

## Cochran, Patricia (DCOZ)

---

**From:** Phyllis Kline phylkline@verizon.net <marilyn261@verizon.net>  
**Sent:** Tuesday, October 1, 2019 4:48 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Case Number 19-10, Valor Development, LLC, PUD Square 1499, Lots 802, 803, 806 and 807

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Letter in Opposition

Mr. Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4th St NW, Suite 210 S  
Washington, DC 20001

Dear Chairman Hood and Members of the Commission:

I am Phyllis Kline, and I live at 4815 Yuma St NW, directly across the street from the proposed Valor development. I have lived here

for over 60 years, and I am very concerned about the building that Valor wants to build across the street from my house. I do

understand that housing is needed in the city and that land could be developed to meet that need. But, as I wrote to you in July of

2017, such a big building could cause many more problems than it solves. I think you could call it unintended consequences.

First, the neighborhood will be completely disrupted by the construction. There will be constant noise by earth-moving and other

machinery. There will be an influx of construction workers and their cars (where will they park??). In addition to diminished air

quality, there will be constant movement of people and delivery trucks, causing great traffic congestion in the area and danger

for pedestrians and residents.

Second, the environmental damage will be permanent and will leave the neighborhood depleted and scarred. Valor plans to cut

down the lovely existing trees (except for one Heritage tree) that we have watched grow and mature. We will lose all of these

trees and their air-purifying qualities even as our air quality declines with the construction.

Third, the whole character of the neighborhood will be changed. Currently, this area becomes very quiet after about 10 pm.

Working people with children retire early because their work and school days start early. There is very little vehicular or pedestrian movement, and there are very few emergencies that require assistance from Emergency Response Services. This homeostasis will surely change with the concentrated mass of diverse individuals in all walks of life that are projected to inhabit that very large building as proposed. I worry that our current police, fire and ambulance services will be adequate to absorb the large infusion of humanity and insure the safety of our American University Park and Tenleytown residents.

Fourth, I worry about the influx of automobiles in this small, concentrated area. The construction workers will need to park their cars during their work days. Will those workers be granted temporary Residential Parking Permits and then flow into the streets in front of our homes? And later, when the building is full: I understand that there will be strict limits on cars and parking spaces, with no residential parking permits for tenants. But, experience tells me that it is very hard to separate Americans from their cars. If that large building is built as proposed, I predict that the neighborhood will be dealing with parking issues for many years.

My final point is that this is a single family neighborhood that is worth protecting and conserving. Life has hummed along nicely for over sixty years. We can absorb and integrate a few more people, but not in the volume and density that is proposed by Valor. I urge that the Zoning Commission require Valor to reduce their proposed development by at least two-thirds.

Sincerely,

Phyllis Kline