

Cochran, Patricia (DCOZ)

From: Jean Bolan <bolanjc@yahoo.com>
Sent: Thursday, May 18, 2017 2:51 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, 807

Dear Mr. Hood,

I am writing to express my opposition to the proposed development at the site above (otherwise known as the "SuperFresh site"). I live within 200 feet of the development so would be directly affected by the development.

The development does not include adequate parking for the proposed number of units. This site is too far from Metro for easy walking--the nearest Metro stop is Tenley, nearly a mile away. The bus service on Massachusetts Avenue runs too infrequently for most people to rely on it for transportation. The residents of this complex therefore would all have cars, and with the inadequate parking plans, they would be parking those cars in the neighborhood. The parking in the neighborhood is already inadequate for the commercial development at the Spring Valley Shopping Center. Many cars of people with business at the shopping center, or at the medical buildings at 49th and Massachusetts, already park in front of my house on 49th Street, meaning that I as a resident can not find parking during the day. Having many more people living in the area with no place to park their cars would make the situation intolerable.

I urge that the Zoning Commission require Valor Development to scale back the number of units and to provide at least one parking place per unit in this development. As it stands, the proposed building is not compatible with the residential character of the community. It is suited to downtown DC, where Metro is within walking distance, but not to this area.

I hope you will take the overwhelming opposition of neighborhood residents into account as you evaluate this project.

Thank you for your attention,

Jean Bolan Peaslee
4901 Massachusetts Ave., N.W.
Washington, DC 20016
(corner of 49th Street, Yuma Street, and Massachusetts Avenue).