

Cochran, Patricia (DCOZ)

From: Irene Rosenberg <irosenberg5@msn.com>
Sent: Thursday, January 3, 2019 2:55 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Re:Case number 16-23. Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807. Letter in opposition.

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January 3rd, 2019

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

Dear Chairman Hood:

I am a resident of 5010 Massachusetts Ave NW, Spring Valley/American University neighborhood, and would like to express my opposition to the project currently proposed, by Valor Development, LLC, to develop Square 1499, Lots 802, 803, 806, 807, because:

The size and density of the project are greatly out of scale, with the surrounding American University Park residential community of one or two stories single family houses. They propose adding living spaces for approximately 400 people to this area, out of proportion to this family oriented neighborhood, affecting negatively their quality of life.

Valor has not demonstrated a straight forward approach to the relationship with neighbor residents, initially misleading the representation of The LadyByrd Project, through the use of a camera's phone wide angle lens and image manipulation, undersizing the image of the buildings by approx. 19 percent. Since then, their team has returned to the community with a different proposal for the site, reducing the height of the building by six feet, but, creating a lot of apartment living under ground level. Is that a healthy approach????, just to have the number of rental units they wanted to end up with? Is this desirable? Still it does not represent the community but services their own interests.

The massive complex at this location would cause excessive traffic congestion on nearby residential streets, and looking for parking could be a nightmare, also hurting the parking flow at the Spring valley parking lot.

As proposed, the entrance to both, grocery and residential buildings on Yuma Street where all vehicles will be entering the site thru the alleyway, will be dangerous to pedestrians and Intersections of north/south alley and east/west alley , and Massachusetts Ave, configuration should should be studied and revised, cause the new building design does not address the mix of alley and pedestrian traffic . And the congestion will be awkward, adding to traffic safety for PNC parking lot, and Exon Gas station.
The traffic study for this site , as many of us suggest, it defies common sense. Needs further study.

I do not support the current Valor 's proposal for the "LadyBird" Project, because of the negative impact it will have in the surrounding area, it is TOO BIG for this neighborhood. But I would support a commercial and residential mixed site, with a plan proportionate to this neighborhood.

Sincerely,

Irene Rosenberg