

Marianne Siemietkowski Needham
4703 Windom Place, NW
Washington, DC 20016

July 15, 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 live at 4703 Windom Place, NW, approximately one block from the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW.

I am writing to express my strong opposition to the proposal by Valor Development to construct two large buildings, ranging in height from 4-7 stories, including 230 residential units and possibly a large grocery store, on this site.

I am opposed to this structure for the following reasons.

- Traffic congestion: This neighborhood is pedestrian-friendly, with many walkers, bikers, and runners. I worry that adding 230 residential units, along with retail shops, will add significant traffic and potentially compromise the safety for residents who bike, walk, and run on these neighborhood streets that were not designed for significant traffic flows.

Furthermore, adding delivery and garbage trucks will significantly add to the traffic congestion. This not only impacts the safety of pedestrians, but local drivers as well. Again, these neighborhood streets do not have capacity for commercial traffic flows.

- Street parking: Valor's current proposal does not provide adequate onsite parking for the residential units and retail shops. Many cars connected to the new residences and retail will, of course, park on already crowded neighborhood streets.
- Stress on DC Public schools: As a parent of three children attending DCPS, I'm very concerned that this massive structure will stress the already over-crowded neighborhood public schools, especially Janney elementary & Deal middle schools. I raised this concern to Valor during one of their meetings, and they responded that this was a DCPS issue and not their concern. Is DCPS aware of Valor's proposal to add 230 residential units to this neighborhood?

- Valor's proposed structure is out of character: 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 alter the character of this neighborhood.

Please note that I am not opposed to development at the former Super Fresh site. I support development at this site. Rather, I strongly oppose Valor's current proposal. I respectfully request that the Zoning Commission stipulate that Valor Development rework their proposal and submit a proposal that is smaller in size and scope, due to my concerns stated above.

Sincerely,

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