

Cochran, Patricia (DCOZ)

From: Michael Truscott <mjhtru@gmail.com>
Sent: Thursday, December 28, 2017 9:47 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 16-23

Dear Members of the Commission:

I am writing to expression my opposition to the Ladybird Project proposed by Valor. I have been a resident in Windom Place for more than 20 years.

1. The proposal is too large and is going to cause a great deal of traffic congestion in the immediate area of the intersection on Massachusetts Ave. If consider this in conjunction with the congestion around the Best Buy and the congestion that will come with the addition of the GDS Lower School, we will be in a neighborhood choked by overdevelopment.
2. I also feel that it is going to create safety problems on the blocks surrounding the site. A large store is going to require more deliveries and trucks will cut through the blocks trying to get to the store. It was a real problem when we had the relatively small Superfresh. It will be much worse with this proposal.
3. A structure as large as the proposal here is going to have a severe impact on the character of the neighborhood. The lifestyle of apartment dwellers is markedly different from families. I bought this house because I wanted a stable, calm area to raise my family. If we continue to overdevelop areas, families will be forced to move to Maryland or Virginia. A city as great as DC should have room for both. It is unfair for corporations to change the life of families like mine.
4. While I have no problems with Balducci's per se, I feel strongly that the area will be ill-served by another overpriced, boutique grocery store.

Michael Truscott
4629 Windom Place, NW

Sent from Michael's iPhone