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October 7, 2019

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

RE: Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition

Dear Chairman Hood and Members of the Commission:

I live at 4703 Windom Place, NW, approximately one block from the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW.

This is the third letter I have written to express my strong opposition to the proposal by Valor Development to construct a 4 – 6 story building, with over 200 residential units and a grocery store, on this site.

I am opposed to this proposal for the following reasons.

- Traffic congestion: This neighborhood is pedestrian-friendly, with many walkers, bikers, children on scooters and skate boards, and runners. I worry that adding over 200 residential units, along with retail shops, will add significant traffic and potentially compromise the safety for residents who bike, walk, and run on these neighborhood streets that were not designed for significant traffic flows.

Many of these side streets do not have sidewalks, leading pedestrians to often walk and run in the street. Adding 200+ cars, as well as delivery and trash trucks, could really make these neighborhood streets dangerous for pedestrians.

I have expressed this concern to the ANC 3-E Commissioners, and they have stated that residential buildings on nearby Nebraska, Mass, & New Mexico Avenues do not generate additional traffic. However, Nebraska, Mass, & New Mexico Avenues are significantly different from Windom Place, 48th St., Yuma St., & Warren St. Nebraska & Mass Avenues are two lanes in each direction, and New Mexico Ave. has designated bike lanes. Furthermore, traffic signals were recently installed at two of the intersections at Ward Circle, perhaps resulting from the additional vehicular and pedestrian traffic generated by these apartment buildings.

- Street parking: Valor's current proposal does not provide adequate onsite parking for the residential units and retail shops. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets.
- Stress on DC Public schools: As a parent of children attending DCPS, I'm very concerned that this massive structure will stress the already over-crowded neighborhood public schools, especially Janney elementary & Deal middle schools. I raised this concern to Valor during one of their meetings, and they responded that this was a DCPS issue and not their concern. Is DCPS aware of Valor's proposal to add over 200 residential units to this neighborhood?
- Valor's proposed structure is out of character: Yuma Street and 48th Street, the streets that are immediately adjacent to these proposed buildings, are located in American University Park, a neighborhood of mostly one family 2-story homes. Such an oversized development in close proximity to these residences would alter the character of this neighborhood. Valor's proposed structure is not appropriate for this neighborhood.
- Valor should not be trusted. It is documented that Valor development altered photos of the proposed site, in order to garner support from critical stakeholders. Valor admitted to having done this. They falsified records and should not be trusted.

Please note that I am not opposed to development at the former Super Fresh site. I support development at this site. Rather, I strongly oppose Valor's current proposal.

I respectfully request that the Zoning Commission veto Valor's current proposal, due to my concerns stated above.

Sincerely,

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