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D.C. OFFICE OF ZONING

3407 36<sup>th</sup> St NW,  
Washington DC 20016.

February 10, 2009.

DC Zoning Commission,  
Mr. Anthony Hood, Chair,  
441 4<sup>th</sup> St NW, Suite 210,  
Washington DC 20001.

Dear Mr. Hood,

Re: Case 08-15

I write regarding the proposed Planned Unit Development of the 2-block Giant property at Wisconsin Avenue and Newark St NW. I am a close neighbor of the Giant, living one house away from Newark St and one block away from Wisconsin Ave and the development site. I have lived in this property for 12 ½ years, and in 20016 for 26 years. I appreciate the opportunity to present my views on the proposed development.

I am very keen for the existing Giant and the vacant Murphy store to be replaced by a substantially improved grocery store and a revitalized retail center. The current Giant is quite inadequate to the needs of the neighborhood, and the prolonged vacancy of the Murphy store is a disgrace. However, I am seriously concerned about certain features of the current proposal. In particular:

1. Parking: Proposed on-site parking--with all commercial parking to be accommodated in the underground garage on the Giant block --fails to meet the minimum requirements of zoning regulations for the amount of commercial use proposed for the two blocks. This implies significant spillover parking on to neighboring streets, well beyond what we see today. The Giant parking lot is currently often full, partly owing to its use by patrons at the local restaurants, and the additional traffic that the expanded Giant and retail center that are proposed would attract (especially given the absence of a nearby Metro station) would surely create problems.

2. Loading dock: Residents of Idaho Avenue, in particular, have shown convincingly how the planned location of the loading dock, in the middle of housing, would damage the quality of life of those living in the vicinity, violate residential zoning, and make no sense. This has to be changed.

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3. North block: The height of the proposed five-storey apartment building on this block would be incompatible with that of the row of townhouses on the other side of Wisconsin Avenue, and would be aesthetically damaging.

Problems like these point to the excessive scale of the proposed development, which, with its proposed 56,000 square feet Giant store, explicitly aims to serve "multiple surrounding residential neighborhoods". This plan for what would be much larger than a center serving the local neighborhood--in effect, a regional center--is, of course, incompatible with current zoning. It is unclear why the re-zoning, and waivers of zoning, that the proposal would require would be justified.

There is a common desire among all in the community for an improved Giant and retail center. This can surely be met without the damage to the welfare of the community in the vicinity of the development that the current proposal threatens, if the proposal is amended in some key ways to mitigate problems like those referred to above. I believe that mitigating these problems will call for a downsizing of the project. I do not go along with the view of some that the need for an improved Giant is so urgent that the community should accept the proposal as it is for the sake of speed. To the contrary, it is in the interests of the community as a whole that the proposal be examined critically, including its likely impact on those living close to the project, and that its problems be addressed. I fear that implementation of the current proposal would have negative consequences for the community and the District

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Graham Hacche".

Graham Hacche