

Cochran, Patricia (DCOZ)

From: Sophia Pappas <TREEK12@msn.com>
Sent: Thursday, January 3, 2019 10:54 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

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January 3, 2019

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

Dear Chairman Hood:

I am writing to express my opposition to the LadyBird development that is being proposed in our neighborhood. Although we would appreciate the new grocery store that is being proposed, we are not happy about the overdevelopment that is being put as a tradeoff for a grocery store.

AU park is a community that many people want to live in because of the neighborhood dynamic that still exists here that is very difficult to find in metropolitan areas or anywhere else in the District of Columbia for that matter. While we are close to the life of the city, we maintain the traditional single family home neighborhood that is quiet in the evening, not over populated, does not have excessive traffic, and is a place where neighbors actually know each other by name, and a place where many people have lived since they were in their early 20's and are now in their 80's. Our schools are appreciated by people who expect something great for their children. By over developing a neighborhood like ours, it takes the small neighborhood feel away.

The last thing that would make our neighborhood maintain what makes it great is putting a building here that would tower twenty feet above all the existing homes. Bringing delivery traffic of 30-50 foot trucks daily rattling through the quiet streets, and adding the traffic and parking issues that an additional 400 plus residents WILL bring.

The points of access have been a constant point of contention and at todays walk with DDOT of the proposed site more than confirmed the issues that currently exist and that will be made worse after development. The concrete barriers that currently are in place in the existing alleys are proof of the problem areas that will only become worse as the area will be made smaller. We are to accept curbs being rounded to allow for trucks to drive over them, alleys that will have two way traffic with turns that are impossible for two cars to make simultaneously, turns that are to facilitate deliveries are impossible to make with the trucks that will be coming in, and in another alley the proposed plan is that the delivery trucks will absolutely have to back up to end of the alley against traffic in order to leave after their delivery. We have also been told that the only entrance to the parking garage, that will be in the alley, will be blocked multiple times a day to allow for certain deliveries. This means no traffic will be able to come through and will result in gridlock in multiple places (Mass. Ave, Yuma, and 48th). Some of these issues were witnessed at todays walk and should not be ignored in the planning/development process.

Thank you for your time and attention to our concerns for this project in our neighborhood. I hope that zoning will keep in mind that while development and growth is good, we must not continue to take away the charm of neighborhoods

that people want to live in and what makes them great. It is possible to develop with something that compliments the neighborhood rather than detracting from what made it the great place that those who live in it think it is.

Sincerely,

Sophia Pappas

49th St NW

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