

Cochran, Patricia (DCOZ)

From: Charles Reusch <Charles.Reusch@ferc.gov>
Sent: Wednesday, October 2, 2019 9:21 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: CASE NO. 19-10, VALOR DEVELOPMENT LLC, LETTER IN OPPOSITION

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September 30, 2019

Honorable Anthony Hood, Chairman

District of Columbia Zoning Commission

441 4th Street NW, Suite 210S

Washington, DC 20001

zcsubmissions@dc.gov

RE: Case Number 19-10 Valor Development LLC

Consolidated PUD Square 1499, Lots 802, 803, 806 and 807

Letter in Opposition

Dear Chairman Hood,

I write in opposition to the size and scale of the proposed development by Valor, Inc. at the corner of Yuma and 48th Streets NW.

First, the development will overwhelm the current neighborhood comprised of single-family houses and the adjacent shopping center.

Second, at this late date after more than several years of preparation by Valor, public bodies and private individuals, basic questions still face resolution. As just one example, the studies of traffic flow along Massachusetts Avenue (Mass Ave.) from 50th Street to 46th Street have not addressed the volume of traffic flow in sufficient detail to give comfort that a catastrophe won't happen if a proposed hawk light is installed between 49th and 48th Streets. Traffic is extremely heavy through that area during morning and evening rush hours; I know, I drive through there every morning! A hawk light would extend the backups during a four-hour period twice each day. One result will be massive amounts of traffic driving through residential neighborhoods at the same time families are putting their children on buses to school, or retrieving them from buses, with the strong possibility of endangering school-aged children.

Third, at this late date there is still no solution proposed for the problem of accessibility of delivery trucks and others in the alleys serving the businesses in the shopping center bordered by Mass Ave. and 48th, 49th and

Yuma Streets NW. Many residents, including many elderly people, depend on those businesses for food and pharmaceuticals. The Valor Development, if completed as presently proposed, will cause the loss of those businesses, the service they offer and the jobs they provide. These include Wagshals—a historic monument in the neighborhood. Yet, as late as the ANC-3E Meeting on Wednesday evening, September 24, 2019 there still is no agreement among Valor, public bodies and private individuals including the owners of the businesses as to whether the businesses can be served adequately by the presently proposed system of alleys. We all know what the solution will be: delivery trucks blocking the thoroughfares Mass Ave., Yuma Street and 48th Street at least 16 hours each day. Is this what the residents of northwest DC and neighboring jurisdictions in Maryland are doomed to face in the future?

Mr. Chairman and Commissioners: Please vote NO on the construction of the Valor Development in its presently proposed size and scale.

Yours truly,

Charles F. Reusch
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CC: Honorable Mary Cheh
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