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May 23, 2005

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Carol Mitten, Chair
Zoning Commission of the
District of Columbia
One Judiciary Square, Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: The Citadel – ZC Case No. 04-30

Ms. Mitten and Members of the Commission:

I am pleased to file the attached Party Status Applications in opposition to the proposed development of a supermarket and office complex at the Citadel, 17th Street, and Kalorama Road, in Adams Morgan. The following are seeking party status:

Reed-Cooke Neighborhood Association	
Beneesh Batra	1710 Euclid Street, N.W.
Julianne Waesche	1652 Kalorama Road, N.W.
Yeheyis Getachew	2480 Sixteenth Street, N.W.
Lida Skrzypczak	1664 Kalorama Road, N.W.
Paul Schapiro	1662 Kalorama Road, N.W.
Mark Rasmussen	1654 Kalorama Road, N.W.
Peter Lyden	1726 Euclid Street, N.W.
Darrell Allison	1658 Kalorama Road, N.W.
Catherine Pugh	1650 Kalorama Road, N.W.
Maureen Gallagher	1656 Kalorama Road, N.W.
Sharon Saydah and Andrew Maxfield	1666 Kalorama Road, N.W.
Arthur Greenfield	2339 Seventeenth Street, N.W.
Heather Higginbottom	1670 Kalorama Road, N.W.
Albarth Molina	1672 Kalorama Road, N.W.
Wilson Reynolds	2370 Champlain Street, N.W. #23

In the main, our witnesses will be some of the individual neighbors requesting party status as well as two expert witnesses:

Stephen G. Petersen, P.E., Traffic Planning and Engineering Consultant (resume attached)

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 27

Randall B. Gross, Economic, Strategic Planning, and Development Consultant (resume attached)

The above witnesses and party status applicants have agreed to be represented by this firm. Further, they have agreed to coordinate testimony in order to avoid unnecessary repetition.

Without limitation, opposition will be based primarily on the following:

1. Applicant has not provided satisfactory justification for increasing the FAR or increasing the intesity of use by developing a large supermarket, offices, and other retail uses on the site.

2. Applicant has not addressed the question of whether it can bring about a successful development at a less intense level.

3. Applicant has not satisfactorily shown how the impact of the project on the surrounding area should be found to be favorable, capable of being mitigated, or acceptable, given the quality of the public benefits in the project.

4. Applicant has not satisfactorily shown how the proposed PUD is not inconsistent with adopted public policies and active programs related to the subject site, viz., the Reed-Cooke Overlay District and the Comprehensive Plan for the District of Columbia.

5. Applicant has not satisfactorily shown how it meets the requirement for effective and safe vehicular and pedestrian access, transporation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts.

6. Applicant has not satisfactorily shown how the development will not seriously impact on the neighborhood residents' ability to find street parking.

7. Applicant has not shown how the supermarket or other retail and office uses will fill unmet needs for the residents of the area.

8. Applicant has not satisfactorily shown how the development will protect current housing.

9. Applicant has not satisfactorily shown how the project will provide for the development of new housing.

10. Applicant has not satisfactorily shown how the development will maintain heights and densities at appropriate levels.

11. Applicant has not satisfactorily shown how the development will encourage small scale business development that will not adversely affect the residential community.

12. Applicant has not satisfactorily shown how the development will protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts, including, but not limited to noise, fumes, and headlights.

13. Applicant has not shown how the development will not violate the prohibition against off-premises alcoholic beverage sales.

14. Applicant has not shown how the development will not violate the prohibition against restaurants.

15. Applicant has not satisfactorily shown how the development will not violate the provision that no PUD may be granted which exceeds the matter-of-right height, bulk, and area requirements of the underlying district.

16. Applicant has not satisfactorily shown how the development will not violate applicable parking, loading, and other similar requirements.

17. The Memorandum of Understanding process carried out by ANC 1C was seriously flawed in that it did not sufficiently take into account the needs of nearby residents.

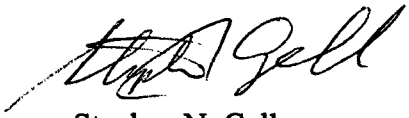
18. Applicant has not satisfactorily shown how the development will not create an unsafe condition for pedestrians, particularly hundreds of school children who go to the four schools in the immediate area.

19. Applicant has not offered amenities commensurate with the impact likely to be visited on the neighborhood.

Thank you for your assistance in providing the opponents to the project the opportunity to present their arguments and evidence.

I will be happy to answer any questions the Commission or staff may have.

Yours very truly,



Stephen N. Gell

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	Darrell Allison						
Address:*	1658 Kalorama Rd., NW	City:*	Washington	State:*	DC	Zip:*	20009
Phone:*	(202)667-9744	Fax:	(202)667-6726	Email:	DHADC@aol.com		

I, hereby request to appear and participate as a party. Signature:* Date:* 05/20/2005

Will you appear as a(n)	☐	Proponent	☑	Opponent	Will you appear through legal counsel	☑	Yes	☐ No

If yes, please enter the name and address of such legal counsel.

Name:	Stephen N. Gell, P.C.						
Address:	1101 30th Street, NW Fifth Floor	City:	Washington	State:	DC	Zip:	20007
Phone:	(202)625-8311	Fax:	(703)522-5503	Email:	sgell@his.com		

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

My home will suffer negative environmental and economic impacts if the action requested by the PUD applicant is approved.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

I am an owner of a residence directly across the street from the planned development.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

50 feet from my front door to the Citadel, 40 feet from my property line to the Citadel.

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4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

NEGATIVE ENVIRONMENTAL IMPACTS: - An increase in noise & air pollution from the increase in traffic, both pedestrian & vehicular, from the patrons for the proposed grocery store, additional retail & offices as well as an estimated 20 truck deliveries per day to the grocery store. - A significant decrease in pedestrain safety along both Kalorama Rd. & 17th Street caused by the vehicle traffic and delivery trucks. NEGATIVE ECONOMIC IMPACTS: - A loss of street parking along Kalorama Road. My house does not have parking and the alley behind my home is inaccessible to vehicle traffic. The loss of the ability to park near my home will decrease th value of my property. I work from home and frequently come in/out 6-8 times per day currently parking on my block. Street parking will be impossible with the proposed development. Headlights of vehicles exiting the parking garage will shine directly into my home across the street. NEGATIVE SOICAL IMPACTS: see environment impacts above.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

I (and my neighbors) have attended every ANC1C meeting on this proposed development. In addition, 2 desiginated neighbors from my block served on the ANC1C Memorandum of Understanding (MOU) Working Group Committee to try and address these concerns with the developer. I am active in the community and an am active member of the Reed-Cooke Neighborhood Accociation. Despite this active involvement, the PUD applicant has taken no action to address my/our concerns related to traffic, parking, truck loading & unloading, the parking garage exit/entrance, or store hours. Further, the proposed design disproportion- ately places the burden of the development on the residents of the 1600 Block of Kalorama Road. The proposed design has all the pedestrian and vehicle entrances/exits for the entire project focused on Kalorama Road. This will negatively impact my quality of life and the attractiveness of my property and property value.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

My interests are more significantly and distinctively affected by the proposed zoning action compared to that of other person's in the general public because the front door of my home is 50 feet, directly across the street, from the proposed development.

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Case No. 04-30

PARTY STATUS APPLICATION

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Name:*	**Catherine Pugh**				
Address:*	**1650 Kalorama Rd. NW**	**City:*** **Washington**	**State:*** **DC**	**Zip:*** **20009**	
Phone:*	**(202)638-5980**	**Fax:**	**Email:**		

I, hereby request to appear and participate as a party. **Signature:** Catherine Pugh **Date:*** 05/19/05

Will you appear as a(n) ☐	**Proponent**	☑	**Opponent**	**Will you appear through legal counsel** ☑	**Yes**	☐	**No**

If yes, please enter the name and address of such legal counsel.

Name:	**Stephen N. Gell, P.C.**				
Address:	**1101 30th St., NW Fifth Floor**	**City:** **Washington**	**State:** **DC**	**Zip:** **20007**	
Phone:	**(202)625-8311**	**Fax:** **(703)522-5503**	**Email:**	**sgell@his.com**	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

I own a home directly (50 feet) from the development and will be subjected to noise from patrons, a significant increase in traffic right outside my door and a decrease in quality of life.

