

4708 Windom Place, NW
Washington, DC 20016
June 17, 2017

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

**Re: Case No. 16-23, Proposal for Design Review and Development by
Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807**

Dear Chairman Hood and Members of the Zoning Commission:

We live at 4708 Windom Place, NW, very close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street, NW.

We are writing to express our opposition to the proposal by Valor Development to construct two buildings, ranging in height from 4-7 stories, including 230 residential units and a destination grocery store 3 times bigger than SuperFresh, on this site.

Yuma and 48th Street, the streets that are immediately adjacent to these proposed buildings, are located in American University Park, a neighborhood of mostly one family 2-story homes. Such an oversized development in close proximity to these residences would alter the character of this part of AU Park in many negative ways.

Primary access to the proposed development will be through an alley off Yuma Street, which is already clogged with delivery trucks and dumpsters for the Spring Valley Shopping Center. Yuma Street, along with 48th Street, will be overwhelmed with 40-50 delivery trucks making daily deliveries, and vehicles entering/leaving the new development. Many cars connected to the new residences and retail will, of course, park on the already crowded neighborhood streets.

Public schools are already overcrowded; Police, Fire and Emergency Response Services will be overwhelmed; few bus lines serve this neighborhood, and Metro is 1 mile away.

The current Valor Development proposal will adversely affect the neighborhood and endanger the many pedestrians, from young children to senior citizens, who enjoy walking in this neighborhood.

We strongly oppose Valor's current plan and respectfully urge the Zoning Commission to stipulate that Valor rework their proposal to ensure consistency with the DC Comprehensive Plan for this area. Thank you for your consideration of these concerns.

Sincerely,
Paul and Susanne Koffsky