

OFFICE OF ZONING
2009 APR 23 PM 4:03

TESTIMONY OF**Judd Walencikowski****ZONING CASE 08-15**

Zoning Commission
441 Fourth Street, NW
Washington, DC 20001
April 23, 2009

GOOD EVENING MEMBERS OF THE ZONING COMMISSION. MY NAME IS JUDD WALENCIKOWSKI AND I AM A DIRECTOR ON THE BOARD OF THE ASSOCIATION OF THE VILLAGE AT MCLEAN GARDENS, COMMONLY KNOWN AS VAUGHAN PLACE. I AM AN OWNER AND RESIDENT IN VAUGHAN PLACE'S BUILDING AT 3611 38TH STREET, NW, NEAR THE GIANT SUPERMARKET AND FRIENDSHIP SHOPPING CENTER. I APPRECIATE THE OPPORTUNITY TO COME BEFORE YOU THIS EVENING TO ADD MY SUPPORT TO STOP & SHOP/GIANT'S APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) AND RELATED ZONING MAP AMENDMENT.

THIS REDEVELOPMENT IS IMPORTANT TO ME AS A VAUGHAN PLACE CONDO OWNER BECAUSE IT IS WALKING DISTANCE FROM MY HOME AND OFFERS THE CLOSEST AVAILABLE SHOPPING, ENTERTAINMENT, AND RECREATIONAL CENTER. FOR MANY YEARS NOW, THE GIANT AND ITS SURROUNDING LAND HAVE BEEN LEFT UNDERUTILIZED. THE GC MURPHY STORE IS UNOCCUPIED, THE SUPERMARKET IS OUTDATED, AND THE AREA IS UNDER-DEVELOPED. I SEE THIS AS A GREAT OPPORTUNITY TO REVITALIZE THE NEIGHBORHOOD.

ZONING COMMISSION
District of Columbia
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CASE NO. 08-15
EXHIBIT NO. 187

THE APPROVAL OF THIS PUD WILL HELP BRING SERVICES, AMENITIES, AND LIFESTYLE CHOICES THE AREA'S RESIDENTIAL DEMOGRAPHICS CAN SUPPORT. THESE INCLUDE A LARGER VARIETY OF FOOD OFFERINGS, AN INCREASE IN RETAIL STORES AND RESTAURANTS, TRANQUIL OPEN SPACES, AND A NEIGHBORHOOD CENTER. THIS IS THE TYPE OF REVITALIZATION I SUPPORT.

MY NEIGHBORS AND I HAVE ELECTED TO LIVE IN AN URBAN AREA FOR MANY REASONS, NOT THE LEAST OF WHICH ARE THE CONVENIENCE OF PUBLIC TRANSPORTATION, THE PROXIMITY OF WORK, AND THE WAY OF LIFE THOSE AFFORD. I WILL APPRECIATE ADDITIONAL SHOPPING OPTIONS LIKE A SPA, RESTAURANTS, A GALLERY, AND COMMERCIAL SERVICES. I WANT EASY ACCESS TO RETAILERS WHO CONTRIBUTE TO OUR DIVERSE AND EVOLVING NEIGHBORHOOD.

IN A RECENT CLEVELAND PARK LISTSERV SURVEY OF COMMUNITY SUPPORT FOR THIS DEVELOPMENT, MORE THAN 70 PERCENT OF RESPONDANTS INDICATED THEY SUPPORT THE PUD JUST AS IT IS. THEY DO NOT SEE ANY NEED FOR CONDITIONS OR ALTERATIONS WHICH MIGHT IN ANY WAY DELAY OR DETER STOP & SHOP'S INVESTMENT IN OUR COMMUNITY.

MANY IN THE COMMUNITY FEEL AS THOUGH THIS DEVELOPMENT HAS BEEN HELD HOSTAGE TO THE WHIMS OF A SMALL NUMBER OF INDIVIDUALS WHO, UNDER THE GUISE OF TWEAKING THE PROPOSED PLAN, REALLY HOPE TO USE

THE ZONING PROCESS TO STOP THE REDEVELOPMENT. THIS IS NOT IN THE
INTEREST OF THE OVERALL COMMUNITY AND I APPEAL TO THE ZONING
COMMISSION TO ATTEND TO THE VOICE OF THE LARGER COMMUNITY AND TO
APPROVE THE PUD IN ITS EXISTING FORM.

Judd Walencikowski
Director
The Village at McLean Gardens (Vaughan Place)
3611 38th Street, NW
Washington, DC 20016

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Attn: Donna Hanousek
(202.727.6072)

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Regards,

Justin Wal_____