

To: Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW
Suite 210 S
Washington, DC 20001

December 15,2018

RE: Case Number 16-23, Proposal for Design Review and Development by Valor
Development, LLC, Square 149
Lots 802,803, 806, 807 . Letters in Opposition

From: Jane Petit-Moore, 4710 Yuma St. NW, Washington, DC, 20016-2048 (a 200 footer!)

As a neighbor within 200 feet of the corner of 48th Street and Yuma I am deeply sensitive to the project of building and traffic presented by Valor. I am shocked and dismayed by the presentation which is untruthful and inaccurate regarding a new traffic flow plan into and around the new structure.

The plan of entering and exiting from the 48th street AU alley is unreasonable and impossible in view of the size and number of American University student buses which park and pick up at the same location. Just after the entry in the AU loading dock which would further congest movement. We who live near the corner of Yuma and 48th street have viewed traffic back-ups and trucks parking on the street around the entrance to the alley from Yuma serving the Spring Valley shopping center deliveries and garbage pick up and the egress they describe is impossible. Their plan also under estimates delivery traffic and shoppers involving parking within the buildings. It cannot work as described.

Further, for respect for the present style and atmosphere of the neighborhood one has just to look at the new construction including Millie's and the buildings across the street From the AU building on Massachusetts. The scale and style respects the essence of our neighborhood NOT the massive colossus presently offered by Valor.

That AU building has been recently repurposed and involves much more traffic of people and cars and buses. This will assure higher demand for the "shared" parking facilities foreseen by the builders in Valor's rental spaces. Thus, much greater "on the street" parking demands. These issues have been brushed aside by Valor, they are not addressed except with undocumented promises.

The sheer massiveness of the buildings proposed represents an aesthetic horror and domination of our small intimate neighborhoods. We will be overwhelmed by shadows and bulk from all directions.

So many of the promises and compensations for the sheer enormity are simply undocumented and unrealizable. I no longer believe what they say.