

February 20, 2007

via Fax (202) 727-6072 and US Mail

DC Office of Zoning
Zoning Commission
441 4th Street, NW, Suite 210 South
Washington, DC 20001

RE: ZC Case No. 06-31 (5220 Wisconsin Avenue; Akridge PUD Submission)

Dear Members of the Zoning Commission:

My name is Jeffrey Wells and I live at 3730 Windom Place NW. 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.

We Need Decent Amenities Along Wisconsin Between Upton and Jennifer that Only Denser Development Will Bring. I've lived in my home for more than 15 years now and have witnessed very few changes along this stretch of Wisconsin save for the old Sears building (which stood vacant for years.) Two blocks from me where Windom Place meets Wisconsin Avenue there is a vacant McDonald's (vacant for more than two(?) years now), a 7-11 store and the Tenley Mini Mart (a 7-11 duplicate). Meanwhile, the rest of the city has been going gangbusters with new shops, restaurants and condos going up all over the place. What's wrong with our neighborhood? It's not that people in the neighborhood don't have spendable income they'd like to spend locally. The problem is that there is insufficient density along this part of Wisconsin Avenue that would enable more interesting, and higher quality shops, restaurants and stores to set up business.

This stretch of Wisconsin still looks like it's stuck back in the fifties. And unfortunately some of my well-meaning, but wrong, neighbors want to keep it that way. They believe that a major artery at the center of a 6 million person metropolitan area, with multiple bus lines and a subway running underneath, should still somehow convey a small-town, main-street feel.

To me, this is ultimately a selfish vision that is not in the best interests of our greater city's economic, community, and environmental well-being. DC needs a stronger, more substantial tax base that denser development like this would bring. DC needs new tax-paying residents. This development creates new housing where none existed before and it creates affordable housing in a neighborhood where little if any exists at all. And perhaps unlike development in other parts of the city, this development doesn't kick anyone out of their home and it's not going to gentrify the neighborhood and make it too expensive for long-time residents to continue living here. It will enhance the life of the neighborhood with street front shops and beautify what is currently an ugly streetscape site. Finally, because it sits practically on top of a Metro station, this development will enable more city residents – or maybe those now commuting in from the suburbs – to ditch their pollution-spewing cars and use Metro.

I respectfully urge you to approve this PUD application.

Sincerely,



Jeffrey R. Wells

LEA... ..

ZONING COMMISSION
District of Columbia
CASE NO. 06-31
EXHIBIT NO. 72

SE NO. 06-31
72