

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

October 6, 2019

**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 live at 4710 Windom Pl NW, with just one house buffering me from the proposed Valor development that would transform my immediate neighborhood from family friendly homes to dense and commercial. My family and I live within 200 feet of the proposed development.

I greatly appreciate the thoughtful consideration you gave to the Valor proposal when it was put forward for design review, and I truly appreciate that you seem to care about the people who live in the neighborhood and the consequences such a development would have on our daily well-being, homes, and community. Moreover, I truly appreciate that you and the Commissioners seem committed to development that makes sense for the long-term effective development of Washington D.C.

My top concerns with the proposed development are the following:

**Irreversible transformation of neighborhood character:** The proposed development would radically transform the neighborhood from suburban to urban and dense, which would be a dramatic departure from the current neighborhood. Those of us who live in the neighborhood have largely gone through significant effort to move here for the family-friendly characteristics of the neighborhood. This proposed project would take away that character and likely force my family to move. This leaves me asking - is the neighborhood for the people that live here or for the profits of developers?

**Pedestrian safety:** My daughters (ages 5 and 8) need to cross Windom Place to get to a sidewalk as there isn't one on our side of the street. This is an already risky crossing as there are no stop signs on 48<sup>th</sup> St NW at the intersection with Windom Pl (there is one on Windom Pl) and cars careen around the corner at high speeds without concern for pedestrians, much less smaller less visible pedestrians. Valor's development would significantly increase through traffic by several hundred cars each day and bring large delivery trucks for the proposed grocery store onto the streets my children use. This puts them and others at greater risk.

**Overcrowding of schools:** The roughly 220 units proposed for the building is approximately equivalent to adding 10 blocks of homes to the neighborhood. Children who would move to the proposed development would rightfully need to be

accommodated in local public schools, which are already overcrowded. For example, for this school year, Janney Elementary School utilization is about 107% (enrollment is some 750 students and programmatic capacity is 700). In addition, there are other housing developments planned within these school boundaries that will impact student attendance and thus the capacities of these schools to deliver quality education to enrolled children. The collective implications for overall enrollment must be considered.

**Obstruction of views and deprivation from sunlight:** The looming seven-story structure would significantly obstruct my and other residents' views and cast a shadow on our homes. This will create a canyon like feeling and a lack of sunlight, with negative implications for quality of life and mental health.

**Pollution:** Increased traffic brings an increase in air pollution from vehicle emissions that would degrade ambient air quality and expose residents to a health hazard. The additional truck and car traffic would also bring noise pollution that would be a constant detraction from our quality of life.

**Other concerns:** In the name of brevity, I'm not detailing my concerns on the following issues: traffic congestion, parking overflow into the neighborhood, safety issues with the alley, potential damage to homes during construction, displacing of current businesses and loss of privacy due to views from rooftop terraces.

Throughout the Valor design review process and now the PUD, it has been extremely disheartening that the ANCs 3D and 3E have had little interest in the concerns I and my neighbors have expressed. As such, so we are relying on you to act on our behalf and oppose this PUD as proposed.

Thank you for your time,

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