

## Cochran, Patricia (DCOZ)

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**From:** IM de Zamaroczy <minfiz@msn.com>  
**Sent:** Thursday, January 3, 2019 10:05 AM  
**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

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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, 806, 807. **Letter in Opposition**  
January 2, 2019

Dear District of Columbia Zoning Commission,

I am writing this letter to oppose the proposed Valor project at the corner of 49<sup>th</sup> street and Massachusetts Avenue, NW. I believe that the current project severely underestimates the logistical challenges that will be posed in resupplying the existing shopping center and the anticipated supermarket. As a close resident of the area, I do not see how several 52-foot trucks a day will be able to fit into a very narrow alley to provision the shops. The entire plan needs to be reconsidered on a much smaller scale that is actually realistic and takes into account the existing needs of local residents.

Furthermore, the Valor proposal would cause severe traffic problems on Massachusetts Avenue, which is a critical transportation link between the District of Columbia and Maryland. In addition, the entire neighborhood is not equipped to handle the very large trucks that the Valor-proposed supermarket would depend upon. A much more livable and sustainable development would better suit the needs of the neighborhood. This includes imposing that at least half of the apartments be for sale and not for renting, to reduce excessive transitory movements from the nearby American University.

I am not against the development, but it needs to be scaled back significantly to fit with the characteristics, the needs, and the sustainability of this historic neighborhood.

I hope that you will consider this letter. Please contact me if you have any questions.

Sincerely,  
Isabelle de Zamaróczy  
5005 50<sup>th</sup> Place NW  
Washington, DC 20016