

FAX: 202-727-6072**ATTENTION: ANTHONY HOOD**

February 9, 2009

Written Testimony**RE: Stop & Shop/Giant PUD Case Number 08-15 (Wisconsin Ave. and Newark St., NW, DC)**

From: Alexander Schmemmann

Resident at 3217 Wisconsin Ave., NW, 7B, Washington, DC 20016

Contact: 202-294-8928, sashsash@hotmail.comZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

Dear Anthony Hood, Sharon Robinson, Elected District Leaders, Neighbors, etc.,

Thank you for accepting this letter, which is my testimony and opinion. I ask that you include this letter in all hearings, make it available to all project leaders, stakeholders, and the public, and add it to your public and private project file dossier.

I oppose the project. I have lived one block south of the Giant site on Wisconsin for 5 years. The Planned Unit Development 08-15 seems to be unnecessary. I do not understand the project and do not support it. Many of my neighbors I have talked to feel the same way.

The space next to the current Giant: CC Murphy, has been empty for many, many years. It is an enormous space. **Why does not Giant simply create a large, modern supermarket in the space of the current Giant and the long-time vacant CC Murphy space?** There is currently ample parking in the large lot behind the store. This would be a cost effective way to bring a modern supermarket to the area. Project done.

What new retail do we need? The blocks surrounding the supermarket contain all the retail we need: Yoga, coffee shop, bank, large Giant pharmacy, restaurants, dry cleaners, 3 hairdressers, etc. There are currently more than four nearby storefront locations that are empty and seeking tenants as it is. We do not need more retail space. We have all the retail we need and there is space for new retailers to lease.

What new residential space do we need? We do not need more apartments. The enormous McLean Gardens area always seems to have apartments for lease, rent or buy. Most of the buildings south on Wisconsin near the Cathedral consistently advertise "Apartments Available" at all times of the year. Between McLean Gardens/Vaughn Place, and the apartments buildings on Wisconsin, there are plenty of apartments available. There is lack of demand for apartments.

Point: We could use an improved Supermarket, but that space, as mentioned above, is already there for the taking. Simply upgrade the CC Murphy/current Giant supermarket into a modern supermarket.

More traffic? I live above the intersection of Wisconsin and Macomb Street. This is an extraordinarily busy intersection. It is also currently quite dangerous because there is parking on all 8 corners and heavy traffic flow, with cars and trucks and vans frequently turning briskly left or right without any 'green arrows,' so the cars and trucks floor it at every yellow light to make their turn, often two or three at a time, right through the 'pedestrian go' light. I have seen pedestrians hit by cars, and I have nearly been hit by cars seeking to make a quick turn either from or onto Wisconsin.

RE: STOP & SHOP/GIANT PUD REFERENCE ZC CASE NUMBER 08-15.

Because of the Cactus Cantina, which has hundred(s) of guests every evening, many people cross the street at Wisc/Macomb, and with that and the cars and trucks trying to make breakneck turns, we already have two dangerous intersections on our hands. Added to this is the new popular wine bar Enology, which draws more pedestrians, and parkers.

Moreover – and this is an important point – **Macomb is the only street in a wide area that connects Mass Ave, Wisconsin, Ave., and Conn Ave.** There is heavy flow up and down this street at all times, and fast, reckless turns both on Macomb and Newark, as drivers attempt to cut through traffic gaps on Wisconsin – even while pedestrians are allowed to cross during their 'Walk Indication.' Without this huge new complex coming to the area, **the area is already dangerous for drivers and pedestrians.**

On top of this, every morning and afternoon, numerous **schoolchildren** walk the area to attend the Cathedral School and other area schools.

Take note: If this project continues, and if any pedestrians or drivers are hurt on the surrounding area roads due to the high vehicle impact directly related to the project, we will advance litigation against Stop&Shop/Giant for neighborhood safety negligence. All we want is an upgraded Supermarket, and the space is already there, possibly four-fold from the annexation of the CC Murphy + Giant Supermarket location. A renovated, large new supermarket that includes the vacant CC Murphy space would increase traffic, but only a fraction of the amount of a huge new, unnecessary, mega-complex.

Again, is there a lack of housing? No. Is there a lack of retail spaces? No. Are these intersections already busy and frequently dangerous? Yes.

DC Zoning Commission: Please Stop This Project – It Does Not Have The Support of Many Residents Because It Is Truly Unnecessary. The Market Economics Do Not Support This Project, And Neither Do The Adjacent Roads.

Solution: Come spend a week in the vicinity and you will see how this is an unnecessary project. Come look at the size of the vacant CC Murphy place – there is plenty of space already there for a huge new supermarket. There are always empty retail locations and apartments (even during the boom of the last several years). Traffic is currently heavy and dangerous, especially at the intersection of Wisconsin/Macomb and Wisconsin/Newark.

Sincerely yours,

Alexander Schmemann

