

Leach, Deonte (DCOZ)

From: Barbara Repp <sbrepp@verizon.net>
Sent: Sunday, June 25, 2017 10:23 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Cheh, Mary (COUNCIL)
Subject: RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

4704 Windom Place NW

Washington, DC 20016

June 25, 2017

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

Dear Chairman Hood and Zoning Commissioners:

We live about 350 feet from 4330 48th Street NW, the site of a proposed development by Valor Development that would erect two 5-7 story buildings with 230 apartment units. We are writing to register our opposition to this proposal.

Our neighborhood, in American University Park, consists mostly of one family, two story homes. In fact, when the former A&P was built on this site in 1964-65, the building was intentionally set back so as not to intrude on the neighborhood. In contrast, the massive structures proposed by Valor would create a wall at the end of our street that would block sunlight and threaten the safe flow of pedestrians and motor vehicles alike.

At present, the site is back-to-back, separated by a narrow alley, with the thriving Spring Valley Shopping Center that includes CVS, a dry cleaners, two restaurants, and Wagshal's deli and market. In addition, the former SuperFresh building houses currently thriving businesses: A hair salon, a catering business, and another neighborhood restaurant are part of this site and employ upwards of 60 people. What will happen to these thriving businesses and their employees if they are told to move out?

The structures proposed by Valor face two residential streets - Yuma and 48th. The plans call for the additional residential and commercial traffic, including trucks, to enter and leave the site through the back alley, mostly from Yuma, a residential street. The alley is already clogged with trucks and dumpsters serving the shopping center. The lights, pollution, and noise from all of these additional vehicles would surely have a harmful effect on the neighborhood. Also, since Valor is presently offering only 77 underground parking spaces for residents, where will these residents of the 230 units park their cars?

In addition, there is now substantially more traffic in this area due to the change in use of American University's Spring Valley building (4801 Massachusetts Avenue). This building is now used for administrative and classroom purposes and generates considerable traffic in the neighborhood, including AU shuttle buses, delivery trucks, and additional cars of enrollees in the life-long learning program that holds classes in the Spring Valley building. In addition to the increase in traffic congestion at the intersections of Yuma and 49th Streets and Yuma and 48th Streets, an increase in traffic flow at

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Massachusetts Avenue and 48th Street threatens the safety of pedestrians as well as drivers. Millie's, a successful new restaurant on Massachusetts Avenue, has also resulted in an increase in both car and truck traffic in the area.

In summary, the current Valor proposal is out of scale and character with the adjoining neighborhood and is inconsistent with DC's Comprehensive Plan. While we oppose the current plan, we also recognize the value of working toward an equitable solution for redevelopment of this site.

Thank you for your consideration of our concerns.

Respectfully submitted,

Barbara and Shelly Repp