

November 28, 2016

To: The Zoning Commission for the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

From: Alexander McRae and Chahnaz McRae  
4420 48<sup>th</sup> Street, NW  
Washington, DC 20016

**RE: Case Number 16-23. Proposal for Design Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, 807 in American University Park, District of Columbia.**

Dear Members of the Zoning Commission:

As citizens of the District of Columbia and 41-year residents of American University Park we are writing to you to express our sincere and heartfelt opposition to the proposed massive development by Valor Development, LLC at square 1499 Lots 802, 803, 807 in American University Park. Our single-family house located at 4420 48<sup>th</sup> Street, NW, Washington, DC, 20016 is within 185 feet of the proposed development site. The reasons for our opposition are that Valor's proposed development will negatively impact:

- pedestrian traffic by an influx of vehicular traffic;
- school enrollment and class sizing by increased student enrollment;
- the small scale residential neighborhood character of AU Park by the incursion of a large-scale, densely populated apartment and commercial complex;
- the adequacy of current Police, Fire and Emergency Response Services to insure the safety of all of AU Park, Tenleytown and Friendship Heights;
- infrastructure necessary to support a development of this density, for example, nonexistent Public Transportation;
- the environmental health and wellbeing of neighborhood residents because of significantly increased twenty-four/ seven noise pollution and air pollution including diesel exhaust from the 40-50 truck and tractor-trailer deliveries per day;
- the essential beneficial effects of sun, light, air and views;
- the flow of traffic at existing residential street and alley intersections;
- parking, specifically inadequate on-site, off-site overflow, employee parking, etc;

Please take our objections under consideration as concerns Valor's plan for massive development of the site. We are not against all development and would support a reasonable development plan more in keeping with our well-established residential neighborhood. Thank you for your consideration.

Sincerely,

Alexander McRae and Chahnaz McRae