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2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

I am the tenant of the property.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

50 feet from my front door to the Citadel, 40 feet from my property line.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

NEGATIVE ENVIRONMENTAL IMPACTS: Noise and air pollution from the increase in traffic, both pedestrian and vehicular, from the patrons of the supermarket, additional retail & offices including an estimated 20 large delivery trucks per day servicing the supermarket. Also, a significant decrease in safety along Kalorama will occur due to the increase in both vehicular and truck traffic. NEGATIVE ECONOMIC IMPACTS: A loss of street arking along Kalorama Road from patron of the store, workers and visitors to the office and other retail space. My home does not have off street parking. The loss of parking in the neighborhood will decrease the value of my property. Headlights of vehicles exiting the parking garage will shine directly into my home. NEGATIVE SOCIAL IMPACTS: i have a large family who visit often and they will not be able to easily visit.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

I am concerned about the safety of the neighborhood both from the increase in vehicular and pedestrian traffic. I have pre-school and school age grandchildren who live here and who others who visit and stay, particularly in the summer months. The noise from the develoment will affect the children's sleep, safety (thye will be restricted when playing outside) and general well being.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

I will be more affected because my front door entrance is 50 feet from the proposed development and the imact of the noise, traffic, pollution, lights will be impossible to ignore - negatively impacting my quality of life and that of my family.

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Case No. 04-30

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	**Maureen Gallagher**				
Address:*	**1656 Kalorama Rd. NW**	**City:*** **Washington**	**State:*** **DC**	**Zip:*** **20009**	
Phone:*	**(202)462-3830**	**Fax:** **(202)462-5051**	**Email:**	**maureen.gallagher@verizon.net**	

I, hereby request to appear and participate as a party. **Signature:** Maureen Gallagher **Date:*** 05/18/05

Will you appear as a(n) ☐	**Proponent**	☑	**Opponent**	**Will you appear through legal counsel** ☑	**Yes**	☐	**No**

If yes, please enter the name and address of such legal counsel.

Name:	**Stephen N. Gell, P.C.**				
Address:	**1101 30th St., NW Fifth Floor**	**City:** **Washington**	**State:** **DC**	**Zip:** **20007**	
Phone:	**(202)625-8311**	**Fax:** **(703)522-5503**	**Email:**	**sgell@his.com**	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

I own a home directly (50 feet) from the development and will be subjected to noise from patrons, a significant increase in traffic right outside my door and a decrease in quality of life.

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2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

I am the owner of my home directly across the street from the planned development.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

50 feet from my front door to the Citadel, 40 feet from my property line.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

NEGATIVE ENVIRONMENTAL IMPACTS: Noise and air pollution from the increase in traffic, both pedestrian and vehicular, from the patrons of the supermarket, additional retail & offices including an estimated 20 large delivery trucks per day servicing the supermarket. This increase in traffic will occur 7 days a week, 18 hours per day as proposed by the applicant impacting my quality of life and the quiet enjoyment of my home. Also, a significant decrease in safety along Kalorama will occur due to the increase in both vehicular and truck traffic. NEGATIVE ECONOMIC IMPACTS: A loss of street parking along Kalorama Road from patron of the store, workers and visitors to the office and other retail space. My home does not have off street parking. The loss of parking in the neighborhood will decrease the value of my property. Headlights of vehicles exiting the parking garage will shine directly into my home. NEGATIVE SOCIAL IMPACTS: See negative environmental impacts above.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

I (and my neighbors) have tried to work with the PUD applicant to address these major concerns. I have attended every ANC1C meeting on this proposed development. I attended many of the ANC1C Memorandum of Understanding (MOU) meetings. I currently serve as the Secretary of the Reed-Cooke Neighborhood Association. Despite this involvement, the PUD applicant has taken no action to address our concerns related to traffic, parking truck loading and unloading, the parking garage exit/entrance, or store hours. Futher, the proposed design disproportionately places the burden of the development on the residents of the 1600 block of Kalorama Road, NW. Pedestrian entrances and the gargage entrance/exit are are located 50 feet from my front door.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

I will be more affected because my front door entrance is 50 feet from the proposed development and the imact of the noise, traffic, pollution, lights will be impossible to ignore - negatively impacting my quality of life.

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PARTY STATUS APPLICATION

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Name:*	Sharon Saydah and Andrew Maxfield						
Address:*	1666 Kalorama Rd, NW	**City:***	Washington	**State:***	DC	**Zip:***	20009
Phone:*	(202)387-4738	**Fax:**		**Email:**	sharon@saydah.com		

I, hereby request to appear and participate as a party. **Signature:** [signature] **Date:*** 05/17/2005

Will you appear as a(n)	☐	**Proponent**	☑	**Opponent**	**Will you appear through legal counsel**	☑	**Yes**	☐ **No**

If yes, please enter the name and address of such legal counsel.

Name:	Stephen N Gell, P.C.						
Address:	5th Fl, 1101 30th St., NW	**City:**	Washington	**State:**	DC	**Zip:**	20007
Phone:	(202)625-8311	**Fax:**	(703)522-5503	**Email:**			

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

Our property is 50 feet from the proposed enterance for the grocery store. The noise, traffic, delivery trucks and pedistrians will negatively impact the quality of our home.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

We own our home.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

Our house is 50 feet directly across the street from the enterance for the grocery store.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

If the application is approved the neighborhood will become noiser, busier and we will suffer from negative enviromental and social impacts. Negative enviroment impacts include an increase in noise and air pollution from the increase in traffic, a loss of street parking and the loss of privacy and quiet that we now enjoy.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

The proposed development disregards the quality of life for residents in this community that has been protected by the Reede-Cooke overlay. The Reede-Cooke overlay seeks to maintain the area as a residential area and this development does not comply with those goals.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

We will be more affected by the action than the general public since our house is only 50 feet, directly across the street, from the proposed development.

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Form 140
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Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Greenfield	Arthur	W

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2339 17th St NW		Washington	DC	20009

Phone No.	Fax No.	E-Mail
(202) 387-0494		awg@verizon.net

I, hereby request to appear and participate as a party. Signature Date 05/16/2005

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☒ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
Gell	Stephen	N

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1101 30th St NW	Fifth Floor	Washington	DC	20007

Phone No.	Fax No.	E-Mail
(202) 625-8311	(703) 522-5503	sgell@his.com

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

The full service grocery store that is being proposed will bring increased pedestrian and vehicular traffic to the surrounding neighborhood. The congestion and associated noise will make the property less desirable.

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2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

Owner/Occupant

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

approximately 90 ft.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

The increased vehicular traffic will cause on-street parking difficulty for the applicant. This will likely require the applicant to lease off-street parking a considerable distance from home.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

The increased pedestrian traffic will adversely impact the applicant because of loitering and littering that will occur as customers leave the grocery store.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

The applicant's interest will be more significantly affected than that of the general public because of the close proximity of the applicant's property to The Citadel and the road intersection of 17th Street and Kalorama Road.

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Case No. 04-30

PARTY STATUS APPLICATION

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Name:*	**Albarth Molina**				
Address:*	**1672 Kalorama Rd, NW**	**City:*** **Washington**	**State:*** **DC**	**Zip:*** **20009**	
Phone:*	**(301)370-1787**	**Fax:**	**Email:**	**Albatros2K@aol.com**	

I, hereby request to appear and participate as a party. **Signature:** **Date:*** 05/20/05

Will you appear as a(n) ☐	**Proponent**	☑	**Opponent**	**Will you appear through legal counsel**	☑	**Yes**	☐	**No**

If yes, please enter the name and address of such legal counsel.

Name:	**Stephen N. Gell, P.C.**				
Address:	**1101 30th St., NW Fifth Floor**	**City:** **Washington**	**State:** **DC**	**Zip:** **20007**	
Phone:	**(202)625-8311**	**Fax:** **(703)522-5503**	**Email:**	**sgell@his.com**	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

I will be negatively afffected by this development since my property is directly acroos from the project and will experience noise, pollution and traffic congestion from the project.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

I am the owner of the property.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

50 feet from my front door, 40 feet from my property line.

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4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

ENVIRONMENTAL: Noise from patrons entering and exiting the store, noise and poluution from additional traffic both vehicular & trucks. ECONOMIC: Property values will suffer from repeated noise and proximity. SOCIAL: The development will severely affect parking in the area, thus preventing me or my family from enjoying the company of friends and relatives visiting my home.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

The proposed development disregards the quality of life for residents in the neighborhood that has been proetected by the Reed Cooke Overlay. My quality of life wil suffer significantly because the hours of operation proposed are excessive - 18 hours giving me little time for rest.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

I will be more affected since all of the activity for the project is centered directly across from my property.

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C. No. 04-30

PARTY STATUS APPLICATION

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Name:*	**Julianne Waesche**				
Address:*	**1652 Kalorama Rd, NW**	**City:*** **Washington**	**State:*** **DC**	**Zip:*** **20009**	
Phone:*	**(703)836-3355**	**Fax:**	**Email:**	**jwae@aol.com**	

I, hereby request to appear and participate as a party. **Signature:** **Date:*** 05/20/05

Will you appear as a(n)	☐	**Proponent**	☑	**Opponent**	Will you appear through legal counsel	☑	**Yes**	☐	**No**

If yes, please enter the name and address of such legal counsel.

