

I am a homeowner on Windom Place, 270 feet from the site. I am opposed to this development plan for the following reasons:

The developer's plans are inconsistent with the Comprehensive Plan. The Future Land Use Map shows this site as "low density commercial," which is defined as "commercial development characterized by one and two story buildings, often with off-street surface parking lots." This plan far exceeds this requirement. It will tower over adjacent homes and the historic shopping center as shown in the developer's own renderings.

In looking at Chapter 23, "Rock Creek West Area Element," as well as the city-wide elements of the Plan, I found at least 40 statements and policies with which this plan is inconsistent. Policy RCW—1.1.1, which summarizes these findings, states:

"Protect the low density, stable residential neighborhoods west of Rock Creek Park and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia."

Long-lived, successful neighborhood businesses will close or be gravely injured.

DeCarlo's Restaurant, a neighborhood institution, will be forced to close or move. Wagshal's Market, Deli, and Restaurant operations in the shopping center will be severely damaged, because their kitchen will be forced to move from the site, as will their catering and BBQ businesses. Dozens of employees may lose their jobs, contrary to the City's plans for job growth.

The Comprehensive Transportation Review (CTR) and DDOT's supporting memo are flawed. The CTR and the Memo are purposely limited in scope to serve the developer's interests, not residents. Impacts of traffic on RESIDENTS are not addressed. The project boundary includes several Lots, but the CTR measurements only look at Lot 807. Pedestrian safety is mostly ignored. A few references are made in terms of "meeting city-wide regulations," but not in terms of specific safety improvements to benefit the neighborhood. What about pedestrian safety in the shopping center parking lot, which is within the project boundary and mentioned by ANC 3E Commissioner Quinn on Tuesday? Vision Zero is not mentioned. The HAWK light proposed for Massachusetts Avenue has no supporting data. The answers to simple questions like, "How much will traffic increase or decrease?" are either buried in a sea of numbers or not addressed. Where are the before and after traffic comparisons and graphs? What little "before" data is presented is wrong and slanted to further the developer's interests. The CTR compares future development conditions with a site consisting of a 24,000 square foot grocery store operation. This grocery HAS NEVER EXISTED and no one has ever proposed such a grocery on this site. It is a false comparison.

Thank you for your attention.

