

Cochran, Patricia (DCOZ)

From: Linda L <llaniado2@gmail.com>
Sent: Sunday, September 29, 2019 4:58 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case Number : 19-10 Letter of Support

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Dear Sir or Madam,

We are Spring Valley residents writing in support of the Ladybird project. We moved to the neighborhood three and a half years ago and have since had two kids, we have invested in our home and 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. We 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, parking is also not a concern in this area.

In fact, we 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 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.

We have been waiting three years for this project to be approved and it would be an enormous shame if the project is delayed any further as 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. We hope that the zoning commission chooses to support this project and that construction begins as soon as possible. We cannot wait to be able to walk to the grocery store with our two kids.

Sincerely,
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