

## Cochran, Patricia (DCOZ)

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**From:** John Lonergan <jlonergan@mercuryllc.com>  
**Sent:** Tuesday, December 5, 2017 1:00 PM  
**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, 807: Letter in Opposition

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

Chairman Hood,

I write to you in opposition to the proposed Ladybird development by Valor in AU Park. As a DC resident in nearby Spring Valley, I have an interest in sensible area development that meets the needs of the surrounding community. The site of the proposed development – commonly referred to as the SuperFresh site, is absolutely under-utilized and provides zero community benefit in its current state. However, replacing it with a development plan that has too much residential density, no walkable access to Metro, and not enough emphasis on replacing the community amenity that is missing most – is a bad idea. The specter of “replacing SuperFresh” has given this proposed development momentum from the beginning. But as the process matures, the details surrounding the development’s offerings in grocery or other food retail are scant at best. In that absence, more scrutiny has been given to the aesthetics and size of the project plans. That scrutiny has uncovered a project that is too big and too dense for the footprint and a residential mix that is too renter focused and too transient than the immediately surrounding neighborhood. It’s the wrong project in the wrong place with the wrong mix of uses.

Please oppose this development in your formal proceedings.

Regards,

John Lonergan  
5115 52nd Street NW  
917-455-7988

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**Mercury.**

**John Lonergan**  
Partner  
300 Tingey Street SE | Suite 202  
Washington, DC | 20003  
202.261.4000 office  
[www.mercuryllc.com](http://www.mercuryllc.com)

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