

**Statement: Genie Grohman, President
Chesterfield Cooperative
3315 Wisconsin Ave., NW**

Case 08-15

My name is Genie Grohman, and I represent the Chesterfield Cooperative, a 65-unit building with approximately 100 residents. It is largely owner-occupied and, as such, it is the largest such building close to the proposed PUD.

I am testifying in support of the proposed PUD. As described in my letter to the Commission, we believe the neighborhood needs and will greatly benefit from an up-to-date supermarket and the other businesses and new residences planned for the development.

I wish to comment this evening on two points: change in a neighborhood and traffic.

It is asserted that the proposed development will change the neighborhood. That is undeniably true—and beside the point. The neighborhood, like many neighborhoods is a thriving urban area, is changing all the time: the issue is what kind of change. For example, when the Zebra Lounge closed a few years ago, it changed the neighborhood: some people were happy about a reduced influx of people to the neighborhood; others were sad to see the loss of a neighborhood institution. But it was change.

More immediately, the other major building on the west side of the 3300 block of Wisconsin Avenue, next to the Chesterfield, has been for many decades a nursing home. It closed in 2008 and is now being renovated into a 100-unit luxury apartment building. That, indeed, is change.

Thus, the question is not whether a new Giant and the other parts of the project will change the neighborhood, but whether it is the kind of change that is good for the area and whether the people who live in the area want it. I am one of the many area residents who strongly believe it is.

ZONING COMMISSION
District of Columbia
CASE No. 08-15
EXHIBIT No. 193

With regard to traffic, there seem to be two concerns, both of which perplex me. One concern is that people, in cars, will come from other areas to the new supermarket. Given that there are at least five supermarkets relatively close, I find this concern implausible: many of these stores—most especially the Westbard Giant—have much more parking. Why would anyone drive to our neighborhood? The whole point of a supermarket is to serve a local area.

The other concern may be that there will be more locally generated traffic. But it seems to me that the planned development might well reduce local traffic as more people can and will walk to the supermarket and other new businesses rather than get in their cars to drive somewhere else. I note this point particularly in light of the impending addition of 100 new apartments across the street from the proposed PUD.

I urge approval of the proposed PUD.