Reed Cooke Neighborhood Association

December 7, 2004

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Ms. Carol Mitten, Chairperson
Ms. Jerrily Kress, Director
Zoning Commission of the District of Columbia
One Judiciary Square
441 4th Street, NW
Washington, DC 20001
fax: 202-727-6072

RE: Case 04-30

Dear Ms. Mitten and Ms. Kress,

On behalf of the Reed Cooke Neighborhood Association (RCNA), thank you for the opportunity to provide our views regarding Case 04-30, more commonly referred to in the neighborhood as the "proposed Harris Teeter development (HT)".

The Reed Cooke Neighborhood Association represents residents of Adams Morgan living south of Columbia Road, north of Florida Avenue, west of 16th Street, and east of 18th Street. One of the primary challenges we continue to face as a neighborhood is the incredible level of development, and the ensuing pressures that come with it. Over the past two years, we have had no less than ten major residential developments in our already dense neighborhood, all of which were approved with numerous zoning variances and special exceptions, and most of which are in a 0-2 block radius of the HT proposal. Unfortunately, there has not been a comprehensive planning document guiding this process. Instead, each project has been evaluated on a case-by-case basis, always resulting in an assumption that the project on its own would have only a "de minimis impact" on the neighborhood. Unfortunately, all of these "negligible" impacts are beginning to add up. We have been pleased to work directly with the Office of Planning and have found their staff helpful, knowledgeable and understanding of our concerns. Yet, the process put in place by the District does not allow for a holistic approach to development. We are hoping that this PUD process will allow for a broader analysis of the impacts of this project on the overall neighborhood.

We fear that the HT project is simply beyond what our neighborhood can handle. Attached, please find RCNA's November 9, 2004 resolution in opposition to this development. The resolution keeps open the possibility that we would endorse the project if modifications are made to it. This resolution is noteworthy in that it is only the second time we have opposed a development. In fact, in the only other case where we did vote to oppose, we negotiated with a new developer and quickly came to an agreement. Based on direct discussions with many community residents regarding HT, the top issues are traffic congestion and parking. Is it really appropriate to put a suburban style full-service grocery store on a narrow residential block? We think not. HT has stated that they have an urban vision when it comes to this grocery store, yet

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 19

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that vision is not manifested in this plan. "Urban" doesn't simply imply placing a suburban-style store in Adams Morgan; it is also a business model and a design that incorporates that type of vision, neither of which are present in this plan.

While we realize the Office of Planning's initial memo to the Zoning Board on this project is only a cursory analysis, we are concerned that very little attention is being focused on the over one-thousand cars this development will attract to our already congested residential blocks. In fact, even HT's own traffic analysis indicated gridlock in violation of acceptable standards. They simply assert that all traffic in the area can be "managed" after the fact, with additional traffic lights and the re-directing of streets in our neighborhood from two-way to one-way. While HT might find this necessary for the success of their business, this is not something that should be considered off-hand. Instead, it deserves serious analysis and public input in advance of the Zoning Board process. HT's traffic analysis is lacking in this specificity, and we would request that the Zoning Board delay consideration of this matter until HT presents a better, more detailed traffic analysis, and that DC DOT, the ANC and RCNA have ample opportunity to peer review and comment on that study. Additionally, we would respectfully suggest that the Board not agree with the applicants to simply "manage" traffic after the fact, but instead require DC DOT to decide in advance whether the local roads can handle the traffic in the first place. ***Please keep on the table the possibility that the HT proposal is not appropriate for this location.***

Lastly, we are also working with the ANC and HT on a Memorandum of Understanding, as well as negotiating the "public benefit" aspect of the PUD should this development be approved. Again, we would strongly encourage the Zoning Board to put off scheduling this hearing until late in the spring or early summer so that the requisite studies can be prepared and peer reviewed in advance.

We welcome the opportunity to work with you, and appreciate your attention to our concerns. All correspondence to the RCNA on this matter can be directed to Simi Batra at 1710 Euclid Street, NW, Washington, DC 20009, cell: 202-257-4745, fax: 202-544-4723.

Sincerely,

Peter Lyden

Peter Lyden, President
Reed Cooke Neighborhood Association

Simi Batra

Simi Batra
Reed Cooke Neighborhood Association

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Reed Cooke Neighborhood Association
November 9, 2004
Resolution re. Proposed Harris Teeter "PUD" at Citadel Property

Whereas, Faison Enterprises, on behalf of Jemal's Citadel ("applicants"), is in the process of putting* forth a proposal to redevelop the Citadel building located at 17th and Kalorama Road, NW, for the purposed of converting it into a full service Harris Teeter supermarket, with additional office space;

Whereas, the several exceptions and variances required in order to build this development - including alcohol sales - have been rolled into a single Planned Unit Development ("PUD");

Whereas, the Reed Cooke neighborhood has been undergoing tremendous development pressures without any comprehensive planning related to density, transportation, traffic congestion, parking, housing values, noise and overall quality of life;

Whereas, the traffic/parking study undertaken by applicant appears to be based on best-case scenarios, and seriously underestimates the impact on parking, road capacity and overall impacts that the nearly 1000 more cars per day this development might generate;

Whereas, the application and transportation plan submitted by Faison is lacking specificity and critically important information pertaining to truck traffic and loading, car traffic and parking, which are necessary to make an informed decision;

Whereas, Harris Teeter has indicated that customers driving in from other areas and alcohol sales are both integral to the success of this store, and would therefore presumably be encouraged through advertising;

Whereas, any liquor license for the Harris Teeter is transferable; and,

Whereas, valet parking for nightlife-based businesses on 18th Street and Columbia Road is being discussed as part of this PUD, which the RCNA is already on record opposing, and which is specifically prohibited by the Reed-Cooke Overlay,

Be it Resolved, that:

1) The RCNA hereby expresses its opposition to this project until the applicant clearly demonstrates that the proposed PUD won't degrade the quality of life of neighborhood residents;
2) The RCNA, by default, will stand in opposition to this PUD until the membership votes otherwise;

*

3) The RCNA respectfully requests that other elected officials and local organizations refrain from expressing their support of this project until relevant studies are presented and critically analyzed;

*

4) The RCNA President (and/or his/her designee) may testify before the Board of Zoning Adjustment, Zoning Commission, or any other agency/public forum re. this matter to express our concerns;

*

5) The RCNA may attempt to receive "party status" for any hearings, and/or may seek out pro bono legal counsel for representation on this matter, or join with other neighborhood residents/local groups that may also be seeking legal counsel;

*

6) The RCNA is encouraged to meet with the applicant(s) to address and resolve neighborhood concerns with the proposed project; and,

*

7) The RCNA requires that no Class "A" alcohol license is attached or will be attached to this address, or applied for, or kept by any lessor or lessee.



Fax

To:	Zoning Board	**From:**	Simi Batra
Fax:	202-727-6072	**Pages:**	5
Phone:		**Date:**	12/13/2004
Re:	Case 04-30	**CC:**	

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