

## Cochran, Patricia (DCOZ)

---

**From:** Robert York <rlyorkdc@gmail.com>  
**Sent:** Monday, June 19, 2017 9:12 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

Valor proposes an inappropriately massive development in the quiet American University Park residential neighborhood. There are now no apartment buildings in the historic A.U. Park area. The proposal is inconsistent with your own comprehensive plan.

In addition to the visual damage, the resulting traffic would be a burden. Traffic heading North would probably turn right on 48th Street to enter the site. Southbound traffic turning left at 49th St. (or Yuma if that were permitted) would then disrupt both 49th, Yuma, and possibly 48th Street. Traffic on Massachusetts Avenue has been increasing substantially for a few years and would worsen. Traffic on Yuma would probably increase since it is already a link between Massachusetts, Wisconsin, and Connecticut Avenues.

The entire A.U. Park neighborhood and especially the area around the development--48th, 49th, and Yuma Streets—would be damaged. Increased traffic and parking problems are likely with any significant increase in retail business. Valor seeks to allow substantial parking by workers in the adjacent Massachusetts Avenue office building, apartment residents, and retail customers. One can expect drivers circling some blocks for parking, polluting the air, and parking illegally in their frustration.

Robert York  
4614 Yuma St., NW