

## **Cochran, Patricia (DCOZ)**

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**From:** Garces Laura <syblomacy@gmail.com>  
**Sent:** Tuesday, July 18, 2017 9:52 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807

**Importance:** High

Laura Garcés Fischer  
4830 Albemarle St., NW  
Washington, DC 20016

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

July 18 2017

**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 4830 Albemarle St, NW, very close to the proposed development on the site of the former SuperFresh grocery store at 4330 48th Street NW.

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 this site.

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 part of AU Park in a negative way.

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,

Laura Garcés Fischer