Name:	**Stephen N. Gell, P.C.**				
Address:	**1101 30th St., NW Fifth Floor**	**City:** **Washington**	**State:** **DC**	**Zip:** **20007**	
Phone:	**(202)625-8311**	**Fax:** **(703)522-5503**	**Email:**	**sgell@his.com**	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

I will be negatively afffected by this development since my property is directly acroos from the project and will experience noise, pollution and traffic congestion and from the project.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

I am the owner of the property.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

50 feet from my front door, 40 feet from my property line.

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4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

ENVIRONMENTAL: Noise from patrons entering and exiting the store, noise and poluution from additional traffic both vehicular & trucks. ECONOMIC: I rent my home and it will be difficult to find tenants because of the noise, traffic and parking situation. SOCIAL: The development will severely affect parking in the area, thus preventing visitors coming to the residence.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

In addition to all the above, my house is directly across from the garage entrance/exit and will headlights from the vehicles shine directly into my home.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

I will be more affected since all of the activity for the project is centered directly across from my property.

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(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
GETACHEW	YEHEYIS	N.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2480 16th ST. NW		Washington	DC	20009.

Phone No.	Fax No.	E-Mail
202-234-8090		Dorchesterdeli@AOL.com

I, hereby request to appear and participate as a party. Signature: Yeheyis Getachew Date: 5/2/05.

Will you appear as a(n) ☐ Proponent ☑ Opponent (✓) Will you appear through legal counsel ☑ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
GELL	Stephen	N.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1101 30th St NW	5th FL.	WASHINGTON	DC	20007

Phone No.	Fax No.	E-Mail
202 625-8311	703 522-5503	sgell@his.com

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

Yes.

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2005 MAY 23 PM 3:57
ZONING

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

tenat

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

50FT.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

- Dorchester Grocery & Deli store have a lot of delivery we get each day. if Harris Teeter comes in this neighborhood we going to have a big crisis.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

we already have grocery store ~~in this~~ we dont need another Store. The reason is because dorchester market get 20 to 15 delivery a day. already makes the neighborhood crowdeed.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

INSTRUCTIONS

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1. Form 140 must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.

2. Present this form to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

APPEARANCE AND REPRESENTATION

In a proceeding before the Zoning Commission or Board of Zoning Adjustment, any person or party may appear on his or her own behalf. Any person or party may be represented by any other person duly authorized in writing to do so. The authorization shall state specifically that the authorization includes the power of the agent or representation to bind the person in the case.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, not less than fourteen (14) days prior to the date set for the hearing, the following information.

(a) The person's name and address;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application or appeal;

(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;

(e) A list of witnesses who will testify on the persons behalf; and

(f) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;

(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;

(3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;

(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and

(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

(6) **In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.**

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last SKRZYPCZAK	First LIDA	Middle I.	
ADDRESS: Street 1664 KALORAMA	Apt. # (if any) RD, NW	City WDC	State Zip Code 20009
Phone No. (H) 202-319-0334	Fax No. SKRZYPCZ@WASHPOST.COM	E-Mail	

I, hereby request to appear and participate as a party. Signature Lida Skrzypczak Date 5/23/05

Will you appear as a(n) ☐ Proponent ☑ Opponent Will you appear through legal counsel ☑ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last GELL	First STEPHEN	Middle I. N.	
ADDRESS: Street 1101 30th ST. NW	Ste. # (if any) 5th	City WASH.	State DC Zip Code 20007
Phone No. 202-625-7811	Fax No. 703-522-5503	E-Mail SGELL@HHS.COM	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
PROPOSED DEVELOPMENT APPROX. 20 FT FROM MY FRONT DOOR AFFECTING MY QUALITY OF LIFE

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
OWNER SINCE 3/96

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) ABOUT 20 FT.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied? 1. POLLUTION FROM INCREASED TRAFFIC & HUGE TRUCKS UNLOADING GROCERIES IN EARLY MORNING HRS — NOISE NO PARKING. 2. INCREASED TRASH + FOOT TRAFFIC ON MY STREET.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied. DECREASE IN VALUE OF PROPERTY BECAUSE OF MAJOR COMMERCIAL DEVELOPMENT. NO PEACE + QUIET.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

I AM RIGHT ACROSS THE STREET FROM THIS PROPOSED PROJECT!

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Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	HEATHER HIGGINBOTTOM						
Address:*	1670 KALORAMA RD NW	City:*	WASH	State:*	DC	Zip:*	20009
Phone:*	232-8490	Fax:		Email:	hhigginbottom@gmail.com		

I, hereby request to appear and participate as a party. Signature: Heather Higginbottom Date:* 5/20/05

Will you appear as a(n)		Proponent	☑	Opponent	Will you appear through legal counsel	☑	Yes	☐	No

If yes, please enter the name and address of such legal counsel.

Name:							
Address:		City:		State:		Zip:	
Phone:		Fax:		Email:			

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

Property is directly across the street from the proposed development, and will be significantly impacted by traffic congestion, loss of parking, loss of privacy, noise, increased foot traffic, etc. Quality of life will be dramatically altered.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

Owner

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

40 FEET

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

Deep concern about decreased ~~co~~ property value due to proximity to new proposed development and loss of parking. Nature of street and community will be fundamentally altered, turning a quiet street/neighborhood into a congested + highly trafficked area.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is

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approved or denied.*

TRAFFIC CONGESTION - BOTH DELIVERY TRUCKS + CUSTOMERS → narrow streets/ neighborhood not a wide enough road to accommodate
PARKING ISSUES EXACERBATED BY PROPOSED DEVELOPMENT
SIGNIFICANTLY INCREASED FOOT/VEHICULAR TRAFFIC -
LOSS OF [redacted] PRIVACY

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

My house is 40 feet from the proposed development. All of the impacts of this proposed development will be felt directly by me and reduce the quality of life, and therefore, of my property.

Print Preview | Clear Form

→ I am disproportionately burdened by my proximity to the proposed development.

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Reynolds	Wilson	L.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2370 Champlain St., NW	23	Washington	DC	20009

Phone No.	Fax No.	E-Mail
202-986-2213	202-332-6513	LloydMetroInc@aol.com

I, hereby request to appear and participate as a party. Signature: W Reynolds Date: 5/22/05

Will you appear as a(n) ☐ **Proponent** ☒ **Opponent** **Will you appear through legal counsel** ☐ **Yes** ☒ **No**

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

Please see attached

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2005 MAY 23 PM 3:58

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

Please see attached

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

Please see attached

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

Please see attached

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

Please see attached

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

Please see attached

INSTRUCTIONS

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(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application or appeal;

(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;

(e) A list of witnesses who will testify on the persons behalf; and

(f) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;

(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;

(3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;

(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and

(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

(6) **In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.**

WILSON L. REYNOLDS
2370 Champlain St., NW, Suite 23,Washington, DC 20009
Voice 202•986•2213 Fax 202•332•6513 E-mail LloydMetroInc@aol.com

May 22, 2005

RESPONSES TO FORM 140, PARTY STATUS APPLICATION

1) OF GREAT CONCERN TO THIS PROPERTY OWNER IS THE EVER INCREASING CONGESTION IN THE RESIDENTIAL STREETS OF THIS COMMUNITY. THE ADDITION OF SUCH A LARGE PROJECT, AT THE INCREASED PROPOSED SIZE OF 67,000 SQUARE FEET WILL DIRECTLY CONTRIBUTE TO EVEN MORE TRAFFIC, NOISE, AND CONGESTION.

2) I AM THE OWNER, AND RESIDE IN, THE PROPERTY.

3) THE DISTANCE BETWEEN MY PROPERTY AND THE PROPOSED, EXPANDED PROJECT IS APPROXIMATELY 400 FEET.

4) THE PROPOSED PROJECT IS TOO LARGE. 67,000 SQUARE FEET OF DEVELOPMENT WILL DRAMATICALLY IMPACT A GRID OF SMALL. RESIDENTIAL STREETS, WHICH CURRENTLY EXPERIENCE GRIDLOCK.

THE EXCESSIVE SIZE OF THE PROJECT WILL ADVERSELY EFFECT THE PEACE, ORDER, AND QUIET OF THE COMMUNITY.

5) MY RESIDENTIAL STREET, CHAMPLAIN ST., NW, PROVIDES DIRECT ACCESS TO THE COMMERCIAL ZONE OF ADAMS MORGAN (THE NEXT BLOCK), AND PROVIDES DIRECT ACCESS TO THE LOCATION OF THE PROPOSED PROJECT.

