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D.C. COMMISSION ON ZONING

2007 FEB 22 PM 12:56

I, hereby request to appear and participate as a party.

Signature: 

Date:* 2/16/2007

Will you appear as a(n)

☒ Proponent

☐ Opponent

Will you appear through legal counsel

☐ Yes

☒ No

If yes, please enter the name and address of such legal counsel.

Name: n/a
Address:
City: **State:** **Zip:**
Phone: **Fax:** **Email:**

ZONING COMMISSION
District of Columbia

CASE NO. 06-31
EXHIBIT NO. 93
ZONING COMMISSION
District of Columbia
CASE NO.06-31
EXHIBIT NO.93

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

Ward 3 Vision is an active group of residents partnering with the Coalition for Smarter Growth (a 501 c3 organization) to ensure that new development happens in a positive way for our community, including Wisconsin Avenue and all of Ward 3. We encourage quality development that embodies the principles of smart growth and transit-oriented development, including the opportunity for expansion of civic and environmental amenities and housing choices for all income levels.

We are working to ensure that redevelopment of the parcel at 5220 Wisconsin Avenue NW is done correctly so that it adds to the neighborhood and the streetscape of Wisconsin Avenue, which is our community's mainstreet.

Our steering committee includes:

Tom Hier, Chair
3908 Ingomar St, NW

Allie Hajian
4504 38th Street NW

Tad Baldwin
3507 Morrison St, NW

Rebecca Perring
Coalition for Smarter Growth
4000 Albemarle St, NW, Suite 310

Rosalyn Doggett
2702 36th St, NW

Tom Quinn
5322 41st Street NW

Ron Eichner
3914 Legation St, NW

Mandrake Sumners
4823 Western Ave, NW

Allison Barnard Feeney
4519 Chesapeake St, NW

John Wheeler
4304 Yuma St, NW

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

None

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

Ward 3 Vision has hundreds of members and supporters throughout the ward, including Friendship Heights and Tenleytown. Several of our members live in the blocks surrounding the project site.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

Ward 3 Vision works to promote redevelopment that benefits our community and adds to the quality of our Ward 3 neighborhoods, including Friendship Heights. We support the proposal for 5220 Wisconsin Avenue because:

1. The project will be a mixed use facility with retail space on the ground floor, which is expected to include locally-serving retail. Currently the majority of retail in Friendship Heights is regional, and neighborhood residents continue to want a café and/or small shops they can walk to.
2. The project will provide more housing choices in a neighborhood that currently has very high housing costs. Upper Wisconsin Avenue NW is unaffordable to most DC residents and employees. This project would have 7% of its units available to low and moderate income households, and we would like to see even more units available at this site.
3. The project will be a net environmental gain to the neighborhood with its green roof, stormwater filtration, and proximity to transit that encourages a low-carbon emissions lifestyle for its residents and retail employees.
4. Akridge will make streetscape improvements to a section of Wisconsin Avenue that is in great need of sprucing up. These improvements, such as planting new street trees, restoring the sidewalk, and eliminating the existing curb cuts and driveways onto Wisconsin, will make that stretch of Wisconsin Avenue much more pedestrian-friendly and encourage walking and access to Metro.
5. The project site is located about 300 feet from the south entrance of the Friendship Heights metro station, and will be a quality example of transit oriented development. This project will capitalize on the public investment in the Metro bus and rail system.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

If this project is approved, it will be a high quality example of the mixed use, transit oriented development that is wanted in the neighborhood and the city. For the neighborhood, approval of this project means that a blighted, poorly used section of Wisconsin Avenue will become a pedestrian-friendly area that adds to the city's tax base. It will become a place where people want to shop and walk. The project will also bring affordable housing choices and diversity lacking in the area.

If this project is denied, this site on Wisconsin Avenue will continue its failure to add to the vitality, shopping, and housing choices in the neighborhood and will perpetuate the poor land use and walking environment so close to a valuable metro station.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

Many of our members live and/or work close to this site, regularly use the Friendship Heights metro station, and shop on Wisconsin Avenue. They are disappointed with the current use of the site and want to see it redeveloped into a use that will improve their quality of life, add vitality to the neighborhood, enhance pedestrian safety, and make Wisconsin Avenue the neighborhood's main street.