

Cochran, Patricia (DCOZ)

From: Claudia Taubman <cltaubman1@gmail.com>
Sent: Sunday, December 23, 2018 8:34 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 16-23, Valor Development Proposal, Letter in Opposition

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I live at 4833 Alton Place NW, less than 2 blocks from the Superfresh site.

I have been, and remain, in opposition and dismay at the series of Valor proposals for this site. Despite Valor's half-hearted attempt to minimize the massiveness of their proposed development, it is clear that this will overwhelm our neighborhood. They have submitted a series of plans, each time explaining that their design was not much taller than existing houses. However, each time it has been proven that their drawings were deceptive. This continues to be true. One simple change would be to place their townhouses on Yuma Street and push the larger building closer to the AU building. This has been proposed to Valor on multiple occasions but has been hastily dismissed each time, even though it would dramatically improve the project's impact on the community.

Beyond simply the size, I am concerned that the large number of additional cars will overwhelm the neighbors, my house included. Parking is to be included in the garage, but not nearly enough to cover the number of cars one would expect in an approximately 220 unit building with a full service grocer. The additional cars will not only be parking on the surrounding neighborhood streets, but will add to already overcrowded traffic. We are a neighborhood without sidewalks on many blocks, my own included. I see children walking, people walking dogs, even basketball hoops set up in the streets. The additional traffic will certainly be a danger to pedestrians.

It does not appear that Valor's transportation study has taken into account significant issues. For example, the addition of three new eating venues across the street on Massachusetts Avenue have not been included in their analysis. In addition, the trucks that will need to maneuver to get to the grocery store loading dock have been shown to conflict with the large number of AU buses that pick up and drop off students, idling for quite a bit of time, in the same location that the trucks will have to traverse.

Valor has been consistent in their disregard of neighborhood concerns, public impact, and pedestrian safety.

Please reject their proposal.

Claudia Taubman