

Cochran, Patricia (DCOZ)

From: Peter McCarthy <mccarthy@careertran.com>
Sent: Saturday, October 5, 2019 10:10 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: mcheh@dccounsel.us
Subject: Case 19-10, Letter in Oppositionp

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October 4, 2019

Dear Board Members,

First, thank you for your service to our Community.

A short background, our home is diagonally across from the site, on Massachusetts Avenue (Spring Valley) and the 48th Street intersection – essentially “ground zero” regarding the hub of this planned activity.

I believe it is very important to distinguish what I believe to be the two groups taking positions with respect to the proposed development.

Our group (1) resides in very close proximity to the center of the site of which I am a part; and the second group (2) is geographically further back. Group (1) is in the “bulls-eye” with AU Park; while group (2) is within the hypothetical “three or four” rings of the target area which includes Spring Valley and AU Park. I believe most of the people in Group 1, do look forward to certain amenities in the development – so long as they do not adversely impact the safety of our Community.

My purpose in writing this letter of opposition to the proposed Valor development is to record and document major safety issues which I believe will have an enormous impact upon the lives of people living in our area.

First, as any fifth grader knows – one cannot stuff two hundred pounds of potatoes in a one hundred pound bag.

The proposed density alone adversely impacts safety in a major way.

Keeping our “one hundred pound bag analogy” in mind, please note that rental / tenant rules in DC allow five (5) people legally in a two (2) bedroom unit. This could equate to five (5) cars – one (1) per person. Given that parking in this area is already a disaster it is not hard to predict the chaos and disastrous safety environ to come when doing the math. When considering the proposed 219 residential units (possibly 240 units). This translates to 406 bedroom units implying at least 500 residents (and legally upwards of 1000 residents.). This begs the question – where will they park? Alternatives: Bicycles, Mopeds....? I don’t think so. Time for a reality check.

We are most grateful for your kind consideration of this important matter.

Sincerely,

Peter R. McCarthy

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