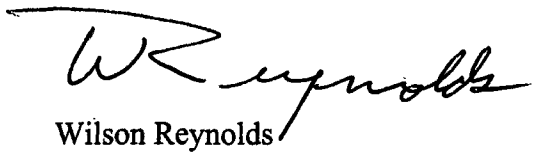
THIS STREET IS PRESENTLY SUBJECT TO EXCESSIVE TRAFFIC, SPEEDING (WHEN POSSIBLE); NOISE FROM HONKING HORNS, MUSIC FROM AUTOMOBILES AND PARKING CONGESTION. THE PROPOSED PROJECT WILL ATTRACT AND CREATE EVEN MORE SUCH VEHICULAR TRAFFIC, CONGESTION, AND NOISE.

6) IN MY BUILDING WE ARE SUBJECT TO: OUR GARAGE BEING BLOCKED (11 SPACES), ALTHOUGH A 'NO PARKING' SIGN IS CLEARLY POSTED ON THE DOOR; TRASH IS REGULARLY DEPOSITED INSIDE OUR PROPERTY, AND ON OUR STEPS; CONGESTION, ESPECIALLY ON THE WEEK-END EVENINGS, MAKES ENTERING AND EXITING OUR GARAGE DIFFICULT AND DANGEROUS.

THE ADDITION OF SUCH A LARGE COMPLEX, IN SUCH A DENSELY POPULATED RESIDENTIAL AREA, WILL ADD SIGNIFICANTLY TO THE FREQUENCY AND

VOLUME OF THE ABOVE NAMED PROBLEMS.

Sincerely,



Wilson Reynolds

Form 140
(Revised 03/15/02)

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D.C. OFFICE OF ZONING

Case No. 04-30

2005 MAY 23 A 9:44

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	Mark A. Rasmussen						
Address:*	1654 Kalorama Road NW	City:*	Washington	State:*	DC	Zip:*	2009
Phone:*	202-545-9550	Fax:		Email:	Rasmussen@FAS.US		
I, hereby request to appear and participate as a party.		Signature:		Date:*	May 19, 2005		
Will you appear as a(n) ☐	Proponent ☑	Opponent	Will you appear through legal counsel ☑	Yes ☐	No		

If yes, please enter the name and address of such legal counsel.

Name:	Stephen N. Gell, P.C.						
Address:	Fifth Floor, 1101 30th St, NW	City:	Washington	State:	DC	Zip:	20007
Phone:	202-625-8311	Fax:	703-522-5503	Email:	SGELL@HIS.COM		

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

I own the 950-square foot 2-story house located directly in front of the garage exit and entrance of the proposed Harris Teeter supermarket. My front door (which opens into the living room) and windows are about 40 feet from the garage opening. In addition, the back of my house is only (cont.)

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

My wife and I purchased the house in 1993 unaware that a developer would pursue approval for the establishment of a 40,000 sq. ft. supermarket for this building. Office space, condominiums, or small-scale retail seemed to be a more reasonable development for this community.

2005 MAY 23 AM 9:44
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3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

My house directly faces the opening of the underground parking garage which is approximately 40 feet in distance from my front door and lower window. My front window sits approximately 5 feet from the ground and 12 feet from the street.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

As vehicles exit the garage, headlights shine onto the front of my house and peer into a large-lower window of my 10ft by 12ft living room. In addition, brake lights from vehicles descending to the lower parking area also illuminate the front of my house. If vehicles exit from the (cont.)

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is

approved or denied.*

The supply of street parking spaces in the neighborhood is critically short and becoming increasingly scarce as this area becomes more densely populated as a result of the high number of luxury lofts being built. Many residents must compete every evening with patrons of Adams Morgan (cont.)

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

The supermarket garage opening is uniquely positioned in front of my house. Contending with the high-volume of vehicular lights each night (as explained in item 4) compound an existing situation. The back of my house is only 10 feet from a three-story parking garage of a neighboring (cont.)

Print Preview **Clear Form**

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2005 MAY 23 AM 8:46

Case No: 04-03

Party Status Application
(Attachment to Form 140)

Mark Rasmussen
1654 Kalorama Road NW
Washington DC 20009
Tel (202) 545-9550
Email: Rasmussen@FAS.USDA.GOV

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D.C. OFFICE OF ZONING
2005 MAY 23 AM 8:46

Legal Counsel
Stephen N. Gell, P.C.
Fifth Floor, 1101 30th St, NW
Washington Dc 20007
Tel (202) 625-8311
Email SGELL@HIS.COM

1. I own the 950-square foot 2-story house located ***directly*** in front of the garage exit and entrance of the proposed Harris Teeter supermarket. My front door (which opens into the living room) and windows are about 40 feet from the garage opening. In addition, the back of my house is only 10 feet from a three-story parking garage.

   Primary Negative Impact: As vehicles exit from the street level of the garage, headlights peer into my lower window and onto the front of my house. In addition, brake lights from vehicles descending to the lower parking area illuminate the front of my house. The situation is inflamed if vehicles exit from the lower ramp, the negative impact is more significant as headlights shine into the upper and lower windows. The high-volume of vehicles expected to use the parking facility on a nightly basis (6pm to 11pm) will create a ***uniquely*** intolerable living environment especially during day-light saving hours.

2. My wife and I purchased the house in 1993 unaware that a developer would pursue approval for the establishment of a 40,000 sq. ft. supermarket for this building. Office space, condominiums, or small-scale retail seemed to be a more reasonable development for this community.

3. My house directly faces the opening of the underground parking garage which is approximately 40 feet in distance from my front door and lower window. My front window sits approximately 5 feet from the ground and 12 feet from the street.

4. As vehicles exit the garage, headlights shine onto the front of my house and peer into a large-lower window of my 10ft by 12ft living room. In addition, brake lights from vehicles descending to the lower parking area also illuminate the front of my house. If vehicles exit from the lower ramp, the negative impact is even more significant as headlights shine into the upper and lower windows. The continuous onslaught of vehicle lights on my house created by 300 to 400 vehicles (600 – 800 trips) likely to enter and exit the building nightly (most-notably during day-light savings), will create intrusive and tense living conditions especially when one considers additional negative impacts such as the car/truck traffic, pollution, noise, and limited-parking this high-patron development is likely to create.

5. The supply of street parking spaces in the neighborhood is critically short and becoming increasingly scarce as this area becomes more densely populated as a result of the high number of luxury lofts being built. Many residents must compete every evening with patrons of Adams Morgan nightlife attractions. The supermarket presents additional parking challenges to the residents. Street parking will become hyper-competitive as patrons of the supermarket finding parking spaces on the street will choose not to park in the garage. In addition, due to the limited width (30 ft) of the streets and extended length of the trucks, traffic on Kalorama Rd is likely to

back-up from patrons parallel parking, pedestrians crossing the street, vehicles entering and exiting condominium parking areas. Moreover, vehicle exhaust is likely to be excessive at times due to this development. The estimated additional 1,100 vehicles and 16 to 20-supply trucks that ***Kalorama Road will be required to accommodate will significantly increase the level of pollution*** and stir-up dust in the neighborhood.

6. The supermarket garage opening is uniquely positioned in front of my house. Contending with the high-volume of vehicular lights each night (as explained in item 4) compound an existing situation. The back of my house is only 10 feet from a three-story parking garage of a neighboring condominium. Each morning and evening I must contend with the noise created by car engines, horns, exhaust, and squealing tires as well as the opening and closing of the garage gate. If the supermarket is approved as proposed the living conditions and property value of my home will be squeezed by the significant harmful effects of parking garages.



Supermarket Garage Entrance and Exit
(Picture Taken from Front Door)



House Directly Across from Supermarket Garage Entrance and Exit
(Picture Taken From Garage Opening)



Entrance (Left Side of Picture) to the 3-Story
Condominium Garage Behind Affected Houses

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Schapiro	Paul	S.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1662 Kalorama Rd. NW		Washington	DC	20009

Phone No.	Fax No.	E-Mail

I, hereby request to appear and participate as a party. Signature: [signature] Date: 05/22/05

Will you appear as a(n) ☐ Proponent ☑ Opponent Will you appear through legal counsel ☑ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
Gell	Stephen	N

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1101 30th St. NW	5th FL	Washington	DC	20007

Phone No.	Fax No.	E-Mail
202 625-8311	703 5225503	sgell@his.com

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
The proposed development which will has expressed hours will intrude on my quality of life by the constant activity that the development will produce.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
Owner

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)
40 feet from property line 50 from front door

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied? Noise and pollution from traffic and congestion, trucks, and pedestrians. Parking problems are abundant in the neighborhood & the activity from the development will make it impossible to park near my home

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.
Disregarding the Reed-Cooke overlay will open the door for other developers to do the same, thus setting a bad precedent in the neighborhood

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.
My home is located 50 feet from the proposed project and directly across from the main entrance to the supermarket.

