

SMART GROWTH ALLIANCE

February 23, 2007

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

ZONING COMMISSION
District of Columbia

CASE NO. 06-31

EXHIBIT NO. 87

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

To the Members of the Commission:

This letter constitutes the Washington Smart Growth Alliance's support for 5200 Wisconsin Avenue.

The Washington Smart Growth Alliance (the "SGA") is a joint effort of the Greater Washington Board of Trade, the Chesapeake Bay Foundation, Enterprise Community Partners, the Metropolitan Washington Builders' Council, the Coalition for Smarter Growth, and the Urban Land Institute Washington. The SGA's mission is to research, identify and encourage land use, development and transportation policies and practices that protect environmental assets and enhance our region's quality of life. The SGA's Recognition Program distinguishes specific development proposals that exemplify smart growth characteristics. Please note that this recognition is coming solely from the Smart Growth Alliance, and should not be construed or communicated as coming from any of the six organizations specifically or individually.

SGA PARTNERS

Urban Land Institute
Washington

Chesapeake Bay
Foundation

Greater Washington
Board of Trade

Coalition for
Smarter Growth

Metropolitan Washington
Builders' Council

The Recognition Program uses criteria including project location, mobility and accessibility, density, design, diversity of uses, affordable housing, the environment, community assets, and public participation to evaluate project proposals. The SGA's Recognition Jury meets quarterly to review project proposals and to select those best meeting the criteria.

The jury met on April 13, 2006 to review 5200 Wisconsin Avenue. The review included an analysis of each project based on specific information submitted with the application and independent research and review by staff for SGA. Applying all of the SGA criteria, the jury felt that this project would add tremendously to the Upper Wisconsin corridor by providing a well-designed residential development with sorely-needed neighborhood-serving retail just 300 feet from the Friendship Heights Metro. Critical to the jury's support was the commitment to improve the public space abutting the property through eliminating curb cuts, enhancing the sidewalk, and providing trees and flower beds. They will also be

SGA c/o ULI 1025 Thomas Jefferson Street, N.W., Suite 500 West Washington, DC 20007-5201 • sga@uli.org

upgrading the adjacent PEPCO substation, which will include replacement of bricked over windows with new storefront displaced windows. Finally, the jury applauds Akridge's commitment to achieve LEED certification, a distinction not yet achieved by a residential building in Washington, D.C.

While traffic and parking are often concerns when new development is proposed, we believe that a compact, mixed-use project so close to a Metro station will actually help to relieve traffic congestion. Additionally, Akridge has committed \$40,000 to fund a "Friendship Heights Transportation Management Coordinator" who would be a contractor reporting directly to DDOT. This person would be tasked exclusively with working on parking and traffic challenges which currently exist in the neighborhood. There will also be a prohibition on residents of 5220 Wisconsin obtaining Residential Parking Permits. Finally, they will be providing dedicated spaces for car sharing vehicles and bicycle parking (in addition to showers and changing room).

While the development itself will, we believe, provide amenities for the surrounding neighborhood, they have also agreed to further benefits for existing institutions. For instance, they have agreed to make a \$100,000 contribution to Janney school; \$500,000 donation to the Lisner Home which provides services to low-income seniors; and \$30,000 to IONA senior services.

The jury recognizes a project based on the project's design as of the time of the jury's review and based on the information available to the jury at that time. The jury reserves the right to modify or revoke its recognition if the project changes so significantly that it no longer meets one or more of the SGA criteria. For projects at an early development approval stage, we encourage work by the developer and the public authorities to fully utilize the Smart Growth Recognition Program criteria as such design details are finalized.

Please let me know if you have any further questions.

Sincerely,



John Bailey
Executive Director
Washington Smart Growth Alliance