

4115 Emery Place, NW
Washington, DC 20016

February 22, 2007

Zoning Commission of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210 South
Washington, DC 20001

Re: 5220 Wisconsin Avenue NW, Case No. 06-31

Dear Members of the Commission:

I am an 18-year resident of DC and a parent of a DCPS student. I am writing to express my support for the proposed Planned Unit Development at 5220 Wisconsin Avenue. The development is appropriate for the primary artery of Wisconsin Avenue and Friendship Heights.

I believe that the District must concentrate density near our multi-billion dollar investment in Metro and along the primary corridors of DC. I support development of new housing that allows people to reduce their reliance on automobiles.

I welcome new neighborhood-serving retail where there currently is a used car lot. The retail will work to extend the exciting new retail opportunities along Wisconsin Avenue, mostly happening in Maryland. I would prefer to spend my retail dollars in DC. Too much of the Friendship Heights development has been in Maryland, leading to limited or no sales or real estate tax benefits to DC. Development toward the south side of the Friendship Heights Metro benefits the District and the DC residents of Friendship Heights. As this has been a very concerted goal of the District, this is an opportune location for the increase in tax opportunities and increase of population in DC.

As a DCPS parent, I believe that all new development will potentially impact the public schools and should pay impact fees to the schools or the school system. While I appreciate the \$100,000 contribution to Janney, the District and DCPS should do a better job of extracting benefits from development.

Please vote in support of this development.

Sincerely,



Leslie Dembinski

ZONING COMMISSION
District of Columbia
CASE NO. 06-31
EXHIBIT NO. 21
ZONING COMMISSION
District of Columbia
CASE NO. 06-31
EXHIBIT NO. 81