

Testimony Office of Zoning
Hearing Jan. 24, 2019
Valor Development Case 16-23

Susanne Koffsky
Private Individual

Good Evening Chairman Hood and Fellow Commissioners:

I am addressing issues in the Yuma and 48th St. alleys on the perimeter of Valor's development. These alleys simply will not support the truck, car and pedestrian traffic this building will generate. Pedestrian traffic will take a beating on the tiny, 3-foot sidewalk in the Yuma alley. Currently, there is no sidewalk, but the alley thrives because of the De Carlo restaurant parking lot and pull-over space adjacent to the Super Fresh building [attachments 1 & 2]. This parking area disappears into the Valor building, decreasing the alley to 20 feet.

The Hawk signal Valor proposed for Mass. Ave. at the intersection with the Yuma alley will increase foot traffic into the narrowed Yuma alley [Attachment 3 shows jaywalkers mid-afternoon on Jan. 23].

Next issue, the 45-degree angle at the intersection of the 48th and Yuma St. alleys may work on paper according to DDoT, but will not be workable in practice, according to Mr. Ronnie Brown. Mr. Brown has spent 25-years

driving trucks. We had a conversation on Fri., Jan. 18, while he spent 45 minutes making a delivery in the Yuma alley off his 28-foot truck. He said trucks could not navigate the alleys when headed in opposite directions without the additional space Yuma currently has. He was driving the Leonard Paper Co. truck in the first photo attachment.

Valor plans to ask DDoT to make Yuma alley 2-ways. A fire hydrant sitting at the newly created entrance to Yuma alley off Mass. Ave. will be knocked off its foundation [Attachment 4] when trucks enter Yuma off Mass. Ave. because of the tight turn required to navigate the alley. One last comment on the 48th and Yuma alley intersection: [Attachment 6 shows bent barriers from truck attempts to make the turn at the intersection.]

Valor proposes to "clean up" the messy Yuma alley with trash compactors for its new building. However, all Spring Valley Shopping Center dumpsters currently sit at a 45-degree angle to allow garbage trucks to unload trash [Attachment 5]. I talked with Mr. James Thomas, a garbage truck driver for 14 years for Waste Management, last summer immediately after he unloaded two dumpsters. There are currently 13 such dumpsters in the alley. "Next to impossible" were his words of the new setup.











