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3212 38th Street NW
Washington, DC 20016
January 7, 2009

Anthony J. Hood, Chair
DC Zoning Commission
441 4th St NW, Suite 210
Washington DC 20001

Dear Mr. Hood,

As a resident of 38th Street, a half a block away from the proposed Giant redevelopment project, I am concerned about several aspects of the proposal.

For nearly a decade the project has been stalled; there are many aspects of the current Streetworks plan that are laudable. Hopefully, the small stores on Wisconsin Avenue will provide a lively pedestrian street scene; the underground parking is far preferable to a multi-story above ground lot, and massing the huge food store at the rear of the lot is commendable.

However, four major issues remain that effect my neighbors and me.

First, Streetworks and the Giant have not provided **a reasonable plan for dealing with the inevitable increase of traffic**. Their "wait and see" attitude belies the fact that there are effective ways to anticipate traffic problems based on the new patterns established by the plan. The Giant said that money has been placed in escrow to ameliorate problems created by the project, but refuse to say how much.

Second, **the mass of the project is simply too big** for this area. Huge grocery stores are more appropriate for suburban locations. New urbanists theorize that small neighborhood stores can be finely tuned to their surrounding demographics. An urban store that has at least a half a dozen competitors within a small radius does not need to be comprehensive. Big box stores belong on Rockville Pike, not on Wisconsin Avenue.

Third, the change in zoning will also lift the overlay. **Without the overlay, bars and other businesses incompatible with the neighborhood could dominate the commercial area.**

And finally, **the loading dock bisects an existing residential neighborhood** on Idaho Avenue. Those residents bought their homes with the expectation that the block would remain residential. With commercial space readily available on Newark Street there is no reason that the loading dock could not be relocated. Idaho Avenue – a street with families and children – should not be placed in the path of noisy and polluting semi-trucks.

Thank you for considering my concerns as the Giant proposal comes before the zoning board.

Sincerely,



Alice Leccese Powers

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EXHIBIT NO. 36