

4732 Van Ness St, NW
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Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th St., NW
Suite 210 S
Washington, D.C. 20001

RE: Case Number 19-10; Valor Development, LLC; Consolidated PUD Square 1499, Lots 802, 803, 806 and 807: Letter in Opposition

Dear Mr. Hood:

I oppose Valor Development's proposal to redevelop the SuperFresh lot. Among the reasons are the following:

(1) Adding 220 or more dwelling units, as proposed by Valor, raises a public safety concern. The proposed new building would be directly across Mass. Av. from Millie's restaurant, a Starbuck's, a pizza parlor and a coffee shop.

Therein lies a Public Safety Concern. Since the shortest distance between two points is a straight line, it can be expected that new residents would simply dash down the alley and across Mass. Av. between 48th and 49th, all the while staring at their phone screens. I live one block away and have seen this distracted behavior. A HAWK light is not the answer in my view, as they are commonly ignored by pedestrians. A better solution would be to erect an *attractive* barrier to prevent crossing the street mid-block. Precedent is the temporary fence American University recently installed, which effectively reduced crossings by AU students before being taken down. A *much* better solution would be for Valor to construct a smaller number of 'upscale' townhouse - condominiums, instead of a 220 unit apartment building with so many residents dashing across Mass. Av, standing in the median strip.

(2) There are also problems brought about by increased traffic congestion, even in my *ANC-3D* neighborhood which has *no* apartment bldgs:

(a) Fordham Road is an accident waiting to happen, with cars parked on both sides that preclude two cars being able to pass;

(b) on Fordham, 48th Place, and on Van Ness (my street), even with "Zone 3 only signs" posted, many non-D.C. cars routinely park every day.

(c) There is *no enforcement* of Zone 3 parking! Pink tickets do not appear on violator's parked cars. Why is that? Is there a weekly accounting of how many tickets were issued, in what areas?

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The *additional* traffic created by 220 more residences on the ‘other side’ of Mass. Av. will overwhelm the 3E and 3D area with: service trucks, delivery trucks, trash removal trucks, shoppers, tenants moving in and out (exacerbated by those with short term sub-leases). The problems in (a, b, & c) will intensify on *both* sides of Massachusetts Avenue if this proposed 220 unit development should be approved.

Sincerely,

(signed)
Frederick (“Rick”) Steinheiser, Jr. (PhD)
Licensed Psychologist (#752)

Cc: Edward Yambrusic, Esq.
4720 Mass. Av., NW