

4600 Chesapeake Street, NW
Washington, DC 20016

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2007 FEB 22 10 48 10

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 writing to express my support for the proposed Planned Unit Development at 5220 Wisconsin Avenue.

I believe that the District must concentrate density near our multi-billion dollar investment in Metro. We need to provide housing opportunities that allow people to reduce their reliance on automobiles. The proposed 79 foot tall building is in scale with recent development in the neighborhood, and to build less would be irresponsible.

The District also needs to ensure that there are housing opportunities for all incomes in all communities. There is an extreme shortage of affordable housing in Friendship Heights/DC. This project will set aside approximately 6 to 7 units for affordable housing, and additionally, a \$500,000 contribution to the Lisner Home just a couple blocks away will support extremely low-income seniors – another underserved population.

I applaud the Akridge Company for committing to LEED certification for this project.

I welcome new neighborhood-serving retail where there currently is a used car lot.

I support elimination of three existing curb cuts along Wisconsin Avenue to promote pedestrian safety.

I support the addition of two Zipcar/flexcar spaces to the neighborhood. I would encourage the Commission to recommend reducing the number of residential parking spaces in this project and recommend the developer provide other incentives for attracting residents who do not own cars.

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.

Sincerely,



Dan Rosenthal

ZONING COMMISSION
District of Columbia

CASE NO. 06-31 ZONING COMMISSION
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EXHIBIT NO. 82 CASE NO. 06-31
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