

## Cochran, Patricia (DCOZ)

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**From:** Susanne Koffsky <susannekoffsky@gmail.com>  
**Sent:** Wednesday, September 25, 2019 12:14 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Cheh, Mary (COUNCIL)  
**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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Mr. Anthony Hood, Chairman  
DC Zoning Commission  
441 4th St., NW  
Suite 210 S  
Washington, DC 20001

Dear Chairman Hood:

We live at 4708 Windom Place, NW, next door to our 200-footer neighbor, so we are within a stone's throw of the proposed development. Here's why we think this is a lousy idea:

- Building rising 4-6 stories, with rooftop terraces, will be a behemoth hovering over adjacent single family, 2-story homes, blocking natural light and destroying privacy.
- No setbacks of 30-35 feet on 1.9 acre SuperFresh site, as is typical in front yards of neighboring homes.
- 50-foot delivery trucks, cars, bikes, scooters, mopeds, competing for space in the 20-foot N/S and E/W alleys
- pedestrians, kids, strollers navigating the 3- and 6-foot "pedestrian pathways" w/o barriers
- HAWK signal on Mass. Ave. feeds into alleys
- FIRE HYDRANT at intersection of N/S alley & Mass. Ave. disappears on Valor's blueprints
- N/S alley is currently 1-way to avoid trucks colliding with hydrant
- N/S alley becomes 2-way
- Wagshal's 90-year neighborhood deli will be forced out b/c Valor allows NO "kitchen space" in development plan

We write this 2nd letter in opposition to Valor's project. We hope you will consider the enormous negative impacts this oversized project will have on its residential neighbors.

Respectfully submitted,  
Paul and Susanne Koffsky