

**Jonathan and Caroline Decker  
4712 Windom Place, NW  
Washington, DC 20016**

June 20, 2017

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

**RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807**

Dear Chairman Hood and Members of the Commission:

We reside at 4712 Windom Place, NW on a corner lot at 48<sup>th</sup> Street and Windom Place, across the street and within 200 feet from the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW. As homeowners and residents of this neighborhood since 2006, we are writing to express our strong opposition to the proposal by Valor Development to construct two buildings, ranging in height from 4-7 stories, including 230 residential units and possibly a large grocery store, on this site.

Yuma Street and 48th Street, the streets that are immediately adjacent to these proposed buildings, are located in American University Park, a neighborhood of mostly one family 2-story homes. Such an oversized development in close proximity to these residences would permanently and dramatically alter the character of this part of AU Park in a negative way.

The current Valor Development proposal will adversely affect the neighborhood and endanger the many pedestrians, from young children to senior citizens, who enjoy walking in this neighborhood.

Not only is the proposed development completely out of line with the existing character of this neighborhood, but the development, as currently proposed, will result in substantial additional traffic volume, both commercial and residential. We are extremely concerned that the infrastructure in this neighborhood is not designed or equipped to support the massive traffic increase that will be directly attributable to the proposed development.

Moreover, it is our understanding that the primary access point to the proposed development will be the alley off of Yuma Street, which is already congested with delivery trucks and dumpsters for the Spring Valley Shopping Center. Yuma Street, along with 48th

Street – which our home is adjacent to – will be overwhelmed with additional trucks and vehicles accessing the new development. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets. Rogue and frequent parking violators in this neighborhood has long been a problem in this part of AU Park and it will only be exacerbated by the new development and the onslaught of vehicles that will be in this vicinity connected to the proposed new development.

Like hundreds of our neighbors in AU Park and in Spring Valley, we strongly oppose Valor's current plan and respectfully urge the Zoning Commission to stipulate that Valor Development rework their proposal to ensure consistency with the DC Comprehensive Plan for this area. Thank you very much for your consideration of our concerns.

Sincerely,

  
Jonathan and Caroline Decker