

Cochran, Patricia (DCOZ)

From: Marilyn Richert <marilyn261@verizon.net>
Sent: Monday, July 03, 2017 2:53 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

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From:

Phyllis H Kline
4815 Yuma St NW
Washington, DC 20016

July 3, 2017

To:

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission

Re: Case Number 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 Commission:

I live at 4815 Yuma St NW, about 150 feet from structures proposed by Valor Development at 4330 48th St.NW. I am writing to express my opposition to the development as currently proposed by Valor at that address. They propose to construct two buildings that range in height from 4 to 7 stories, that include at least 230 residential units and (perhaps) a grocery store.

A development of this mass and magnitude has no place in this quiet neighborhood of mostly single-family homes that has existed here for over half of a century. Valor's oversized development in such close proximity to our homes would greatly alter the character of my area in a negative way.

Valor has planned for primary access to the development to be through an alley off Yuma Street. That alley is already clogged with dumpsters and delivery trucks that service the Spring Valley Shopping Center. Yuma Street, along with 48th Street, will be overwhelmed with trucks and vehicles entering and leaving the new development. Also, cars connected to the new residences and retail will, of course, park on our already crowded neighborhood streets.

Further, the increased traffic will endanger the many pedestrians that regularly walk on both Yuma Street and 48th Street. There are a number of young children and senior citizens that join the many pedestrians that regularly walk on those streets on their way to jobs in the numerous businesses and offices along Massachusetts Avenue.

Again, I state my opposition to Valor Development's plan submitted to the Commission for review. I thank you for your attention to my concerns.

Respectfully,

Phyllis H Kline
4815 Yuma St. NW
Washington, DC 20016