

Testimony of
Anne-Marie Bairstow, Chair, Advisory Neighborhood Commission 3C
Regarding ZC 08-15, Friendship Shopping Center PUD Application

February 19, 2009

Chairman Hood and Member of the Zoning Commission, thank you for the opportunity to testify before you today. My name is Anne-Marie Bairstow and I am the chair of Advisory Neighborhood Commission 3C.

As you know, the proposed Friendship shopping center has been a repeated topic of discussion at our ANC over many years. Most recently, we discussed the PUD application at our December 15 and January 21 meetings. In addition, there was a DDOT community forum on January 14 to discuss transportation impacts of the PUD. At our regular meeting on January 21, 2009, ANC 3C passed a resolution recommending approval, with conditions, of the application in Zoning Commission Case No. 08-15. The vote was unanimous (9/0).

We recognize how important this project is to the neighborhood and to Wisconsin Avenue, how many people will benefit from an improved supermarket, how providing desirable neighborhood retail will encourage many people to walk, bike, or even drive shorter distances to do their shopping, and how these factors promote a more livable, walkable city.

This resolution passed by ANC 3C has 11 conditions attached to it. Our ANC struggled with how to address certain issues that affect the neighborhood, without trying to redesign the project, recognizing that we are not engineers or site design experts. The issues that concerned us are:

1. Loading capacity, especially the loading dock on Macomb Street
2. Proximity of the supermarket loading dock to homes on Idaho Avenue
3. Truck traffic on residential streets
4. Parking, especially commercial parking in the north parcel
5. The overlay and limits on restaurants

ZONING COMMISSION
District of Columbia

CASE NO.

08-15

EXHIBIT NO.

117

At our public meeting in December and at our Planning and Zoning Committee meeting in January, concerns were raised about the total loading capacity for the residential and commercial space and whether the one 30-foot berth is adequate for the retail and office space in the south block. Because of this, this ANC recommended, in condition 1.e. that the supermarket loading dock and Macomb Street loading dock be connected so that the supermarket loading dock could handle overflow if needed. This was a suggestion made by the developer's representative (Streetworks) in a meeting with one of the Commissioners. The concern about loading capacity was also the reason for condition 1.d. that retailers limit their deliveries to 30 foot or smaller trucks that can fit into the retail loading docks.

The second concern was about the proximity of the supermarket loading dock to the homes on Idaho Avenue, and the noise, traffic and visual effect the dock would have on those homes. This was the reason for conditions 2a and 2.b. which asked for the garage driveway to be moved and angled away from those residences. This was also a suggestion from the developer's representative (Streetworks). This was also the reason in asking for the acoustic measurements (condition 2.b.) before and after the loading dock is put in.

Related to both of these issues was the worry that trucks, upon finding one of the loading docks full, would use neighborhood streets, specifically Macomb Street east of the alley and Idaho Avenue south of the police station, as a route to another loading dock or, worse, as a place to unload or idle while waiting for available space. Per the recommendation by DDOT staff at our January 14 forum with DDOT on transportation impacts of the PUD, we recommended a loading dock manager (or managers). DDOT staff reported that a loading dock manager has been used effectively at the Harris Teeter store in Adams Morgan.

Conditions 3 and 4 drew primarily from neighbors' fears that overflow parking would clog surrounding streets. While the ANC felt that there was adequate parking for the residential units, there was concern that the retail uses might generate more parking than was provided on the site. Others felt that shoppers would not park in the south parcel and walk to the north parcel, but would rather choose to park on street. For that reason ANC 3C recommended adding parking for retail uses in the north parcel (Currently all parking in the north parcel is allocated to the apartments.)

At our meetings, there was a great deal of discussion about the number of restaurants, and the concern seemed to be around traffic generated by restaurants. There is an existing overlay for the area. The commission ultimately rejected applying the overlay to this PUD, but instead added two conditions, 10 and 11, which limit the number of banks and restaurants. For a number of quality of life reasons, we feel that a limit on the number of restaurants is needed, and we hope that the Zoning Commission will require such a limit in their approval.

Condition #9, regarding the bulb outs, is related to both the ability to turn onto Wisconsin from Newark and the importance of this area as a bus terminal for the 96, X3 and 31 buses. We understand that WMATA will be providing input on this subject.

Of course, these conditions should not undercut the most important aspect of the resolution: the fact that ANC endorsed this project, unanimously, pointing out in our resolution the willingness of the applicant to work with the community, that "the character, scale, mix of uses and design of uses ... are appropriate, and ... compatible with the surrounding neighborhood," and that the new development will provide the community with many amenities, including "a state-of-the-art grocery store, neighborhood-serving retail, high-quality architecture, streetscape improvements, pocket parks, sustainable design features, community parking, and affordable housing." We encourage the Zoning Commission to approve this application and bring these amenities to our neighborhood.

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS MCLEAN GARDENS • WOODLEY PARK
Single Member District Commissioners 01-Lee Brian Reba; 02-William Kummings; 03-Anne Marie Bairstow 04-Josh Hart; 05-Leila Afzal; 06-Trudy Reeves 07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood	4025 Brandywine Street, NW Washington, DC 20016-1843 P: (202) 657-5725 F: (515) 474-8595 Website http://www.anc3c.org

Fax Cover Sheet

TO: Donna Hanousek
FAX: 202-727-6072
FROM: Anne-Marie Bairstow
DATE: Feb 10, 2009
PAGES: 3

2009 FEB 10 PM 1:25
OFFICE OF DONNA
HANOUSEK

If any parts of this transmission are incomplete, please contact 202-441-9576.