

RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807. Letter in Opposition

Dear Chairman Hood and Commissioners,

My family and I live at 4710 Windom Place, directly across the street from the proposed development and within 200 feet of the site. We strongly oppose the development. In 2018, the Zoning Commission suggested Valor redesign the development to incorporate concerns of neighbors. Their revised plans fail to do this as they have not made significant changes to address our concerns.

We are extremely concerned about how the proposed large-scale complex would dramatically transform our neighborhood with several negative implications. Our top concerns relate to pedestrian safety, traffic congestion, and overcrowding of schools, as well as deprivation of sunlight, loss of privacy, and noise and air pollution. Moreover, we moved to the neighborhood because of the residential character and kindly ask that you uphold current zoning laws for the neighborhood.

Here are some details about our concerns:

- **Request for exception form zoning policy:** The proposed development does not comply with zoning policy for the site and thus is requesting the design review. **A building that complies with what can be done by matter of right would be preferable.**
- **Pedestrian safety:** The development as proposed would increase traffic significantly, making the neighborhood less safe for pedestrians, a special concern for children and elderly. Valor's traffic study indicates a range of 155-322 cars per hour coming and going from the site during peak hours and 21 truck deliveries per day. The increased traffic flow, lack of consistent sidewalks on surrounding streets, and disregard for crosswalks will pose a risk to pedestrians. **Such a significant increase in car and truck traffic in no way creates a more pedestrian friendly neighborhood.**
- **Traffic congestion:** The significant increase in traffic implied by the proposed development – 322 cars/hour at peak times - would exacerbate the already bad congestion on Massachusetts Avenue during peak commuting hours. Valor offers no solution for metro access. Valor plans to have most truck traffic and car trips use the alley off 48th street. In accessing Mass Avenue from the alley, this traffic will bottleneck on the short block between Warren Street and Mass Avenue. In addition to the limited space on that short block, cars and delivery trucks will need to navigate around the AU shuttle bus stop, which runs up to ten shuttles per hour. The alley behind the Spring Valley Shopping Center will also be clogged with truck deliveries for the center, during which times the alley will not be passable. **Valor's plans fail to acknowledge and provide solutions to these challenges.**
- **School capacity:** Overcrowding of public schools is already a very significant concern for many of the families in the neighborhood as Janney Elementary and Wilson High School are already at and beyond capacity. **If approved, this proposed development stands to exacerbate the problem.**

- **Deprivation from sunlight:** If built, the six-story structure would cast significant shadows on neighboring homes, depriving neighbors of sunlight. Back in January 2018, the shadow study Valor provided with its pre-hearing statement was incomplete, only looking at seven hours of the day (9-4 pm). At our request, Valor provided a study showing shadows after 4 pm. My house is among the many that would be in Ladybird's shadow in late afternoon from March through September and through the evening in the summer. **The shadow and canyon like feeling created by the building would have negative implications for our quality of life. The elimination of Windom Walk makes the front of the structure look like a solid wall.**
- **Privacy issues:** Furthermore, the height of the proposed development relative to surrounding homes and the terraces proposed for the development raise concerns about personal privacy. Individuals residing in some units and those using the terraces would have vantage points where they would easily see into neighboring homes and yards. **Neighbors' basic privacy would be lost.**
- **Pollution:** Increased traffic would bring an increase in air pollution from vehicle and truck emissions that would degrade air quality, potentially exposing residents to health risks. The additional traffic would also bring persistent noise pollution that would be a constant detraction from our quality of life. In addition, light pollution from the building and its impact on neighbors health and the well-being of birds and other wildlife is a concern. **Air and light pollution would impact health and well-being.**
- **Structural threats to nearby houses from construction:** The proposed development requires deep digging that could compromise the structural integrity of nearby houses. We fear for our homes because Will Lansing acknowledges that there is rock under the site. **What safeguards would be put in place to ensure neighbors do not pay an additional price through structural damage to our homes?**

Please prioritize the welfare of current residents over the profits of developers and oppose the development as currently presented. Unfortunately, ANC 3E puts the priorities of the developer over those of the community, so we are relying on you to act on our behalf. A scaled back development – for example, two stories smaller – would have less negative impacts and be more in keeping with the character of the neighborhood.

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