

December 8, 2018

Zoning Commission of the District of Columbia
441 4th Street NW
Suite 210S
Washington DC 20001

Re: Case number 16-23; Proposal for Design Review and Development by Valor Development on Square 1499, Lots 802, 803, 806, and 807, in American University Park; Letter in Opposition.

Members of the Zoning Commission:

We, the undersigned residents of the Spring Valley Court neighborhood of Washington, DC write to express serious concern about, and opposition to, the current plan by Valor Development to build an oversized four to six story mixed use building on the site of the former SuperFresh grocery located at 4330 48th St. NW. The Spring Valley Court neighborhood is located just across Massachusetts Avenue from the proposed development.

The project faces 48th Street. Much of the traffic for both the 219 residential units and a proposed grocery store will enter and leave the project site through an alley whose entrance is on 48th St. NW near the intersection where Massachusetts Avenue, Fordham Road, and 48th Street converge. The additional traffic will cause congestion on Fordham Road, 48th Place, and Van Ness Street, each of which defines our community.

Our neighborhood is already overwhelmed by traffic from the very successful Millie's restaurant which opened two years ago. Soon, traffic will be even worse when Pizzeria Paradiso and Compass Coffee become fully operational in a new building in nearby Spring Valley Village. The new establishments will accommodate 210 interior seats, with another 64 in an outdoor area.

The density of the proposed population is unacceptably high with 68 single, 115 double, and 36 triple bedroom apartments. Assuming one individual per bedroom, this building would house at least 406 people with occupancy limits that are likely to be much higher. This population of residents confined to a half-block will overwhelm present infrastructure and is many times out of proportion to present housing densities in our area.

Further, since the site is almost a mile from the Metro, the limited parking places that Valor Development proposes to make available for residents are clearly inadequate for the 219 residential units and will result in parking overflow on neighboring streets, including ours.

A lower building on the SuperFresh site would be much more in character and compatible with the residential and commercial surroundings, including the new two-story Spring Valley Shopping Center on our side of Massachusetts. A lower scaled building would have a lower impact on parking and traffic in the neighborhood and would be supported by the community.

Respectfully submitted,

Residents of Spring Valley Court

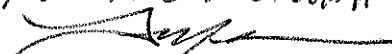

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
Elizabeth Trang <i>Elizabeth Trang</i>	4259 Fordham Rd NW 12/2/18
Trang H. Trang <i>Trang H. Trang</i>	"
John-Paul Trang <i>John-Paul Trang</i>	"
Anne-Marie Trang <i>Anne-Marie Trang</i>	"
RICHARD GREGORY <i>Richard Gregory</i>	4210 48 th PLACE NW 12/15/18
Ann Vleck <i>Ann Vleck</i>	4210 48 th Pl., NW 12/15/18
Bill Lalik <i>Bill Lalik</i>	4206 48 th Pl, NW 12/30/18
Rosary Lalik <i>Rosary Lalik</i>	4206 48 th Pl. NW 12/30/18
Laurena Meyer <i>Laurena Meyer</i>	4212 48 th Pl NW 12/30/2018
Florence Meyer <i>Florence Meyer</i>	4212 48 th Pl/VW 12/30/2018

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
VERA WILHELM <i>V. Wilhelm</i>	4821 VAN NESS NW 12/27/18
DAPHNE PEMEKAS <i>D. Pemekas</i>	4821 VAN NESS NW 12/29/18
f. H. A. SOPHIA WILHELM JETERAS	4821 VAN NESS ST NW 12/28/18
Mary Bresnahan <i>Mary Bresnahan</i>	4736 Massachusetts Ave, NW 12/26/18
PETER MC CARTHY <i>Peter R. McCarthy</i>	4736 MASS. AVE., NW WDC 12/29/18
Simin Samy <i>Simin Samy</i>	4724, MASS AVE NW, 12/30/2018 20016

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
<p>SUSAN PEARLE <i>Susan Pearce</i></p>	<p>4809 Van Ness St. NW Washington, DC 20016 12/10/18</p>
<p>Federico Mordini </p>	<p>4251 Fordham Rd NW 12/14/2018</p>
<p>GABRIELA MATOS GABRIELA MATOS </p>	<p>4251 FORDHAM RD NW 12/14/2018</p>
<p>Ch. Klingen (Christoph Klingen) 12/18/2018</p>	<p>4811 Van Ness Street NW Washington, DC 20016</p>

Palmeries

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
Mary Kay Palmer / <i>Mary Kay Palmer</i>	4211 48 th Place NW Washington DC
Robert C Palmer / <i>Robert C. Palmer</i>	4211 48 th Pl. NW Washington DC

*DC
20016
20016*

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
<i>Harry C Ledoux</i>	
<i>Harry W C Ledoux</i>	<i>4728 MESSY AVE, NE</i>
	<i>Washington, DC</i>

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
Janet Duke .Janet Duke	4257 Fordham Rd 12/16/18

Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
Shirley Watt <i>SWATT</i>	4203 - 48th Ave NW Wash DC 20016 12-12-18

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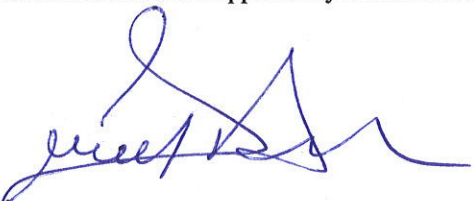
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Residents of Spring Valley Court



Spring Valley Court Residents in Opposition to Valor Development, Case number 16-23

Printed Name/Signature	Address/Date
SAMUEL F. BENCH	4207-48 TH Place NW
12-9-2018	WASHINGTON, DC
	20016

4207-48TH Place NW
WASHINGTON, DC
20016

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Printed Name/Signature	Address/Date

Yvonne DIXON *Yvonne Dixon*
 Michael DIXON *Michael Dixon*
 4805 Van Ness ST NW
 December 11, 2018