

## Cochran, Patricia (DCOZ)

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**From:** Isabelle de Zamaroczy <minfiz5005@gmail.com>  
**Sent:** Wednesday, October 9, 2019 1:40 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** RE Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition

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To Mr. Anthony Hood, Chairman

As someone living in this neighborhood, it's the second time I am writing to you to oppose the Valor's development project. And here are my reasons:

1. The proposed development is too big for the site and for the adjoining neighborhood. This neighborhood consists of single family homes and this over sized building (6 stories) will completely change the residential character of the neighborhood. It's not the place where to install a huge building and there will be no setback of 30-35 feet in front of the building. All the adjacent houses will loose privacy, light, and the American University Park's neighborhood feeling will be destroyed by this out of context building.
2. The Project will have adverse impacts on the community.  
There is no infrastructure in place to accommodate large (50 foot) truck deliveries required for the operation of a grocery store on the premises. Trucks, other delivery vehicles, and pick-up services will park on 48th Street and Yuma Street to unload and/or pick up, thus blocking one lane of these residential streets.garage.  
Parking (on the part of new residents, grocery shoppers, visitors, employees) will overflow into the neighborhood and there will be an increase in traffic congestion, ongoing blocked lanes of traffic, inadequate on-street parking, and increased noise.  
I chose to live in this neighborhood (5005 50th Place, NW) for its quality of life, which will disappear with the new development.
- 3.Neighborhood residents will suffer harmful environmental impacts.  
It will be so sad to lose the large trees and bushes that currently exist around the site. There is minimal green space being offered by the developer that the community might enjoy. In fact, the current green spaces with attractive flower beds around the site will be eliminated.

Citizens for Responsible Development

Isabelle de Zamaroczy  
5005 50th Place, NW