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2017 JUL 11 PM 12:13

July 6th 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:

I am writing to express my 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 the site of the former SuperFresh store at 4330 48th Street NW.

The area close to the these proposed buildings, in American University Park, is a family neighborhood, constituted mainly of one family 2-story homes, catalyzed by the nearby school. Such an oversized development in close proximity to these residences would drastically alter the character of this part of AU Park in a negative way, and especially endanger the safety of the kids.

Indeed, the new construction would bring heavy traffic and seriously put the safety and life of our kids at risk. Many kids are joyfully walking, biking, and running around the neighborhood, a key aspect of the neighborhood, which has attracted many young families over the years.

Primary access to the proposed development will be through an alley off Yuma Street, which is already clogged with delivery trucks and dumpsters for the Spring Valley Shopping Center. Yuma Street, along with 48th Street, will be overwhelmed with trucks and vehicles entering/leaving the new development. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets.

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.

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 for your consideration of these concerns.

Sincerely,



ZONING COMMISSION
District of Columbia
CASE NO.16-23
EXHIBIT NO.52