

Cochran, Patricia (DCOZ)

From: Chris Simpson <csc15028@gmail.com>
Sent: Thursday, October 10, 2019 1:24 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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Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW
Suite 210 S
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:

I am writing to oppose the approval of the proposed Valor PUD at Yuma and 48th Streets NW.

ONE

There is no reasonable interpretation of DC zoning regulations, nor of 'building by right,' that permits a company to create an open-ended, unsecured hazard to public health or public safety. Securing such public health and safety is after all the foundation of municipal zoning and building regulations.

TWO

Washington DC's inclusionary housing rules for new developments are designed in part to provide housing for low income families with children, the elderly, and persons with disabilities, among others. These residents can reasonably be expected to be disproportionately and negatively affected by the health and safety dangers described below, which are inherent in Valor's proposed development.

THREE

Valor's proposals, if approved, present a clear hazard to public health and safety in the paved areas adjacent to its grocery market, elevator access, loading ramps, bank access roads, resident parking access, and related facilities that operate without sidewalks, curbs, lanes or even the most elementary safety measures between Yuma St., Massachusetts Ave NW and the Spring Valley shopping center on Massachusetts Av. Under Valor's plan, this area is expected to be utilized 24 hours each day by semi-tractor trailers, large delivery trucks, residents' automobiles, families with children, persons with limited mobility, emergency fire, police, and ambulances, as well as scooters, bicycles, and pedestrians patronizing shopping, offices, American University classes, and public transport along 48th St, Yuma St., and Massachusetts Ave NW. and the alleys, and delivery passage ways that connect them. No version of Valor's many proposals adequately addresses these obvious and predictable hazards.

FOUR

Valor has had clear and repeated warnings of the limits and hazards intrinsic to the investments it proposes. In particular, Valor must have known that the two previous tenants of the site, the A&P Grocery and Superfresh, each abandoned their interests in the site due in large part to the obstacles to safe, reliable, and economic delivery of food and other goods to the existing facilities at the site. I believe that Valor's transportation plans have, in effect, already been extensively tested in practice at this location and have repeatedly failed to provide business efficiency while meeting minimum standards for public safety. I respectfully urge the Commission to look closely at this intrinsic problem and require the proposer to ensure safe operation of its proposed development.

Christopher Simpson

Spring Valley property owner and resident