

BY U.S. MAIL and fax to (202) 727-6072

February 3, 2009

District of Columbia Office of Zoning
Attn: Anthony Hood, Chairman
441 Fourth Street, NW
Suite 210S
Washington, DC 20001

U.S. OFFICE OF ZONING
2009 FEB -9 AM 11:36

Re: Friendship-Macomb SC Inc. (Giant Foods) (PUD Case No. 08-15)

As a homeowner in and resident of Historic Cleveland Park, I appreciate the opportunity to comment on the Giant Food PUD that would allow for the redevelopment of the Giant-owned parcels of land on Wisconsin Avenue and, more importantly, write in support of the proposal.

I moved to Historic Cleveland Park in 1991 and have lived in the neighborhood for 14 of the past 17 years. While living at Tilden Gardens, I was a member of the cooperative's board of directors for three years and president of the board for two years. I have chosen to live in Cleveland Park both because of its historic nature and because of its convenient urban location.

I support the Giant proposed development for a variety of reasons: a) it provides a modern, convenient grocery store; b) it is the result of many, many years of compromise between the property owner and local residents; and, c) it provides a welcome commercial destination that is in walking distance for me and many of my neighbors.

I respectfully offer these observations on the proposed development:

The status quo is unacceptable. The undersized grocery store, vacant commercial space, and surface parking lot completely underutilize what could and should be a vital community center. The grocery is not large enough to meet the needs of many in the neighborhood who, instead of walking to the grocery to buy food and household needs, drive elsewhere (e.g., Fresh Fields in Tenleytown or Glover Park). We don't have the pleasant opportunity to see our neighbors at the grocery. We instead have little reason to walk to an area that should be the heart of our community.

The proposal is the result of significant consultation with the community. As my ANC commissioner indicated to me in an e-mail, today's proposal is a significant improvement over the initial proposal, and the result of some 10 long years of back-and-forth between the property owner and local

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residents. The current plan already shows significant accommodation by Giant (parking, siting of the buildings, loading dock configuration, etc.). The property owner—which in my opinion has already showed the patience of Job—can hardly be considered intransigent.

I believe that none of the objections being raised currently (e.g., traffic and parking) are significant enough (in the case of the former) or reasonable enough (in the case of the latter) to warrant a 'no' vote on the project. I have not heard any of those who oppose this development oppose the expansion of Café Deluxe, a development that added precisely zero parking spaces to the neighborhood.

Further, I understand that many in opposition (those who say, 'yes, but...') have opposed the development for years, for reasons that continually change. Several years ago, this group attempted to scuttle development with an effort to have the current structures declared historic. This effort, while ultimately unsuccessful, did successfully delay development that would benefit the neighborhood as a whole.

The development is both reasonable and desirable. Those of us who live within walking distance of the development will benefit greatly. Cleveland Park is a desirable place to live for a variety of reasons, but one of the most significant advantages is its urban location, close to downtown and easily accessible by public transportation. I urge all to remember that it is precisely this urban location that makes a local business hub so attractive. Simply put, my quality of life is better if I don't have to get in my car to pick up necessities or to go to a wider variety of restaurants. Decisions to add workforce housing and create "green" (LEED) buildings are also significant.

The significant support for the development also demonstrates its reasonableness. Last month, the local Advisory Neighborhood Commission (ANC 3C) voted unanimously in support of the proposal. Further, Ward 3 Councilmember Mary Cheh is amongst those who support the proposal.

I appreciate the opportunity to offer my support of the Friendship-Macomb SC (Giant Foods) PUD Case No. 08-15 and I urge the BZA to take any and all steps necessary for its expeditious approval.

Sincerely,

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