

I am a homeowner on Windom Place, 270 feet from the proposed site. I am opposed Valor's development plan.

I believe that the Design Review process is not appropriate for this project for these reasons:

1. First. The project is too complex. It involves 4 different lots, a national historic site, 3 owners, and a density purchase. I believe that density is an inherent characteristic of the historic shopping center and is owned by everyone, not Regency Centers.
2. Second. The developer is asking for major design flexibility. How can this be? Flexibility related to what?.
3. Third. On January 11, Mr. Shapiro asked all parties to submit an interpretation of what Design Review action related to this density change might be. Furthermore, Mr. Hood, asked "Under this Design Review process, can we even do this?" Why are these questions still relevant at this stage in the approval process?

I believe the proposed development violates the Comprehensive Plan. For example, in Volume 2 of the Rock Creek West Area Element:

Policy 1.1.1 advocates protecting the low density residential neighborhoods and recognizing the contribution they make to the character of the District. Future development ... must be carefully managed to ... 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 overcrowding should be considered in the approval of any residential development that could exacerbate school overcrowding.

Why aren't those of us who live in close proximity to this development given equal weight to the ANC? Almost 600 adjacent neighbors hand-signed an opposition petition. We are real people, unlike Ward 3 Vision and the Coalition for Smarter Growth who are paid to promote development. Yesterday, 23 supporting emails appeared on the case website. Only 1 of the 23 lives within a 1 mile radius of the development and several live outside Ward 3. ANC 3D, has ignored our criticisms of this project for over 2-1/2 years. It's time for us who are directly affected by this project to be heard.

The neighborhood wants a normal grocery store. Instead, we are offered a high-end Balducci's that is a direct competitor to Wagshal's. Only one store will survive and we still won't have a normal grocery.

We are losing part of Wagshal's and all of Jean Paul's hair salon and DeCarlo's restaurant, all local institutions. Where will Wagshal's cook for their deli and restaurant? What about the 80 or so people who will be out of a job? Is this a trade that ANC's 3D and 3E support? Is this in compliance with the Comprehensive Plan? Is this what the Smarter Growth Coalition says will "enhance the amenities of the Spring Valley Shopping Center with new retail" and calls it "good benefits to the neighborhood" in Exhibit 156?

Thank you for your attention.