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INSTRUCTIONS

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APPEARANCE AND REPRESENTATION

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(a) The person's name and address;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application or appeal;

(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;

(e) A list of witnesses who will testify on the persons behalf; and

(f) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;

(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;

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(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and

(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

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Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Batra	Bineesh	S.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1710 Euclid St NW		Washington,	DC	20009

Phone No.	Fax No.	E-Mail
202-387-1196	202-544-4723	simi.batra@tpl.org

I, hereby request to appear and participate as a party. Signature: BSB Date: 5/20/05

Will you appear as a(n) ☐ Proponent ☑ Opponent Will you appear through legal counsel ☑ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
Gell	Stephen	N.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1101 30th St NW		Washington,	DC	20007

Phone No.	Fax No.	E-Mail
202-625-8311	703-522-5503	sgell@his.com

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(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

please see attached sheet

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

please see attached sheet

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) please see attached sheet

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

please see attached sheet

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

please see attached sheet

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

please see attached sheet

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1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission?

   The proposed party owns a house approximately 300 feet from the truck loading area and intersection which is likely to be gridlocked. My parking spaces, which are used by myself, my housemates and other neighbors, access the alley parallel to 17th Street. DDOT had proposed making my alley one-way to accommodate an alley-locked development currently under construction, in addition to making 17th Street one-way to accommodate Harris Teeter customers. It should be noted that, according to DDOT, Euclid Street already functions at a level below minimal standards. This proposed one-way street system will cause further gridlock and honking on my street at all hours. Couple with the proposed one-way alley system, it will be nearly impossible for cars in my parking spaces to get out of the alley at all but the most off-peak, non-rush hour times.

2. What legal interest does the person have in the property?

   I own my home.

3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission?

   My house is approximately 300 feet from the truck loading area

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied?

   My quality of life is already negatively impacted from constant traffic congestion on Euclid Street. This congestion is based on the District's decision to reduce the time allowed for east-west flow at traffic lights on 16th Street, in order to increase the time allotted for north-south flow. The new one-way street system proposed by DDOT will further exacerbate the honking and gridlock to the point where the roads no longer function.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

   Because the proposed store is so big, it is likely to have the effect of putting many smaller neighborhood-oriented stores out of business. Our neighborhood is primarily made up of pedestrians, and there are many stores that cater to us. Putting in a large, suburban-style store that relies

on a large majority of its customers driving in from outside Adams Morgan will substantially change not only the character, but the business base of our neighborhood.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

I will be more affected by the action than the general public due to the unique layout of my parking spaces that require two-way access from the alley, which will likely be reduced to one-way, thereby depriving me of access to one of those spots. Additionally, my alley will be used as a short-cut around Harris Teeter's loading dock when one of the nearly 20-daily trucks is backing up. The alley is much too narrow to handle that type of traffic, and the cars parked behind my house have been dented and hit more than a few times already by cars driving through the alley.

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions. CLICK HERE.

NAME: Last	First	Middle I.
Reed Cooke Neighborood Association		

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
c/o 1710 Euclid St, NW		Washington, DC		20009

Phone No.	Fax No.	E-Mail
c/o 202-257-4745		rcna@reedcooke.org

I, hereby request to appear and participate as a party. Signature (1st VP RCNA) Date 5/21/05

Will you appear as a(n) ☐ Proponent ☑ Opponent Will you appear through legal counsel ☑ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
Gell,	Stephen	N

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
1101 30th St NW		Wash, DC		20007

Phone No.	Fax No.	E-Mail
202-625-8311	703-522-5803	sgell@his.com

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

please see attached sheet

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2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

Reed-Cooke Neighborhood Association
Party Status Application - Addendum

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission?

The Reed Cooke Neighborhood Association is comprised of and represents residents of Adams Morgan living south of Columbia Road, north of Florida Avenue, west of 16th Street, and east of 18th Street. Our membership includes residents surrounding the Citadel building on all sides. This proposed development is in the very heart of our neighborhood. One of the primary challenges we continue to face as a neighborhood is the high level of development, and the ensuing pressures that come with it. Over the past two years, we have welcomed upwards of ten substantial new residential developments in our already dense neighborhood, nearly all of which were approved with numerous zoning variances and special exceptions, and most of which are in a two-block radius of the proposed Citadel redevelopment at 1631 Kalorama Road, NW. The impacts of these many developments have yet to manifest and be absorbed by the neighborhood. Most are currently under construction, and a few are nearing their final stages prior to occupancy. Before again waiving the rules for such a large-scale proposal, we would like to first gauge the impact of what is currently being built. The character and livability of our neighborhood will be significantly impacted if this development is allowed to proceed.

2. What legal interest does the person have in the property?

Our members and the residents we represent are a mix of home-owners and renters. Our legal interest in ensuring the integrity of both the letter and spirit of the Reed-Cooke Overlay is paramount. This section of our city's zoning code was established to safeguard our neighborhood from proposals inconsistent with its residential character. In the past, our neighborhood had been the targeted location for many items that city residents felt they needed, but didn't want to live next to. While our neighborhood was -- and is -- diverse, committed to social justice and tenacious when it comes to preserving our quality of life, we unfortunately did not have political power. Instead, we were forced to rely on the letter of the law, and therefore pushed for enactment of the Reed-Cooke Overlay. This visionary proposal was intended to protect the neighborhood by giving local residents the power of law to affect local development plans. Our consideration of this development proposal is based on the underlying letter and spirit of the Overlay.

3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission?

The Citadel building is in the very heart of our neighborhood. In fact, no point in our neighborhood is more than 3 blocks from the intersection of 17th and Kalorama.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied?

The social impacts on our neighborhood from this development are enormous. Our neighborhood is overwhelmingly a "walking neighborhood." A large majority of residents do not own cars, yet we are being forced to accept a new traffic grid system that is designed entirely to accommodate drivers for the proposed Harris Teeter. There store is so large, that they must rely on a very large number of out-of-neighborhood drivers to turn a profit. In addition to the environmental affects of traffic congestion, creating a driving culture in our neighborhood could re-shape the local retail that caters to local pedestrians. The entire character of our neighborhood could change for the worse. Safety-wise, we have many hundreds of children and other pedestrians passing through this intersection during the busiest time of the store, and neither DDOT's nor Harris Teeter's traffic studies take pedestrian traffic into account. We are very concerned about the safety of our children, particularly those living in Jubilee Housing directly across the street from where trucks will be backing up across the sidewalk upwards of 20 times per day, and those attending Cooke Elemetary, which is on 17th Street – proposed to be truck route for Harris Teeter deliveries.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

Disregarding the Reed-Cooke Overlay District regulations will make it attractive to other developers who wish to do the same. The hard-fought benefits will be lost and the neighborhood will lose a bulwark against intrusion by other inappropriate development.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

The Reed Cooke Neighborhood Association was created out of the debate surrounding adoption of the Reed-Cooke Overlay. The very existence of our organization is based on the letter and spirit of the overlay, and the values it seeks to protect. This proposal strikes at the very heart of those values, and of our mission.

Form 140
(Revised 03/15/02)

Case No. 04-30

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Lyden	Peter	C

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1726 Euclid ST NW		Washington	DC	20009

Phone No.	Fax No.	E-Mail
202-234-6526		PS.Lyden@WAP.org

I, hereby request to appear and participate as a party. Signature: Peter Lyden Date: 5/20/05

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☐ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.
GELL	STEPHEN	N.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
5th Fl 1101 30th ST. NW		WASH.	DC	20007

Phone No.	Fax No.	E-Mail
202-625-8911	703-522-5503	SGELL@HIS.COM

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

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INSTRUCTIONS

Any request for party status for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. Form 140 must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.

2. Present this form to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

APPEARANCE AND REPRESENTATION

In a proceeding before the Zoning Commission or Board of Zoning Adjustment, any person or party may appear on his or her own behalf. Any person or party may be represented by any other person duly authorized in writing to do so. The authorization shall state specifically that the authorization includes the power of the agent or representation to bind the person in the case.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, not less than fourteen (14) days prior to the date set for the hearing, the following information.

(a) The person's name and address;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application or appeal;

(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;

(e) A list of witnesses who will testify on the persons behalf; and

(f) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;

(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;

(3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;

(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and

(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

(6) **In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.**

Responses to Form 140 Party Status Applications Peter Lyden

1. I am concerned that the increased density of this project will bring such a large quantity of traffic that noise and congestion will rise to intolerable levels on the street in front of my house. Euclid St., where my residence is located, already is experiencing traffic jams. Euclid St. is a much-used alternative to Columbia Rd. for eastbound traffic to the Georgia avenue corridor, and delays at the 16th and Euclid St. light back up traffic to my block. The DC Dept. of Transportation officials told me that they will recommend that Kalorama Rd. between 16th and 17th streets be one-way West, and 17th St. be made one-way North from Kalorama Road to Columbia Road. In this alignment, Euclid St. will be absorbing the Kalorama Rd. traffic, in addition to traffic generated by the Citadel Center.

