

Hanousek, Donna (DCOZ)

From: Susanne Koffsky <susannekoffsky@gmail.com>
Sent: Wednesday, January 2, 2019 4:56 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, 806, 807. Letter in Opposition

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

4708 Windom Place, NW
Washington, DC 20016
January 2, 2019

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

Dear Chairman Hood and Members of the Zoning Commission:

We live at 4708 Windom Place, NW, next door to our 200-footer neighbor, so we are within a stone's throw of the proposed development - not an enviable location.

We oppose this development because it is, simply stated, too big. Plopping a 5-6 story, 219-unit apartment building, plus a grocery store, on 48th and Yuma Streets is extremely shortsighted. This behemoth of a building will overpower the two-story houses on the surrounding residential streets of Warren, Windom, Yuma, 47th, and 48th Streets, and the Spring Valley Shopping Center, a historically preserved property. For sure, traffic congestion on these residential streets will overspill on to Massachusetts Avenue, a fraction of a block from the proposed development. Massachusetts Avenue is already congested between 48th and 49th Streets, where the AU classroom and administrative offices are located. Delivery trucks and cabs block one of two lanes on Massachusetts Avenue throughout the day. And many, many AU students jaywalk across the Avenue. Add 219 residential units to the Super Fresh site and jaywalking will increase exponentially, especially in light of the recently-opened pizzeria and coffee house in the new commercial building directly across from AU on Massachusetts. Wagshal's deli and market, a neighborhood institution over 92 years in business, will close because the new building has "no space" for its kitchens. Delivery trucks and garbage trucks for the grocery store and residential units, plus cars entering and exiting

the parking garage will further clog the 48th Street alley and the Yuma Street alley. Most probably this congestion will add to traffic jams on Massachusetts Avenue.

What a nightmare this oversized development will create, not only for the neighborhood, but for the DC Department of Transportation.

Think about these thorny traffic issues, now only theoretical. If they become a reality, a nightmare will ensue, for the 'hood and DC government.

Respectfully submitted,
Paul and Susanne Koffsky