

Alain R. Locussol and Noriko Iwase
4406 48th Street, NW
Washington, DC, 20016, USA

2017 JUN 29 PM 12:00

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 Members of the Commission:

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

We have lived at 4406 48th Street, NW for more than 30 years. Our house is thus very close to the site of the former Super Fresh grocery store located at 4330 48th Street, NW, where Valor Development has proposed to build two buildings, ranging in height from four to seven stories and including 230 residential units and a large grocery store.

Although we welcome the development of a site that has now been vacant for several years, we wish to express our opposition to the current proposal by Valor Development. Such an oversized development at the corner of Yuma Street and 48th Street will affect in a very negative way the character of American University Park, a neighborhood of primarily one-family two-story homes.

We understand that access to the proposed development will be through an alley off Yuma street which is already clogged with trucks and dumpsters for the existing Spring Valley Shopping Center. We are afraid that many cars connected to the new residences and retail will have no other options than parking on already crowded neighborhood streets and that we will not be able to park our cars in front of our house as we currently do. Moreover, we believe that increased traffic resulting from the current Valor Development proposal will endanger pedestrians, from young children to senior citizens, who enjoy walking in the neighborhood.

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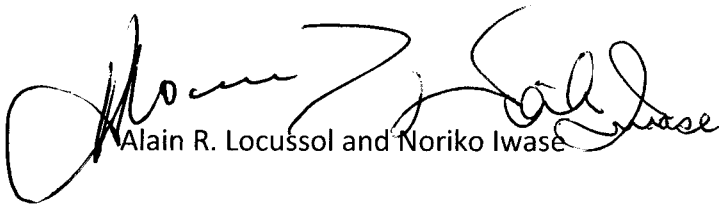
ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.48

Alain R. Locussol and Noriko Iwase
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Washington, DC, 20016, USA

We strongly oppose the 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 for your consideration of these concerns.

Sincerely,



Alain R. Locussol and Noriko Iwase

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