

2009 FEB 17 AM 11:22

Thomas P. Higgins
3433 Wisconsin Ave., NW
Washington DC., 20016

ZONING BOARD

DEVELOPMENT

Case No. 08-15 (Friendship-Macomb SC Inc.)

CASE NO. 08-15

Sirs,

EXHIBIT NO. 149

I would like to have the following placed in record for the above mentioned case #08-15.

I live directly across from the North Parcel in the above mentioned case. I've lived here for over 55 years and have seen many changes. I would like to see this project approved for we (the City and neighborhood) both need it. I however feel that we must balance what the developers want to do with the existing neighborhood and what makes sense for the future.

I therefore recommend to the Zoning Board that you approve this case but impose certain restrictions or modifications on the developer. They are:

Development - Giant based their height requirements on developments on either side of theirs and not on what's directly across Wisconsin was a mistake. I would like to see them spread their develop across both parcels - North and South. I can understand being on an avenue that you could/would & should have 5 stories but let's be consistent and have both North & South the same height - 5 stories. Why is all the development on the North Parcel only? By using both parcels for Condos along Wisconsin Ave. it would also provide more income to them by having more Condos to sell. They should also set back the five stories on the North parcel since - this directly faces residential homes. In order to provide a well balanced development compromises must be made to encourage a pedestrian oriented neighborhood development.

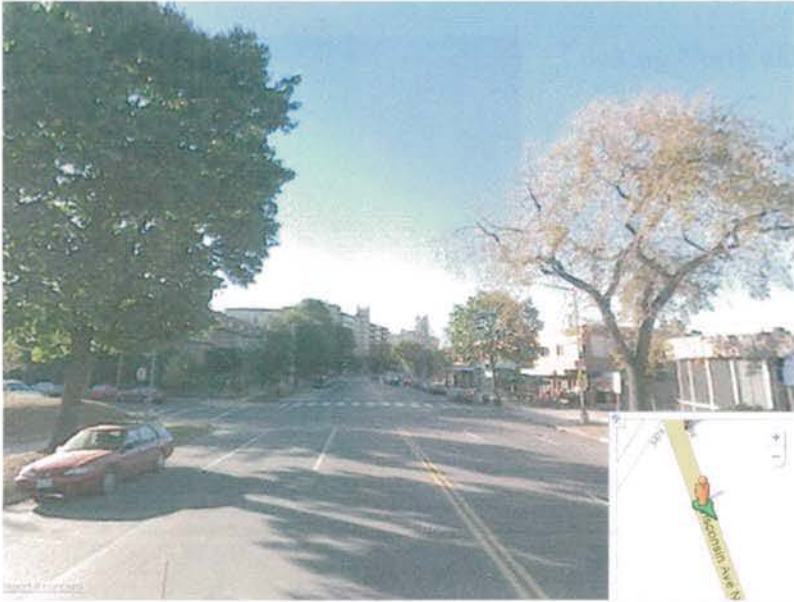
>>> **See attached photos of the area at the end of the letter.** <<<

Parking - I - like a lot of others - feel that Giant has made entirely too conservative of an estimate on what will happen. I would like them to add parking ontop of the Giant like they have in Columbia Heights - one level for all residents (North & South) and any visitors they may have. This would give back enough spaces below and would not make the entire roof a parking lot. It would also cost less per space then adding another level below ground.

Transportation - Our neighborhoods are clogged already. More traffic will make things quite unbearable. Saturdays are a mess. I give up when away from my home and won't return home till around 5pm when it seems traffic lets up. Yes we understand that the new project is going to increase traffic, however the character of the feeding streets to the project must not get clogged by the increased traffic. Specifically, Ordway street has a peculiar traffic flow pattern that needs to be studied and handled more carefully. Idaho Ave. and Ordway Street has a unique situation. As a minimum a landscape island at the terminus of Ordway Street should be provided for discouraging direct traffic to Wisconsin Ave.

Additionally, given this as background - I would also like to see Giant put some real teeth/money into their escrow for this item to be held by DDOT.

Deliveries - currently I have deliveries to a Liquor Store located next to this property in the mornings on Wisconsin Ave. This cause problems with traffic and noise in general along Wisconsin Ave.. I understand that this situation can't be corrected but I certainly don't want to see that happen across the street to all the retail that Giant is looking for. Additionally - StarBucks has deliveries in the middle of the night - radio blaring and loud noise - I've called the cops on two occasions already.



