

I am a homeowner on Windom Place, 270 feet from the site. I am in favor of reasonable development, but this one is unreasonable.

**This project is too large and out of character for the neighborhood.** The project will tower over the nearby homes and the historic shopping center, as shown by the developer's own exhibits (240A3 Page 2 and 240A4 Pages 4 and 5). The structure's massive, near-90 foot height at the western corners is excessive. As many as 500 new residents will be added to ¼ of a block – a density not in keeping with the neighborhood of single family homes – and traffic will increase.

**I believe the proposed development violates the Comprehensive Plan.** The Future Land Use Map shows the site as "low density commercial," defined as one and two story buildings. Furthermore, the Rock Creek West Area Element policies state:

Policy 1.1.1 advocates protecting the low density residential neighborhoods and that future development must protect the existing character of these neighborhoods.

Policy 1.1.4 advocates scaling heights and densities to the character of adjoining communities.

Policy 1.2.8 states that the approval of any residential development should consider school overcrowding.

How does this design meet these criteria?

**Those of us who live near this development demand equal weight to the ANC.** Over 600 neighbors hand-signed opposition petitions (Exhibits 27, 27A, and 278) plus local citizens associations in ANC 3D represent hundreds more.

**The arrangements that the developer has with American University and Regency Centers are critical to their plan, but the arrangements are secret.** How does the Commission know what arrangements have been made to share density; what if no arrangements have actually been made?

**After 3-1/2 years the developer's concept is still changing.** Exhibit 240 (pages 7 and 8) ask for design flexibility of plus or minus 10% in the number of residential units and variances in retail types and floor area, including "drinking establishments." These variances will result in plans that have never been publicly discussed. Will MOM's or Balducci's be there on opening day without a binding agreement with the developer?

**Issues raised in proponent's letters are "red herrings."** This area is not a food desert. 4 major grocers operate within a 1.2 mile radius; 7 within a 1.5 miles, and 12 within 2 miles; plus, several more local grocers and a Wegmans is coming to Wisconsin Avenue. Jobs will be lost: This development will close 2 long-standing local businesses and threatens two others. High housing costs for young families will persist at market rate rentals. Finally, my property's value depends on this project succeeding. What assurances do I have that it will?

Thank you for your attention.