faces serious legal hurdles, the fundamental problem with Valor's proposal is that a four to six story building with 214 apartment units plus five townhouses facing two residential streets is simply too big and too dense for the property site and doesn't fit or belong in our residential neighborhood. Despite the flowery words, the revised plans Valor filed on October 16, 2018 simply do not address this concern.

The party opponents and our neighbors have pointed out a number of major flaws with the project. For this letter, we'd like to focus on just one - traffic:

- Car and truck traffic in and around the site will increase significantly. Our residential neighborhood should not be turned into another Tenleytown.
- The developer's traffic study, being over two years old, is out of date. It doesn't take into account the new businesses in the 4800 block of Massachusetts Avenue, or the new functions of the American University building at 4801 Massachusetts Avenue, which at the time was still being renovated after the law school moved to Tenley Circle. The narrow, 20 ft. wide alleys have not been designed to handle the volume of vehicular traffic that will be generated by the 219 residential units and the proposed grocery store.
- Pedestrian safety is threatened by the increase in car and truck traffic both around the site and, especially, in the alleys, where there will be inadequate sidewalks.
- The loading areas in the alleys for delivery and trash trucks do not provide adequate turning radius.

We would support a responsible development on the site, and, on several occasions, have suggested that Valor meet with the neighbors to work to hammer out an equitable solution. Our entreaties have been rebuffed. We suggest that the Zoning Commission encourage Valor and its partners to negotiate in good faith to find a solution that will avoid a protracted dispute.

Thank you for your consideration of our concerns.

Respectfully submitted,

Barbara and Shelly Repp