

## Cochran, Patricia (DCOZ)

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**From:** Tony Essaye <TEssaye@lawlermetzger.com>  
**Sent:** Wednesday, June 14, 2017 1:47 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** RE: Case No. 16-23, Proposal for Design Review and Development by Valor Development LLC, Square 1499, Lots 802,803,806 807

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Anthony Hood, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St. NW, Suite 2108  
Washington, D.C., 20001

Re: Case no. 16-23, Proposal for Design Review and Development by Valor Development LLC,  
Square 1499, Lots 802,803, 806 and 807

Dear Chairman Hood:

We are joining many of our neighbors in writing to oppose the proposed development by Valor Development at 4330 48<sup>th</sup> Street NW, which location has been the site of the SuperFresh grocery store. We live at 4806 Albemarle Street, very close to the corner of 48<sup>th</sup> and Albemarle, and thus two rather short blocks from the site.

We purchased our house approximately ten years ago, drawn by this pleasant low-density neighborhood of single family homes, and we have greatly enjoyed this environment throughout the decade that we have been living here. Unfortunately, the proposed development by Valor would very much change this environment. The proposed 230 apartment units would probably add more than 500 new residents, which would likely more than double the population density in the area extending two to three blocks from the development site.

Not only would this massive addition of residents in itself completely change the character of the neighborhood, but major traffic and parking issues would almost certainly result. As the development is almost a mile from the nearest metro stop (the Tenley station), the only public transportation available to residents will be the bus service on Massachusetts Avenue. As a result, it seems clear that residents will be heavily dependent on having their own cars, as will their families and friends coming to visit them. Moreover, as the development contemplates a grocery store and possibly other retail facilities, this will result in significant additional traffic from customers and significant truck traffic from suppliers. As we understand it, the on-site parking contemplated by Valor for residents and retail customers and suppliers is substantially less than the traffic that will be involved. This will result in substantial congestion and also seriously impact the parking available on our neighborhood streets.

We assume that these types of concerns underlie the zoning designation under the D.C. Comprehensive Plan for the area that encompasses the development site, which, we are informed, provides for development that is limited to three story structures.

We fully understand that the site is subject to some degree of development. We believe strongly, however, that the size of the development proposed by Valor far exceeds what is reasonable in an area of moderate-sized single family homes, and we trust that the District's Zoning laws and regulations are designed to avoid the type of major disruption to a residential neighborhood that would result from the Valor development plan in its present form.

Thank you for your consideration of this letter.

Anthony and Eileen Essaye