2. I am the owner of my home here at 1726 Euclid St NW.

3. My property is approximately 300 feet from the proposed development.

4. If approved as requested, the residential character of our neighborhood will suffer. My property will be subjected to excessive traffic, noise from vehicles (truck and auto), and increased competition for limited on-street parking. Constraints on development were specifically stated in the Reed-Cooke zoning Overlay that encompasses the Citadel Center to prevent this type of adverse impact.

5. My house has no alley access, so I can't park my car in the rear of my house. On-street parking is my only place to park. This development coupled with the addition of approximately 240 new units of residential housing within a one block radius of my property will make on-street parking all but impossible. The on-site parking is grossly insufficient for the proposed business activities at the Citadel Center. This short fall will add more people looking for on-street parking in an already overloaded neighborhood.

6. My ability to leave and return to my residence will be directly affected by the one-way street proposed to fix the traffic problems generated by this development. I will have to take a circuitous route to leave and return to my home. I will also be directly affected by the increased competition for the limited on-street parking spaces. The streets in the Reed-Cooke Neighborhood are very narrow; I experience occasional damage to my car when it is parked on the street. Increasing street traffic will increase the frequency of damage to my car. When parked on the street, I have had creases put in my doors, fenders bent, rear mirrors ripped off, and my hood damaged by an SUV whose bumper was too high.

Street Traffic Studies, Ltd.

04-30

PROFESSIONAL HISTORY

Stephen G. Petersen, P.E.
Traffic Planning and Engineering Consultant

Mr. Petersen was educated as a civil engineer and received his BCE in 1953 from Rensselaer Polytechnic Institute in Troy, New York. After graduation he took a position with a Boston, Massachusetts consulting engineering firm engaged in highway design. This engagement was interrupted by two years of service in the United States Army. Upon discharge, he returned to the original employer at a job site in Watertown, New York.

This early professional experience generated a desire for additional education that prompted an application to and subsequent enrollment in the Yale Bureau of Highway Traffic, New Haven, Connecticut. In 1957, after graduation with a Certificate in Highway Traffic, Mr. Petersen took a position with the New Jersey Bureau of Traffic Safety. His responsibilities were to provide advice and counsel to municipalities in northern New Jersey relative to solving safety problems and evaluating the need for traffic controls including traffic signals. Based upon the findings of his field studies, he then prepared functional plans and recommendations to address the problems.

After three years in New Jersey, Mr. Petersen was recommended to become the first Staff Engineer at the Institute of Traffic Engineers, the professional society for the traffic engineering profession located in Washington, D.C. This was an opportunity for exposure to the full cross section of the technical activities in which the Institute and its members were engaged. These activities included not only traffic operations, but planning, design and administration as it applied to the whole field of traffic and transportation engineering. Two years later, he was appointed as the Executive Secretary.

In 1965, Mr. Petersen felt the need to return to active professional practice and became employed by Alan M. Voorhees & Associates, a firm specializing in transportation planning throughout the United States. Over a period of six years he participated in numerous traffic engineering and planning studies particularly in the central business districts of cities such as Schenectady, New York, Memphis, Tennessee, and Roanoke, Virginia. This experience led to Mr. Petersen's decision to enter private practice in 1971. However, during this period he also acquired additional credentials by seeking and securing his MCE degree from the Catholic University of America, in 1968, as well as becoming registered as a Professional Engineer in New York, New Jersey, Maryland, Virginia and the District of Columbia.

The practice Mr. Petersen initiated in 1971 led to engagements in a wide variety of assignments involving traffic planning and engineering for both public and private clients. His practice evolved during the next six years to the point where he established Street Traffic Studies, Ltd. in 1977. The firm's practice continued to cover the same aspects as his private practice, but evolved to the point where it became noted as a support service for the development industry during the building boom of the 1980s. These years included numerous occasions when he was called upon to present findings of his work as an expert witness before regulatory bodies and the courts in Maryland, Virginia, Pennsylvania and the District of Columbia.

As his professional practice evolved, he was elevated to Fellow status in the Institute of Transportation Engineers and to Member in the American Society of Civil Engineers, professional societies related to his work.

16626 S. Westland Drive • Gaithersburg, Maryland 20877
Telephone 301.948.1754 • FAX 301.258.0558

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RANDALL B. GROSS

Profession: Economic, Strategic Planning, & Development Consultant
Contacts: Tel (202)332-7430 Fax (202)332-7433 e-mail: rangross@aol.com
Expertise: ***Local Economic & Community Development; Public Policy Analysis; Development Economics - Project Market & Financial Feasibility; Tourism Development; Economic & Fiscal Impact Analysis; Strategic Planning; Labor Force Economics; Public-Private Partnerships; Planning & Transportation Economics; Capacity-Building & Training***

Randall Gross has 20 years' experience providing strategic economic and development consulting services for local, regional and national governments; private companies; and non-profit agencies. He has worked on over 300 projects to enhance their capacity for sustainable community and economic development, citizen participation, asset management, and policy formation.

Mr. Gross brings particular expertise in market and development feasibility analysis to test the economic viability of projects; fiscal and economic impact analysis to gauge the public costs and benefits of projects; and public policy analysis to evaluate and monitor policy decisions. He also provides comprehensive implementation strategies that form the basis for industrial & economic development, tourism, and community revitalization.

Mr. Gross has consulted on projects in 29 states and five foreign countries. Since forming his own company in 1997, Mr. Gross has worked on diverse projects ranging from neighborhood industrial redevelopment in Baltimore to airport expansion in South Africa. Increasingly, he is working with communities to determine the best ways to manage growth and maximize the economic and fiscal return from development.

Mr. Gross is a former Division Chair for the American Planning Association (APA) and now serves on the National Capital Area APA Board and on the Board of the Georgetown Public Policy Institute. He has worked in local government, deciding real estate tax appeals cases in Chicago for the world's largest tax appeals agency. He also worked for state and federal government and in the non-profit sector, before entering consulting.

Education
Masters in Public Policy, Georgetown University - Graduate School of Government
Bachelor of Arts & Sciences, Northwestern University - Poli. Sci. & Urban Studies (Honors); Certification in Urban Politics, Northwestern University.

Professional Memberships and Honors
Mr. Gross is active in many community and national organizations.

- *Division Chair, American Planning Association (APA), 1998-2003*
- *Board Member, Georgetown Public Policy Institute, 2005-*
- *At-Large Board Member, APA National Capital Area Chapter, 2004-*
- *Comm. Member, American Economic Development Council (AECD), 1996-1998*
- *Project of the Year, The Neighborhood Design Center (NDC), 1995*
- *Project Award, National Capital Chapter APA, 2001*

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Professional Experience

Randall Gross / Development Economics, Washington, DC (1997-present)
And **African Development Economic Consultants (ADEC), Johannesburg, South Africa**

Consultant specializing in community development economics, strategic planning and local government. Provides economic and tourism development strategies, policy analysis, fiscal & economic impact assessments, industrial and employment generation strategies, real estate market & financial feasibility analyses, and community development/revitalization strategies. Provides training and management services for local governments. Clients are local, regional and national governments; universities; private/corporate developers; and non-profit agencies. Operates separate company in Johannesburg established to transfer skills and empower South Africans.

Senior Associate, Hammer, Siler, George Assoc., Silver Spring, MD (1988-1997)

Managed, directed and/or consulted on over 110 economic consulting assignments for public and private clients ranging from the Town of Appalachia to the U.S. Department of Defense and XEROX Corporation. Specialized in project feasibility & fiscal impacts, urban revitalization, military base reuse, university research & development, tourism & economic development strategies. Assisted governments with program budgeting, financing strategies & asset management. Planned/managed conference events, directed membership development & edited newsletter as founder and chairman of APA Division. Edited Military Newsletter for the National Council for Urban Economic Development (CUED).

Research Editor, The Independent Sector, Washington, DC (1987-1988)

Edited *Research in Progress* , the international compendium of research on the not-for-profit and voluntary sectors. Identified and assessed research activities relating to the management, tax & legal status, development, financing, and impacts of NGOs and the non-profit sector throughout the world.

Research Assistant, U.S. National Endowment for the Arts, Washington, DC (1987)

Provided modeling & policy analysis for the National Survey of Public Participation in the Arts.

