

**Tad Baldwin
3507 Morrison St., N.W.
Washington, D.C. 20015-1743**

February 24, 2007

Zoning Commission
Re: Case 06-31
441 4th St., N.W., Room 220 South
Washington, D.C. 20001

Re: My Strong Support of Akridge Proposal for 5220 Wisconsin Ave.

Dear Zoning Commissioners:

My strong support for the Akridge proposal for a mixed use building is based on all the main principles of smart growth. Located only 300 feet from the south entrance of the Friendship Heights Metro Station, the plan calls for 60 to 70 condo apartment units over a floor of retail, truly transit-oriented development. It is only by locating higher densities of both jobs and housing close to Metro Stations that a less car dependent society is possible. It is an attractive structure and will be the first new residential building in the District to receive LEEDs environmental certification for such features as a green roof and storm water filtration. Even prior to the activation of the new Inclusionary Zoning law, the Akridge firm has committed to making 7% of the units affordable, in addition to their donations to both local schools and senior housing. The project has been endorsed by the Smart Growth Alliance, the Sierra Club, and Ward 3 Vision.

The developers have worked cooperatively with our Ward 3 Vision group over the past year to improve the development concepts. This has led to their strong commitment to seek local serving retail, for example. It should be noted that we have never supported "matter of right" zoning at this location because it would not allow street-level retail and the PUD approach also encourages the provision of neighborhood amenities.

Many more developments of this logical density will be needed in the Upper Wisconsin Avenue Corridor if this area is to become the vital and busy streetscape that has eluded it for all these years. Most of us would far prefer to shop along the DC portion of the avenue rather than run to Bethesda for most of our shopping. I have become increasingly weary of a handful of vocal development critics denying the majority of Ward 3 residents the amenities and services that our recent voting affirmed is strongly in favor of transit-oriented smart growth, more multi-family and affordable housing, and greater retail and service options.

Thank you for considering my positive views,

Sincerely,



Tad Baldwin

ZONING COMMISSION
District of Columbia

CASE NO. 06-31

EXHIBIT NO. 92

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