

3821 Macomb St NW
Washington, DC 20016

To: ANC3C Commissioners

From: Patti McGill Peterson and Kate S. Woodward

Re: Case 08-15 Planned Unit Development proposed by Wisconsin-Friendship Shopping Center, Inc.

Date: January 14, 2009

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We live at the northeast corner of Macomb St NW and Idaho Ave NW. Our location places us in a position to be significantly impacted by the PUD proposed by Wisconsin-Friendship Center, Inc. While we certainly are not opposed to a responsibly enlarged and enhanced supermarket surrounded by businesses of appropriate size and type, we do have several concerns about the zoning changes being requested and the resulting development that is proposed.

The Comprehensive Plan Amendment Act of 2006 designates the Friendship Shopping Center as low density commercial. It is deemed to be a "neighborhood commercial center" that meets the needs of residents and workers in adjacent neighborhoods, serves an area less than one mile from the center and may include small business offices, dry cleaners, restaurants, and similar convenience services. The area surrounding the Friendship Shopping Center is designated as "neighborhood conservation area". As such it is assumed that the primary character of the area—residential—will be maintained and that any changes are modest in scale. It is our opinion that the current PUD proposed by the Wisconsin-Friendship Center Inc does not reflect the intent or the letter of the Comprehensive Plan Amendment Act of 2006. In as much as the PUD is inconsistent with the Comprehensive Plan and should not be considered by the Zoning Commission without major revision, the Zoning Commission should have required that revisions be made as a first step in the approval process.

Since the PUD has not been sent back for revision to bring it into compliance with the Comprehensive Plan and a meeting is scheduled for February 19, 2009, we would like to address several issues of concern.

1. Not only does the PUD ask for changes in zoning from C-1 to C-2-A, it requests exceptions to C-2-A zoning —i.e lot occupancy, height of buildings, FAR, for example.
2. The PUD requests relief from other C-2-A requirements including setbacks, having multiple buildings on a single record lot and inadequate parking spaces for proposed development on both the north and south portions of the parcel.
3. The Matter of Right Uses under C-2-A are ones which could move the entire neighborhood toward significant commercialization. Although the PUD under consideration does not include

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such businesses as automobile and truck sales, bowling alleys, streetcar or bus passenger depots or auction houses all of these would be permissible under C-2-A zoning. This is not development that is consistent with a residential neighborhood.

4. The loading dock entrance off of Idaho Avenue violates zoning regulations by allowing access through a residential zone. Changing the zoning to C-2-A would still require an exception for the loading dock entrance to be on Idaho Avenue.
5. The overall scope and size of the project is designed to attract customers from a regional area; this is inconsistent with the Comprehensive Plan for a neighborhood commercial center.
6. The developers offer no guarantees that the businesses complementing the supermarket will, in fact, serve the local neighborhood. What is to prevent the opening of multiple bars and restaurants that would have to draw on a very wide area to be financially viable?

We join with the majority of our neighbors in looking forward to an improved and enlarged supermarket. We have, however, concerns about the current PUD which appears to disregard existing regulations and designations and asks for many exceptions to the proposed new zoning. We are particularly concerned by two matters: one, the potential Matter of Right Uses under C-2-A zoning and two, the location of the loading dock entrance on Idaho Avenue. The second of these has an immediate impact on the residential nature of our street and presents an untenable situation and the first has the potential to change the entire neighborhood to a commercial zone something that few on either side of Wisconsin Avenue would welcome.

Thank you for your consideration of our concerns.

Sincerely,



Patti McGill Peterson



Kate S. Woodward

To: Members of the Zoning Commission
From: Kate S Woodward and Patti McGill Peterson
Re: Letter to the ANC3C
Date: February 6, 2009

Please enter our letter to the ANC3C into the record regarding ZC 08-15. This letter states our opposition to the PUD presented by Giant. While, like the vast majority of our neighbors, we look forward to a new and improved shopping area we believe there are some significant issues which have not be adequately addressed. Those items which are in need of additional attention are addressed in the letter which was sent to ANC3C.

Thank you for your attention to the issues we have raised.

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