

Cochran, Patricia (DCOZ)

From: Tony Essaye <TEssaye@lawlermetzger.com>
Sent: Friday, December 21, 2018 3:46 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Fw: Case No. 16-23, Proposal for Design Review and Development by Valor Development LLC, Square 1499, Lots 802, 806 and 807.-

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Mr. Anthony Hood , Chairman
District of Columbia Zoning Commission
441 4th St. NW, suite 2108
Washington D.C. 20001

Dear Chairman Hood:

In June of 2017, we joined our neighbors in writing to you to oppose the proposal by Valor Development to construct a large development at 4330 48th Street NW. This location is two short blocks from our home at 4806 Albemarle Street, which is very close to the corner of 48th and Albemarle.

In the subsequent year and a half, Valor has made certain changes in its proposal. We believe, however, that these modifications will not have any meaningful effect on the major negative impacts that this development would create for our neighborhood.

As we understand the modified proposal, the magnitude of the project will remain essentially the same, containing about 230 apartment units. This is likely to add some 500 new residents, which we believe would more than double the population density in the area extending several blocks from the development sight.

Moreover, the development site is almost a mile from the nearest Metro stop, the Tenley station, and it seems clear that the residents will be heavily dependent on their own cars, as will their families and friends who come to visit them. Further, significant additional car and truck traffic will be involved, since the development contemplates a grocery store and possibly other retail facilities. In this regard, as we understand the current proposal, the on-site parking contemplated by Valor for residents and retail customers is substantially less than the traffic that will be involved, thus resulting in both large-scale street parking and clogging of the roads in our neighborhood.

This situation is likely to be very much compounded by the fact, as we understand it, that Valor contemplates that all access to the development by cars or trucks will be made through what is now an alley between the proposed development and the adjoining shopping center. We know from our personal observation the this alley is already under considerable use by trucks supplying the retail businesses in the shopping center and appears totally inadequate for the major traffic additions that would result from the Valor development.

As we noted in our previous comment, we assume that it is these types of concerns that underlie the zoning designation for the area that encompasses the zoning site under the D,C. Comprehensive Plan, which, we are informed, limits development to three story structures.

We understand and accept that the site in question is subject to some degree of development. We strongly believe, however, that the magnitude of what is still being proposed by Valor far exceeds what is reasonable in the midst of a quiet area, such as ours, of moderate-sized homes.

Thank you for your consideration.

Eileen and Anthony Essaye