Case Analyst & Assistant to the Commissioner, Cook County Board of Tax Appeals, Chicago, IL (1984-1986)

Decided over 100 individual property tax appeals cases ranging from single family homes to large commercial investment properties. Conducted citizen outreach as Board representative. Wrote press releases and acted as Media Liaison. Managed tax impact and investment studies. Assisted with program policy and strategy as Assistant to Commissioner.

Research Director, Democratic Campaign for Illinois State Treasurer, Chicago (1986)

Managed/directed research on consumer banking & financial institution policy. Assisted in determining campaign strategy & electioneering. Developed the Illinois Citizens Insurance Board to represent insurance consumers before State government.

RELEVANT RETAIL CONSULTING EXPERIENCE

Mr. Gross brings 20 years of experience preparing over 350 market and financial feasibility analyses for retail and other types of real estate development. His experience encompasses the following relevant expertise:

- Pre-development feasibility analysis for retail shopping centers and districts:
  - Market potential forecasting for development, re-development, or expansion of centers and for each individual type of retail store category
    - Trade Area definition
    - Demographic & employment analysis & forecasting
    - Consumer market research, including mail, telephone, and shopper intercept survey design & implementation
    - Competition analysis & business interviews
    - Rent & occupancy analysis
    - Expenditure potential forecasting
    - Sales capture & demand analysis
    - Potentials in terms of sales and gross leasable area by individual product category
  - Potential customer profiles
  - Highest and best retail uses for property
  - Retail site selection or refinement
  - Financial feasibility assessments for various development and redevelopment opportunities
  - Sensitivity analysis of alternatives
- Marketing & merchandising strategies for retail centers and districts:
  - Tenant mix recommendations based on market findings
  - Marketing strategies, including development & design criteria, target market niches, and recommended overall approaches
  - Soliciting and recommending specific department stores or other tenants and testing leasing support
  - Development & financing strategies based on tenant & developer requirements
- Approval process & due diligence.
  - Fiscal and economic impact assessments to help secure approvals or zoning changes.
  - Investment, asset management, and acquisition/disposition due diligence
  - Application & litigation support
- Post-development support
  - Customer profiles
  - Trade area refinement
  - Performance measurement

Background & Client Base

Mr. Gross was Senior Consultant for a national economic consulting firm for nine years before initiating an independent practice in 1997. Prior to receiving his Masters degree from Georgetown University, Mr. Gross decided property tax appeals cases for the world's largest real estate appeals agency, the Cook County Board of Appeals. He received his undergraduate degree with Honors from Northwestern University.

Mr. Gross works directly for private developers and corporations, governments, and private non-profit organizations in the United States, southern Africa, Europe, and Asia. He also works frequently as a sub-contractor for large firms or as part of a team with architects, planners, engineers, and others. A sample of the more than 350 clients he has worked with includes:

Little Caesars Enterprises
Southern Land Company
Siemans Corporation
Transnet
Metroventures/USA
Development Bank of S Africa
Computer Sciences Corporation
John Hopkins University
City of College Park (MD)
City of Cape Town
City of Baltimore
American Communities Ptnshp
Regency Development
LDR International, Inc.
Belair-Edison
Environmental Resources Mgt
City of Washington, DC
City of Stow
City of Wilmington
Southwest Seven NHS
City of Norfolk
Greater Northwest Community
Armistead-Barkley
Frederick (MD) Dev Corporation
City of Dayton
Horning Brothers
City of Alexandria (VA)
US Trade Development Agency
Africon
City of Tygerberg
Black & Veatch
NM Company
Somerset Homes
Fayetteville (NC) Downtown
Struever Brothers, Eccles, & Rouse
XEROX Realty
Slyman Construction
Lockheed-Martin
Pulte Homes, Inc.
Duany Plater-Zyberk
Airports Company South Africa
Fannie Mae
City of Sidney (OH)
Gauteng Province
Harford Road Partnership
Bon Secours
National Development Council
City of Jacksonville
Onslow County
Hanover County
City of Greensboro
Institute for Public-Private Partnerships
Main Street
Maryland-National Capital Planning Commn
Swiss Bear
City of St. Joseph
MD Institute College of Art
City of Northport
Treasure Coast RPC
City of Delaware (OH)
MD Center for Community Development
MCA Company
DiWi Consult International GmbH
Urban Dynamics
Sirius
British Urban Regeneration Association
Johannesburg Development Agency
Aiken County (SC) Government

Sample Projects

The following projects are samples of his retail market analyses, project feasibility assessments, and other examples of his work that are particularly relevant for private retail development clients.

Pre-Development Feasibility & Marketing

- ***Dos Rios Retail Town Center Development Potentials, Manila, The Philippines.*** As a consultant to new-urbanist architecture firm Duany, Plater-Zyberk (DPZ), Mr. Gross assessed the market potential for retail and service uses in a town center as part of a planned community on the outskirts of Manila. DPZ is recognized globally as the architecture and planning firm that initiated the trend towards "New Urbanism" in design of traditional neighborhood development (TND). This work was completed for a private property owner / developer in Manila.

- ***Shopping Center Market Potentials, Seat Pleasant, MD.*** Mr. Gross determined the market potentials for specific types of tenants and product mix, along with the appropriate niche marketing strategy, for a retail shopping center in this Washington, D.C. suburb. Seat Pleasant is a declining, lower-income neighborhood bypassed by newer development further out from the city. Mr. Gross completed this work for Metroventures/USA, a development company responding to an RFP for developers issued by the City of Seat Pleasant and the surrounding county government.

- ***Carlton Centre Retail Reuse Potentials, Johannesburg, South Africa.*** Randall Gross provided retail market analysis and redevelopment assistance to Transnet, South Africa's largest transportation company, on the reuse of Africa's largest hotel building, The Carlton. He assessed the reuse potential for hotel/tourism uses and office, in addition to ground-floor retail. The company is now considering its options for redevelopment.

- ***Westhaven Retail Development Potentials, Franklin, TN.*** On behalf of Southern Land Company, Mr. Gross forecasted the market potential and development feasibility for a retail shopping center in a TND planned for this suburban Nashville community. He provided detailed findings on demand by specific retail category and recommended an appropriate tenant mix, siting, and marketing strategy for the development. The establishment of urban growth boundaries by the State government have impacted on the development potential for convenience goods in this market, resulting in a different type of destination-driven marketing strategy for the developer.

- ***Belair-Edison Shopping Center Market & Financial Feasibility, Baltimore, MD.*** Randall Gross completed work for the non-profit Belair-Edison Housing Service (BEHS) on testing the market and financial feasibility for redevelopment of a specific site in the neighborhood as a shopping center. Mr. Gross determined that redevelopment of alternative sites provided more financially feasible solutions. He recommended a strategy for redevelopment of sites and for the overall business district, and worked closely with BEHS and citizens to recommend an appropriate role for the non-profit in commercial redevelopment.

- ***Transit-Oriented Development Opportunities, Montgomery County, MD.*** Mr. Gross worked as part of a team of planners, architects, and urban designers on a vision for

development surrounding Metro-rail transit stations in this suburban Washington county. Mr. Gross assessed opportunities for office, retail, and R&D space surrounding the rail nodes. In particular, Mr. Gross assessed bio-technology and dot.com development opportunities. This work was completed for the Maryland-National Capital Park & Planning Commission.

- ***Automotive Center Potentials, Dallas, TX.*** Mr. Gross determined the market potential for an automotive services mall in Dallas. He also provided a development financial pro forma to assess the general viability of the center.

- ***Glen Elk Outlets Market Potentials.*** For a private developer, Mr. Gross assessed the market potentials for a retail "outlet" center as reuse for existing historic warehouses. Outlets provide discounted brand-name merchandise for major retailers and derive their markets primarily from tourist and pass-through traffic.

- ***Retail Recruitment and Marketing Strategy, Sidney, OH.*** Mr. Gross worked for the City of Sidney on a strategy for recruiting downtown and suburban retail stores to the city. He focused on the potential for large retailers and department stores that would serve as anchors for further development. His resulting strategies re-directed the city to attract restaurants and entertainment facilities that would serve a broad destination market. He also worked on behalf of the city to attract several specific tenants, including Old Navy and Applebee's.

- ***Providence TND Retail Market Potentials, Huntsville, AL.*** On behalf of Slyman Construction Company, Mr. Gross prepared a retail market potentials analysis and development strategy for a planned community. He provided detailed assessments of demand for specific types of retail goods and services, recommended an appropriate market-based tenant mix, and provided a detailed siting and marketing strategy. His analysis established a more appropriate site for a retail center than the one originally selected by the developer. Also as part of this work, Mr. Gross participated in a public charrette led by Andreas Duany, of Duany Plater-Zyberk.

