

FRIENDSHIP SHOPPING CENTER WISCONSIN AVENUE GIANT REDEVELOPMENT UPDATE



Edition I, Vol. 3

November, 2008 (Revised)

A SHARED VISION

After substantial community dialogue and numerous meetings and presentations, Stop & Shop/Giant and its development consultant, Street-Works, have created a shared vision with the community for redeveloping the Friendship Shopping Center. The resulting mixed-use development expresses the community's desire for a more expansive grocery store with a greater variety of product offerings, the convenience of nutritious prepared foods, a choice of organic and fresh vegetables and a host of shopping options. The vibrant, place-making development is designed to complement the existing Cleveland Park neighborhood, while providing neighborhood-serving retail similar to that offered today, i.e., restaurants, banking, dry-cleaners, pharmacy, yoga, etc. In addition, there will be exceptionally designed rental and for-sale housing, an enlivened streetscape, commercial tenants, and engaging open spaces with a water feature, benches, planters, etc. There is also below-grade parking to accommodate both residential and retail users. For a full description of the planned development, with detailed elevations, go to www.wisconsinavegiant.com.

THINGS ARE MOVING FORWARD!

We are one step closer in the Zoning Commission's process for reviewing Stop & Shop/Giant's application to redevelop the Friendship Shopping Center. You may recall that last May, Stop & Shop/Giant filed an application with the Zoning Commission for a Planned Unit Development (PUD) and related zoning map amendment for the three lots it owns on Wisconsin Avenue. In July, the Office of Planning presented the application to the Zoning Commission and we heard comment and feedback from the Zoning Commissioners. Then, at the end of October, we submitted our Pre-Hearing Submission to the Zoning Commission. Now, the

Zoning Commission has scheduled a public hearing on our PUD application for **Thursday, February 19, 2009 at 6:30 PM** at 441 Fourth St., NW, Room 220 South. All are invited to attend. A notice of the hearing date is on our project website (www.wisconsinavegiant.com) and will be posted on ANC 3C's website (www.anc3c.org), the Zoning Commission calendar (www.dcoz.dc.gov) and on various neighborhood listservs.

PUBLIC HEARING

Members of the public are allowed to testify at the Zoning Commission's public hearing and individuals are allowed up to 3 minutes to speak and organizations are allowed up to 5 minutes to speak. Only one person may speak per organization. To register, call Donna Hanousek at (202) 727-6311 or email Donna.Hanousek@DC.Gov. Email testimony will not be accepted.

WHAT'S BEING REDEVELOPED?

Stop & Shop/Giant owns the triangular shaped property in Cleveland Park along Wisconsin Avenue starting at Cactus Cantina, going north to Idaho Avenue, and extending southwest down Idaho Avenue, across from the Second District Police Station. Newark Street runs east-west through the center of the site, dividing it in to two parcels. We propose the following:

North Parcel

- Approximately 30,800 sq. ft. of ground-level retail space along Wisconsin Avenue and Newark Street
- 124 apartments
- 124 below-grade parking spaces
- 2 loading berths

South Parcel

- A 56,200 sq. ft. Giant supermarket
- Approximately 32,100 sq. ft. of ground-level retail space along Wisconsin Avenue and Newark Street
- 8 townhouses along Idaho Avenue
- 16 parking spaces for the townhouses
- 14 flats fronting Newark Street
- 395 below-grade parking spaces
- More than 17,300 sq. ft. of flex/office space
- 5 loading berths

WHAT'S NEW IN THE PRE-HEARING SUBMISSION?

The *Pre-hearing Submission* may be viewed on our website at www.wisconsinavegiant.com. It provides a full discussion of the project and the plans in addition to the following new information:

▶ Revised building elevations, redesigned to better compliment the Cleveland Park neighborhood. (Exhibit A)

▶ LEED checklists for "Neighborhood Development" for the project as a whole and LEED checklist for "Homes" for the North Parcel residential, describing the proposed sustainable features of the PUD. (Exhibit C)

▶ A Transportation Management Plan, which details the actions that will be taken to support increased use of public transit, car sharing services and bicycles. (Exhibit D)

▶ A Parking Management Plan, which details the parking accommodations for new residents of the project and for retail and commercial customers. (Exhibit D)

▶ A Truck Management Plan, which addresses the impact of loading and trash disposal trucks. (Exhibit E)

▶ Additional information on the proposed grocery loading area. Residential neighbors directly to the south of the planned grocery store loading zone indicated that this location is a concern. So, we redesigned the site and moved the loading area farther from the existing neighbors. It is now relocated next to the new townhouses proposed as part of the project. Keep in mind that the loading function continues to be entirely beneath and within

the building, which will serve as both an acoustic and visual buffer.

▶ A supplemental Traffic Memo, prepared by our transportation consultant Wells & Associates, which includes additional data and analysis on the following topics: Parking Analysis; Loading; Left Turn Phase Assessment; and Traffic Calming Assessment. (Exhibit F)

HOW CAN I EXPRESS MY OPINION ABOUT THIS PROJECT?

The review and approval of the PUD and zoning map amendment application is a public process. The best way to ensure that your voice is heard is to mail or fax a letter to the Zoning Commission and reference Zoning Commission Case Number 08-15. Send your letter to:

Anthony Hood
Chair
District of Columbia Zoning Commission
441 Fourth St, NW, Room 200 (S)
Washington, DC 20001

The Zoning Commission's fax number:
(202) 727-6072.

Keep in mind that emails are not accepted as part of the public record.

TRANSPARENCY

We will continue to keep the public informed about this project and the process and our availability for dialogue. Most importantly, we want residents to have accurate transparent information. One of the best ways to keep informed is to visit our website www.wisconsinavegiant.com.

Q & A

Neighbors regularly submit questions about the project to us and a copy of their questions and our answers are posted on our website.

For additional information, contact Sharon Robinson, Wisconsin Avenue Giant Development Team, 202-494-5338, Huesrose@aol.com, or go to www.wisconsinavegiant.com

