

Cochran, Patricia (DCOZ)

From: Kendall Heath <kendalleheath@gmail.com>
Sent: Wednesday, October 9, 2019 2:39 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806, and 807 Letter in Opposition

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Dear Chairman Hood,
I'm reaching out about the Valor Superfresh development. I live at 4700 Warren St NW, within 200 feet of the proposed site. We bought our home last summer and are very concerned about the impact this development will have on our neighborhood. I'm in favor of adding retail and residential space to the site but the scale of this plan is so large that I'm very worried it will turn what is currently a family-friendly neighborhood into a dense commercial area. We have many concerns including lack of green space in the proposal, increased pollution, disruption due to construction, displacement of current businesses, loss of privacy and increase in crime but in the interest of keeping this short I'll only expand on our main concerns.

School Overcrowding – Our two children attend Janney Elementary, a school that is already beyond capacity and has expanded its footprint in recent years to accommodate existing neighborhood children. Adding 220 residential units would create even more overcrowding in the classrooms and negatively impact the quality of education, a primary reason many of us moved to AU Park. Deal Middle School is also overcrowded and will need to expand in the coming years just to accommodate the expected education demands of the area as it stands today. A development on this size would add so many more students and stretch both schools beyond capacity.

Safety - The increased car traffic this proposed development would create is of great concern. I'm already frustrated there's not a stop sign at the corner of 48th and Warren - currently cars speed around that corner and zip-up Warren St to avoid Mass Ave and speed along 48th St since there is also no stop sign at Windom Pl. Adding significant residential space to 48th St would add hundreds of cars and the retail/grocery space would bring dozens of delivery trucks to the area daily, making that intersection and our residential block even more dangerous and put my children's safety at risk.

Traffic/Parking - The addition of 220 units and retail shops would make traffic horrible and parking on our neighborhood streets nearly impossible. Many families already have one or two cars parked daily on the street. I cannot imagine there's capacity to accommodate that many more neighbors or customers on our already narrow roads.

Character - We chose to buy a home in this community because of the character – the larger lots, good schools, green space and location that was within walking distance of a limited amount of retail but still felt like a suburban area. The proposed development would displace beloved local businesses and transform our neighborhood into a dense commercial area.

Again, I'm not opposed to the concept of a limited amount of development in that area but am opposed to the current plan that is massive in scale and doesn't accurately take into account the

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impact it will have on the neighborhood. I appreciate you taking the time to read this and hearing our concerns. I hope you'll take them to heart and act with the neighborhood's best interest in mind and oppose this plan as proposed.

Many thanks,
Kendall Heath
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