Looking South along Wisconsin Ave from Idaho. North Parcel on right



Looking North from Newark along Wisconsin Ave.



See the Residential Homes the north Parcel will face on the right in both pictures.



Looking South along Wisconsin Ave from Newark Street.





Looking North along Wisconsin



Ave from Macomb St.



Looking North along Wisconsin Ave.

Color Key:

Green – Target Giant Area

Yellow – Buildings over 5 Stories

Red – Residential Homes or 2 story commercial

Thomas P. Higgins
3433 Wisconsin Ave., NW
Washington DC., 20016

2009 FEB 17 AM 11:06

2009 FEB 17 AM 11:06

Case No. 08-15 (Friendship-Macomb SC Inc.)

Sirs,

I would like to have the following placed in record for the above mentioned case #08-15.

I live directly across from the North Parcel in the above mentioned case. I've lived here for over 55 years and have seen many changes. I would like to see this project approved for we (the City and neighborhood) both need it. I however feel that we must balance what the developers want to do with the existing neighborhood and what makes sense for the future.

I therefore recommend to the Zoning Board that you approve this case but impose certain restrictions or modifications on the developer. They are:

Development - Giant based their height requirements on developments on either side of theirs and not on what's directly across Wisconsin was a mistake. I would like to see them spread their develop across both parcels - North and South. I can understand being on an avenue that you could/would & should have 5 stories but let's be consistent and have both North & South the same height - 5 stories. Why is all the development on the North Parcel only? By using both parcels for Condos along Wisconsin Ave. it would also provide more income to them by having more Condos to sell. They should also set back the five stories on the North parcel since - this directly faces residential homes. In order to provide a well balanced development compromises must be made to encourage a pedestrian oriented neighborhood development.

>>> **See attached photos of the area at the end of the letter.** <<<

Parking - I - like a lot of others - feel that Giant has made entirely too conservative of an estimate on what will happen. I would like them to add parking ontop of the Giant like they have in Columbia Heights - one level for all residents (North & South) and any visitors they may have. This would give back enough spaces below and would not make the entire roof a parking lot. It would also cost less per space then adding another level below ground.

Transportation - Our neighborhoods are clogged already. More traffic will make things quite unbearable. Saturdays are a mess. I give up when away from my home and won't return home till around 5pm when it seems traffic lets up. Yes we understand that the new project is going to increase traffic, however the character of the feeding streets to the project must not get clogged by the increased traffic. Specifically, Ordway street has a peculiar traffic flow pattern that needs to be studied and handled more carefully. Idaho Ave. and Ordway Street has a unique situation. As a minimum a landscape island at the terminus of Ordway Street should be provided for discouraging direct traffic to Wisconsin Ave.

Additionally, given this as background - I would also like to see Giant put some real teeth/money into their escrow for this item to be held by DDOT.

Deliveries - currently I have deliveries to a Liquor Store located next to this property in the mornings on Wisconsin Ave. This cause problems with traffic and noise in general along Wisconsin Ave.. I understand that this situation can't be corrected but I certainly don't want to see that happen across the street to all the retail that Giant is looking for. Additionally - Starbucks has deliveries in the middle of the night - radio blaring and loud noise - I've called the cops on two occasions already.

We need to control and manage this. One loading dock in North & South just doesn't seem to be enough to handle it. The size of the North will not adequately support the Residential & Retail needs of the parcel. Also what hours would deliveries be able to be made? DDOT says they will monitor and if needed provide a spot on Idaho - well that will be like opening the flood gates. Let one do that & they all will deliver on the street. A Dock Master (24 X 7) should be a requirement.

Pedestrian issues - Overall I feel Giant has a great concept but has missed one rather large point. They want to encourage folks to come & walk around. The project has parking and shops but stops at Wisconsin Ave. They need to somehow improve Wisconsin so that folks traveling along it will get the sense this is our Bethesda row so that this neighborhood to see that the people have a more vibrant pedestrian circulation implemented.. There you can cross the street and feel like you entered a world off the main street. Here it the young children, mothers and dads walking with the children and the grand parents must feel comfortable in the public places, that can be created even at this project scale. Perhaps install a pedestrian island in the middle of Wisconsin Ave for those two blocks - perhaps pave the area along Wisconsin with something to tie it with the surrounding neighborhood.

