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4710 Windom Place NW
Washington, DC 20016

June 24, 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:

Our home (at 4710 Windom Place) is across the street from the proposed Valor development at 4330 48th Street NW and within 200 feet of the development. We are writing to express our **strong** opposition to Valor's proposal.

We live with our young children (ages 3 and 6) and, as you can hopefully appreciate, our concerns are many as the proposed six -seven story complex would dramatically transform the neighborhood from suburban to urban and dense with several negative implications for our young family. Based on what Valor has presented to date, the 4-7 story structure would have as many 250 units with 2-3 bedrooms, our top concerns are as follows:

Street safety: This development would increase traffic, including large delivery trucks for the proposed grocery store, making the neighborhood even less safe for foot traffic, especially children. The lack of consistent sidewalks and disregard for crosswalks is already a problem. Increasing car and truck traffic volume in no way creates a more pedestrian friendly neighborhood.

Overcrowding of schools: Schools in the neighborhood are already overcrowded and there is an active dialogue on how to remedy the situation. Any children who would move to the neighborhood in the proposed development would rightfully need to be accommodated in local schools. However, how this would be done without adversely impacting quality isn't clear, not to mention there are several additional developments proposed in the school district and collective implications for overall enrollment need to be considered.

Deprivation of sunlight and obstruction of views: The looming gigantic structure would significantly alter the landscape, and obstruct our views and sunlight. We would be living in the shadow of the structure with our sunlight and view lost forever.

Traffic congestion: In addition to the pedestrian safety issues, traffic for tenants and patrons of the grocery store would contribute to already bad traffic congestion. We commute to work downtown daily and already spend significant time in traffic. Introducing potentially several

hundred additional cars to this location will only worsen the situation. There is no metro stop here and while a shuttle bus to the metro could help to some extent it isn't a solution.

Noise pollution: The additional truck and car traffic will also bring noise pollution that will detract from our quality of life. Not to mention the years of construction that such a monstrosity implies.

Valor points to a grocery store as making the development worthwhile. We do not agree. There aren't any "amenities" that Valor could offer that would make this scale of development acceptable to our family. As currently presented, **the development is strictly about maximizing profits for Valor at the expense of the neighborhood and the current proposal should be opposed.**

We are relying on the Zoning Commission to act in the interest of the citizens and oppose such a development. Valor must rework its proposal to ensure consistency with the DC Comprehensive Plan for this area.

Thank you for your time and consideration of these issues. We would welcome the opportunity to further present and discuss these concerns.

Sincerely,

Laura and Philippe