



**COUNCIL OF THE DISTRICT OF COLUMBIA**  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20004

January 23, 2007

Ms. Carol Mitten Chair  
D.C. Zoning Commission  
441 Fourth Street, NW  
Suite 210 South  
Washington, D.C. 20001

2007 JAN 26 PM 11:14  
DC OFFICE

Dear Ms. Mitten,

I am writing to express my support for Case No. 06-31, Akridge's PUD application for 5220 Wisconsin Avenue, Northwest. This development would replace the used car dealership at that site with a mixed-use building, combining ground floor retail space and residential units.

The Akridge project proposal is a transit-oriented development that is forward thinking. It is located near the Friendship Heights Metro station (indeed it practically sits on top of the metro entrance). This proximity will encourage the use of public transportation, thus helping reduce traffic and congestion.

Additionally, this project would be among the first residential Washington, D.C. buildings certified by Leadership in Energy and Environmental Design (LEED). This would be a "green" building and include features that reduce energy and water use, filter storm water, and reuse construction waste materials. I believe that this is exactly the type of development that should be encouraged in the District of Columbia.

This project is also designed to blend with and help enhance surrounding development on the upper Wisconsin Avenue corridor. The building will have first floor retail space, allowing for more neighborhood-oriented businesses to open along the Wisconsin corridor.

Also, the building will contain six to seven affordable housing units. This is important for the District because, as you know, there is a shortage of affordable housing units available in the city.

In addition, Akridge is contributing several beneficial neighborhood amenities. A \$100,000 contribution will be granted to Janney Elementary School to repair the portable classroom, create play equipment for pre-kindergarten students, upgrade classroom computers, and improve the security lighting and soccer field.

ZONING COMMISSION  
District of Columbia

CASE NO. 06-31 ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 30 CASE NO. 06-31  
EXHIBIT NO. 30

contribution of \$500,000 to the Lisner Home to help support low-income senior citizens. Finally, they will contribute \$30,000 to IONA Senior Services for a bus that will provide rides to senior citizens to places such as doctors' offices, the grocery store, and other community events.

Akridge is not only providing generous contributions to the community, but will also help beautify the neighborhood by revamping the bordering PEPCO substation. Akridge plans to replace the neglected brick storefront windows with new windows that will showcase local artists and events.

The Akridge project should be judged on its own merits. It should not be viewed as either the beginning or the end of what the upper Wisconsin corridor may become. What is clear is that *this* project will economically and visually enhance the corridor, encourage the use of public transportation by its close proximity to the Metro, and simultaneously benefit the community through its contributions.

I hope you will take these points into consideration when deciding on the outcome of this application.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Mary M. Cheh', with a stylized, flowing script.

Mary M. Cheh