

Good evening, my name is Leila Afzal. I am an ANC commissioner representing ANC3C05. However, I am here to testify on my own behalf and as a resident of the neighborhood impacted by Giant Food's PUD application.

I thought it would help to give some of the reasons I voted for the ANC3C resolution. I am very much in favor of a new and improved grocery store in the proposed location. However, the PUD application continues to fail to address several areas of concern, as identified in the ANC resolution. I will just mention three of those areas: loading docks, parking and traffic management.

First, the location and number of the loading docks are simply not tenable.

Giant proposes to use a residential street to accommodate their supply trucks and is asking long-standing neighbors who had the reasonable expectation that their street would remain residential to bear the brunt of Giant's convenience. Access to the loading dock should be moved to a more appropriate street.

As for the number of loading docks, Giant believes their plan is sufficient to serve approximately 80,000 sq ft of commercial space and 124 apartments. Their plan is contrary zoning regulations requirements. Additionally, there are no staging areas in case there is a back up of trucks waiting to unload. Giant's proposal is to reserve the right to use a public street for staging and possible off-loading. DDoT testified that they have no concerns about this, even though the community will be losing multiple parking spaces. DDoT was not able to identify another project of a similar scope (multiple uses, possibly multiple owners, and multiple loading dock managers) where this has been successful. Without a staging area as a fallback, it is unreasonable to believe the PUD plan is workable. If the Zoning Commission does not require Giant to comply with the regulation from the outset, this is not a mistake that can be corrected or mitigated once the project has been built.

Second, Giant provides no parking for the commercial establishments in the North Block. Ironically, they are oversubscribed in parking spaces for the residences. It is unreasonable to believe that shoppers would park a block and a half away in an underground parking lot, and walk all that distance back to shop rather than park on nearby streets. Requiring a Residential Parking Permit for all hours would not resolve this problem since most customers would come from Ward 3. Additionally, DDoT has no authority under law to shrink the RPP zones. The Zoning Commission should require the developer to provide the 93 spaces of commercial parking in the North Block as called for in the regulations.

Third, Giant has still not provided a traffic management plan, which is required by the regulations. Stating that traffic issues will be dealt with after the fact simply is not acceptable. DDoT and Giant are obliged to articulate how traffic will be managed. Both have failed to do so and are hoping the Commission will allow them to punt their responsibilities until it is too late to avail themselves of the full panoply of choices that is now available. This is a disservice to the community.

Thank you for giving me this opportunity to testify.

**ZONING COMMISSION**  
CASE No. 08-15  
EXHIBIT No. 202