

Cochran, Patricia (DCOZ)

From: Hilary Chapman <hchapman@alum.mit.edu>
Sent: Tuesday, January 23, 2018 6:13 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: I enthusiastically support Ladybird mixed-use residential project, Zoning Case No. 16-23

Dear Zoning Commission,

I wish to express my support for the Ladybird mixed-use project which will add 219 apartments at the Spring Valley Shopping Center, provide a small grocery store, and make walking in the area safer and easier.

I believe firmly that these new homes are a welcome addition to the neighborhood and will help to make the Spring Valley neighborhood commercial center more vibrant and walkable.

The current loss of Johnson's Garden Center demonstrates the importance of adding more housing to Ward 3, and density, to support local businesses. I was saddened by the loss of Johnson's and firmly believe that adding more residents, and more housing to Ward 3 is an important part of the solution.

Bringing in a mix of mostly 2- and 3-bedroom apartments offers the community more options for a small family or downsizing couple. Given how sought-after this neighborhood is, these new homes will help Ward 3 become a more inclusive and diverse place. The 22 affordable inclusionary zoning (IZ) units that will be built as a part of this project are especially welcome given how little affordable housing has been created in this part of the city. Ward 3 lags far behind the rest of the District in creating new affordable housing options, so these new affordable homes are especially important.

The proposal offers a thoughtful design, street improvements to enhance walkability, and new housing within walking distance to shops, bus lines, and Metro.

While the developer has committed to renting parking provided to the new residents at appropriate, market rates, I'm disappointed that additional parking will be built due to an existing agreement with American University. Excess parking will generate needless traffic and pollution and is costly to build. A better approach would be to use some of the savings from reduced parking to offer new residents transit passes, and to expand a planned Capital Bikeshare station on site.

Please note my support of this development and its importance in meeting our community, and our city's, diverse housing and transportation needs.

Thank you for your consideration.

Sincerely,

Hilary Chapman (ANC 3D)

Hilary Chapman
5401 Hawthorne Place NW
Washington, DC 20016
(202) 962-3346