

My name is Wil Kohl and I have resided for about 25 years at 3451 Newark St. – a little over two blocks from the proposed development.

I am in favor of the new Giant store and related development with some qualifications meant to preserve the quality of our ~~residential~~ neighborhood and mitigate undue burdens of additional traffic and parking.

Parking

Parking provided under the proposed PUD is not sufficient to prevent spillover into surrounding streets and neighborhood which is already congested in peak hours.

On the south block, use is currently made of the present Giant parking lot in evening hours by customers of 5 restaurants in the immediate area. (est. 60 spaces)

The amount of parking designated to be available by the new Giant for local users outside the store is smaller (30 spaces).

This situation will be exacerbated by the planned conversion of the Nursing Home across the Street at Wisconsin and Newark to residential apartments with inadequate parking spaces to be provided there.

On the North block, the PUD as I understand it calls for possibly 5-6 new restaurants and other retail space, in addition to residents in the new apartments to be built above. Where will these commercial customers park? Sufficient parking is not provided there. Very likely that these customers will try to park on adjacent streets, thus causing additional congestion.

ZONING COMMISSION
CASE NO. 08-15
EXHIBIT NO. 235
DISTRICT OF COLUMBIA
CASE NO. 08-15
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Preserving the Neighborhood and Traffic

It is important to maintain the present character of neighborhood shopping and not transform the new Super Giant and additional restaurants in to a restaurant/shopping/entertainment center like Bethesda Row, which would change the neighborhood and add considerable burden to local traffic.

There is a need for an effective traffic mitigation plan to reduce the impact on neighborhood streets. Not persuaded that we have it.

Recommendations:

- Limit the No. of new restaurants/bars in the North Block to 2
- Make an effort to attract neighborhood-serving businesses w. affordable rents to retail space on the North Block
- Reduce the number of residential units in the North Block to make more parking available for commercial customers.

- Giant should make more parking available in the South Block for other local customers of restaurants, etc.
- If not too late, Giant should consider reducing the planned size of the new Super Store from 3x to 2x the size of the current store to make way for more parking. At planned 56,000 sq. ft. the new Super Giant is too large for our neighborhood. Also there are several other attractive competing grocery stores within easy driving range up and down Wisconsin Ave.