

February 17, 2006

Julie Coons
3820 Albemarle St., NW
Washington, DC 20016

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

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

Dear Members of the Commission:

My name is Julie Coons and I live at 3820 Albemarle St., NW, Washington, DC 20016. I am writing you to express my support for the PUD application in the above-referenced case. I strongly support this project for the following reasons:

Good design This project will add to the life and vibrancy of Wisconsin Avenue because of its mixed use design. The developer is working to ensure the building will house 2-3 retailers, including locally serving retail, on the ground floor.

Transit oriented development 5220 Wisconsin Avenue is approximately 300 feet from the south entrance of the Friendship Heights metro station, making it an ideal location for transit oriented development. Akridge, the developer, will encourage residents and retail employees to use alternative modes of transportation by having two car sharing vehicles on site and secure bicycle parking.

More housing choices for our neighborhood 7% of the condos will be affordable units. Affordable housing remains an acute challenge in our neighborhood, and we need more choices so that people can live closer to where they work. It is developments such as these that make this possible while integrated in to a larger, more esthetic development.

Improve the street environment Akridge will make streetscape improvements including planting trees, re-paving the sidewalk, and sprucing up the blank Pepco facade next door to make it an attractive building to walk past (they hope to display artwork in the windows). This is a benefit to residents, neighbors and the City.

Environmentally friendly This project was endorsed by the Washington, DC, chapter of the Sierra Club. It will also be LEED-certified by the U.S.

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Green Building Council and include features such as a green roof and storm water filtration. It will be the first residential building in DC to receive this distinction.

Recognized by the Smart Growth Alliance This project was recognized by the Washington DC Smart Growth Alliance, which awards projects that help “the Washington region accommodate growth in a manner that achieves economic, environmental, and quality-of-life objectives.” The SGA represents five organizations including the Urban Land Institute and the Chesapeake Bay Foundation.

Please do not allow the loud voices of a minority of residents to overwhelm the needed, advised and well conceived development of this site. I respectfully request and strongly urge you to approve this PUD application.

Sincerely,


Julie Coons