

Cochran, Patricia (DCOZ)

From: Linda L <llaniado2@gmail.com>
Sent: Monday, December 4, 2017 10:36 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Gretchen Randolph; Kravitz, Troy (SMD 3D02)
Subject: Zoning Case 16-23 Letter in Support

Dear Sir or Madam,

I am submitting this letter in support of the Ladybird Project. My husband and I moved to [5105 Yuma Street](#) about a year and a half ago and welcomed a baby girl last year, we hope to stay in the neighborhood for a long time. One of the primary reasons we moved to this area of Spring Valley was that we could walk to shops and restaurants and would be near to a metro bus stop so that my husband could commute to work via public transit.

We were thrilled when we learned that our neighborhood might be getting a supermarket, and also welcome the additional activation that new residents would bring to the area. We think these residents will help to support the existing and encourage new retail in the area and also support the existing and hopefully encourage an even better level of metro bus service.

We think this location along a major artery such as Massachusetts Avenue and adjacent to public transportation is the perfect place for the neighborhood to add density. I am also excited about some diversity being added to the housing stock and believe my mother, who currently lives in New Jersey, would seriously consider renting an apartment or buying a condo in this location.

I attended the neighborhood meeting at the Tenleytown Library on Thursday, October 26th and was impressed to learn how the developer had addressed concerns about parking (no RPPs allowed). I find the renderings of the buildings aesthetically pleasing and do not find the scale of the buildings proposed to be at all "massive" as they are currently being characterized by detractors.

In fact, I believe that rather than having a negative impact on the neighborhood, having a grocery store in this location will actually improve home values in the area- a positive correlation has been shown for home values within a quarter mile of a new Whole Foods stores for example, and proximity to a supermarket should increase walk scores (a metric that we payed close attention to in our home search), which have also shown a positive correlation with home values. While people opposed to the project were the most vocal at the neighborhood meeting, there were at least 6-8 people standing on the side of the room next to me who were all there in support of the project, though they did not get a chance to speak.

It would be a shame if this project is delayed even one day, because real estate and/or financing markets can change at any moment and the neighborhood could easily be left with no grocery store and the eyesore of an empty storefront and parking garage for a significant period time. I hope that the ANC chooses to support this project and that construction begin as soon as possible. We cannot wait to be able to walk to the grocery store with our daughter.

Sincerely,

Linda Laniado & Jerry Stevens

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