

## Cochran, Patricia (DCOZ)

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**From:** Alain Locussol <alocussol@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:37 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Fwd: Case Number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806 and 807: Letter of Opposition

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**From:** Alain Locussol <[alocussol@gmail.com](mailto:alocussol@gmail.com)>  
**Date:** Sun, Sep 22, 2019 at 3:33 PM  
**Subject:** Case Number 19-10 Valor Development, LLC Consolidated PUD Square 1499, Lots 802, 803, 806 and 807: Letter of Opposition  
**To:** [zsubmission@dc.gov](mailto:zsubmission@dc.gov) <[zsubmission@dc.gov](mailto:zsubmission@dc.gov)>  
**Cc:** Noriko Iwase <[niwase4406@gmail.com](mailto:niwase4406@gmail.com)>

Dear Chairman Hood:

This is to express, one more time, our concerns with regards to the proposed project by Valor Development, LLC located on the site of the former SuperFresh supermarket in American University Park (the LadyBird). We have lived in our house, located within 200 feet of the SuperFresh site, since 1985.

Our main concerns can be summarized as follows:

- The proposed project is totally out of scale with single family two-story homes of AU Park;
- As currently designed, the LadyBird will affect natural light and privacy of houses, in particular those located on Yuma street between 48<sup>th</sup> and 49<sup>th</sup> Streets, and 48<sup>th</sup> street between Yuma Street and Windom Place: the current design does not respect the 35-foot setback that usually applies to individual houses ;
- The traffic likely to be generated by the LadyBird and the grocery store that is part of the project does not appear to be properly mitigated. Already, delivery trucks create regular traffic jams and safety hazards on Yuma Street. The proposed alleys between the back of the Spring Valley shopping center and the new buildings appear to be far too narrow to accommodate future traffic;
- The parking situation in streets near the LadyBird, such as 48<sup>th</sup> Street, is likely to be negatively affected permanently;
- Construction, in particular excavation for underground parking, will create a major nuisance for several years for families living nearby, in particular those with small children and elderly people.

As most residents of AU Park, especially those living close to the former SuperFresh, we do not like the current vacant site. We would certainly welcome a residential project that respects the character of the neighborhood and does not result in permanent negative effect.

We hope that concerns of residents affected by the proposed project will be taken into account when a decision on the LadyBird project is made.

Best regards.

Alain Locussol and Noriko Iwase

4406 48<sup>th</sup> Street, NW

Washington, DC, 20016

Sent from [Mail](#) for Windows 10

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Alain Locussol