Relief from the Overlay - We have enough restaurants in the area. Let's not start a war with them by lifting this one. I see our existing restaurants as being good neighbors and desire the right to stay. Giant's project is the new one and if one of the old ones fails then sure let a new one open there but not have it be open season to see what restaurants can survive. A diversity off good restaurants, I feel will provide a great amenity and will be a great breath of fresh air to this neighborhood as we move forward.

- The PUD they seek also allows more density to the area. This is a major artery for the city. I can understand the desire to see it provide more utilization then what it is currently zoned for. I would however argue that their proposal does not utilize the site to it's fullest potential. If they aren't going to build more condos on the South parcel - then why change the zoning.

Compensation - I would like to recommend that Giant put in escrow some amount to cover any damage that their construction of the buildings will cause homes in the neighborhood. Something similar to what they had at the Cathedral project when they did their field house.

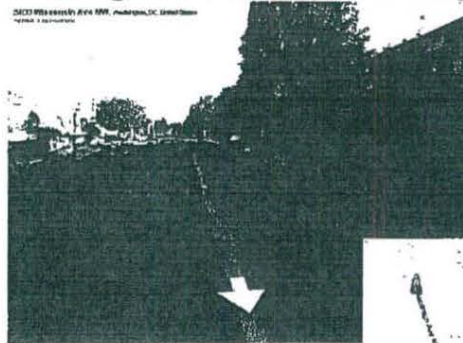
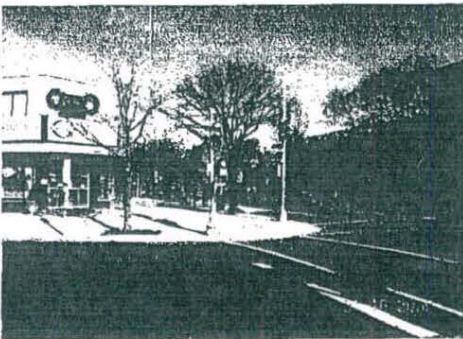
Thank you for your time.

Tom Higgins
3433 Wisconsin Ave., NW
Washington DC., 20016.

Looking South along Wisconsin Ave
from Idaho. North Parcel on right

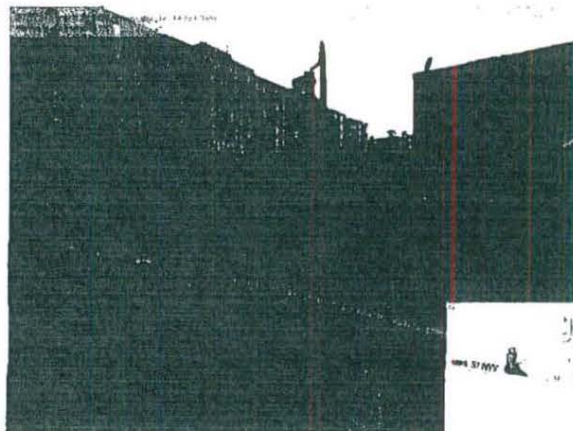
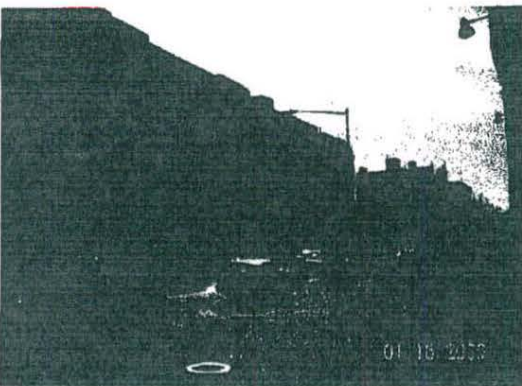


Looking North from Newark along Wisconsin Ave.



See the Residential Homes the north Parcel will face on the right in both pictures.

Looking South along Wisconsin Ave from Newark Street.



~~200~~
202 -727-6072

To

Director
Office of Zoning

Suite #210

4th St. NW.

Washington DC 20001

RECEIVED 17 APR 85

REF: Case # 08-15

From:

Thomas Higgins

3433 Wisconsin Ave

Washington DC 20016

(Homeowner - across
from Giant)

Testimony.

(one of five pages)