- ***Community Revitalization Development Proposal, York, PA.*** Mr. Gross completed retail and office market analyses and recommended a redevelopment approach as part of a private developer's proposal for revitalizing an urban neighborhood. The developer (Struever Brothers, Eccles, & Rouse) wished to submit a viable development proposal to the Crispus Attucks Community Development Corporation that would help the non-profit CDC reach its financial and economic development goals. A previous plan was visionary, but did not account for real economic constraints and market opportunities in the area. With a better understanding of the market potential gained from Mr. Gross's work, the developer was able to propose a more economically viable set of commercial projects. Negotiations are now underway to move these projects forward.

- ***Office and Retail Market Potentials, Stow, OH.*** Randall Gross forecasted the retail and office market potentials as an input to the comprehensive plan for the City of

Stow, a suburb of Akron, Ohio. Mr. Gross determined the most competitive locations for capturing future commercial development growth within the city and the scale and type of product that would be expected. Later, Mr. Gross was hired by private developer Pulte, Inc. to assess the fiscal impacts of their development in Stow.

- ***Harford Road Retail Corridor Strategy, Baltimore, MD.*** Mr. Gross provided commercial market potentials and a revitalization strategy for a retail corridor in Baltimore. Among his recommendations was redevelopment of several strategic blocks for a home supply and retail center that would build on the corridor's strengths as a home contractor hub. He identified specific, prospective tenants and provided hands-on negotiations with developers. He also determined financing requirements and possible ways to close funding gaps. He will be testing the financial feasibility of several redevelopment alternatives proposed by developers. He completed this work for the Harford Road Partnership (HARP), a non-profit business organization.

- ***CBD Market Potentials & Development Strategy, Delft (Tygerberg), South Africa.*** Mr. Gross provided commercial market potential forecasts and a development strategy for the creation of a central business district in the impoverished community of Delft, in Tygerberg. He worked as part of a team of planners to create a logical plan for bringing jobs and trade to this newly developed housing area. He also provided a development strategy and input to the city's developer tender process in order to attract a higher level of anchor tenant and investor interest.

- ***Southeast Shopping Center Financials, Norfolk, VA.*** Mr. Gross assisted a private, faith-based Community Development Corporation (CDC) in negotiating a fair price for purchase of a retail shopping center. He determined the market potentials for the center and ran a pro forma to determine a residual value. The CDC wished to utilize the center as a generator of economic activity and jobs for neighborhood residents. The CDC also wished to retain ownership of the center within the community.

- ***Wintergreen Shopping Center Redevelopment Financials.*** Mr. Gross determined the financial feasibility of repositioning and redevelopment of an existing retail shopping center for the private owner/ operator. He ran a development pro forma and operating cash flow analysis that assessed the return from several redevelopment options that built on his market findings.

- ***Columbia Heights Retail Shopping Center Market Potentials, Washington, D.C.*** Mr. Gross determined the market potential for a retail shopping center adjacent to a planned affordable housing development in the low-income Columbia Heights neighborhood of Washington. This work, completed for the private, non-profit Columbia Heights Community Development Corporation, resulted in the successful development of a shopping center on 14th Street as a catalyst for revitalization of this low-income neighborhood.

- ***Promenade Plaza Valuation & Negotiation, Miami, FL.*** Mr. Gross determined the appropriate strategy for a Community Development Corporation (CDC) in

negotiations to purchase and operate a neighborhood shopping center. He assessed the market potential for the center, ran operating cash flow models and determined the center's market value as an input to the CDC's negotiations.

- ***Tioga Town Center Retail/Office Market Analysis, Gainesville, FL.*** Randall Gross completed work on a retail market analysis for a Traditional Neighborhood Design (TND) master-planned community in Gainesville, Florida. The project will feature a town center designed in a traditional manner to maximize pedestrian access and minimize automotive-dependent traffic. The analysis was prepared for Luis Diaz, as private developer.

- ***Hollywood Commercial District & Development Feasibility, College Park, MD.*** Mr. Gross provided a retail market potentials assessment and site development analysis for the Hollywood district in this Washington, D.C. suburb. He assessed the market potentials within the district and at specific redevelopment sites. He then tested the financial feasibility for redevelopment of these selected sites for three alternative projects – a retail shopping center, a mixed-use retail / office building, and a professional office building. It was determined that the higher office components provided a better cash-on-cost return to a potential developer and reduced risk associated with public involvement in the project.

- ***Neighborhood Retail District and Food Co-operative, Takoma Park, MD.*** Mr. Gross assessed the market potential and development feasibility for a neighborhood food co-operative as an anchor for commercial revitalization. A site had been selected for the development of a food co-op, and the question was how to maximize the viability of the co-op and the revitalization of the neighborhood business district. Plans for the co-op included significant structured parking in order to support second-floor office space on the site. Mr. Gross found this approach to be financially infeasible and recommended a single-story store with cafe space to match community needs and market demand. The store is now open and operating successfully.

Retail Developer Zoning Appeals, Litigation, & Asset Management

- ***Zoning and Site Analysis, Loudoun County, VA.*** As an input to a developer's zoning appeal and land use application, Mr. Gross assessed the potential for various retail & commercial uses of a site near Washington-Dulles International Airport. Mr. Gross assisted the developer in determining the application strategy that best served the County government's needs and yet allowed for the highest developer return. Mr. Gross completed this work as a sub-contractor to a large U.S. firm.

- ***Commercial Land Takings, Fairfax County, VA.*** Mr. Gross worked separately for two developers in litigation against the State of Virginia for a legal taking of land, associated with the expansion of highway rights-of-way. The developers disagreed with the price paid by the State, which did not reflect the potential value for

development of retail shopping centers. Mr. Gross determined what would have been the retail market potential for land, translated into a residual value, if the State had not taken the property. This analysis involved the very unusual method of regressing in time to establish a fair-market value based on potential at an earlier date.

- ***ALUMAX Asset Management & Development Framework, USA.*** Mr. Gross provided a strategy for ALUMAX, an aluminum company with significant real estate assets, to determine the appropriate framework for managing and developing the company's properties. Defining the role of real estate in the company's portfolio was an important starting point for creating an asset management strategy.

Retail Development Impact Analyses

Many developers obtain public funding for infrastructure improvements in support of their projects by illustrating the fiscal or economic impacts of their projects to public sector agencies. Many local governments use the incremental increase in public revenues generated by proposed projects as the basis for financing those very improvements. Developers also illustrate the fiscal impacts of projects as part of their zoning or development application submittals.

- ***Tax Increment Financing (TIF) Analysis, Houston, TX.*** As a sub-consultant, Mr. Gross forecasted demand for retail and office uses for the Uptown Tax Increment Financing (TIRZ) District surrounding Houston's Galleria shopping mall. The purpose of the TIF is to raise necessary financing for infrastructure improvements in support of proposed private development projects. The TIF bases the financing on the forecasted incremental increase in tax revenues generated by the new projects.

- ***National Development Council Mixed-Use Development Impacts, Lexington, KY.*** Mr. Gross examined the potential for retail development of a large in-fill site in a prime location in a Lexington neighborhood and tested the fiscal impacts of the development. The community was concerned about the possible impacts of development at the site, one of the few remaining large undeveloped parcels within the city limits. On behalf of the developer, Mr. Gross determined the fiscal impacts of site development on the City-County government of Lexington-Fayette. In the end, the most critical issues related to storm water overflow from the site and fiscal costs of addressing such problems.

- ***Kings Colony Housing Fiscal Impacts, Isle of Wight, VA.*** Mr. Gross assessed the fiscal impacts of planned development on the budget of Isle of Wight County, Virginia.

- ***Economic Impacts of the Digital Harbor, Baltimore, MD.*** Mr. Gross forecasted the economic impacts (jobs, tax revenues, income, etc) from redevelopment of Baltimore's Inner Harbor for dot.com, office, retail, hotel, and related development.

This information was a key in assisting the developer in obtaining State funding for necessary infrastructure improvements. Among the projects was the now-successful Can Company, the reuse of an old soup can manufacturing facility, and Tide Point, the reuse of the old Proctor & Gamble soap factory now completed.

- ***Tiger Stadium & Retail Fiscal & Economic Impacts, Detroit, MI.*** On behalf of Little Caesar's Enterprises, the pizza company and private owner of the Detroit Tigers (baseball) team, Mr. Gross helped determine the fiscal impacts of a new stadium and cultural district to the City of Detroit and the State of Michigan. He assisted in determining the costs and benefits of both the stadium and a tourist-oriented arts & retail district in terms of the impacts to each department of the local and state governments. He also examined the economic impacts of the project, in terms of jobs and income. Mr. Gross has completed similar assignments for the Washington Redskins and other sports teams.