

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

D.C. OFFICE OF ZONING
202-724-2100
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RE: ZC Case No. 06-31 (5220 Wisconsin Avenue; Akridge PUD Submission)

Dear Members of the zoning commission:

My wife and I live at 5322 41st Street NW 3 blocks from this project and I am writing you today to express my support for this PUD.

Prior to living on 41st Street my wife and I lived at 43rd and Ingomar Streets directly across Wisconsin Avenue from this project and we still own our home at 5227 43rd Street NW.

We both support this project for a number of reasons.

The primary reason we support this project is we consider it to be an exceptional project that will set the bar high for all future development projects in our community.

First and foremost the LEED certification that Akridge intends to seek on this project will make it the first such building of the sort in our community and as I understand it the first such residential project in the region.

Currently this site hosts a used car dealership with not a square inch of permeable surface on the entire lot. The green roof and storm water filtration that come with this project will ensure that this development will actually represent a net environmental improvement on this lot.

Another significant reason we support this project is the voluntary inclusion of affordable housing units which the community is currently completely lacking. Although our local ANC requested that the Wisconsin Avenue corridor be excluded from the recently passed Inclusionary Zoning law we feel that this does not reflect the desire of this community to do its part to provide these badly needed affordable units and are grateful that Akridge has voluntarily included them in this project reflecting our desire and the communities desire to do its part.

Another critical element of this project is the ground level retail which we have been told Akridge is going to make an effort to ensure is occupied by badly needed neighborhood serving businesses. While there are 4 department stores within walking distance where I can buy a suit and three restaurants seating over 300 people there are no bakeries, barber shops, tailors or locally owned restaurants in Friendship Heights DC. This lack of locally serving retail forces

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many of who live in the community into our cars to drive to Bethesda and Silver Spring to find these badly needed services and retailers and to spend our money.

And there are a number of lesser but still significant reasons we support this PUD:

The inclusion of car sharing spaces which the neighborhood currently has none of

The inclusion of both public and private bicycle spaces and adjacent lockers.

The restoration of the adjacent Pepco substation.

The elimination of two lengthy curb cuts.

The generous amenities package which includes money for both a senior home and for a public elementary school both in the community.

And finally I would like to laud Akridge for taking great pains in their redesign of the massing of the building and its sightlines to minimize its visual impact on the adjacent community of single family homes where my wife and I live and own two homes. I hope you will scrutinize, as we have, the sight line studies from the surrounding adjacent streets and intersections and come to the same conclusion that we did which is that this project intelligently and appropriately transitions from the single family homes that border it to the south and west to the larger commercial properties, both developed and to be developed, to the north and to the east across Wisconsin Avenue.

But besides the fact that I want this project to be approved because it will enhance my community with its design and affordable housing I also want this project to be approved because I believe it sets the bar high for any future projects in the Wisconsin Avenue corridor.

Assuming this project is approved in its current form I fully plan to ask of all future developers looking to build in our community that they too include Green Building design and affordable housing components and neighborhood serving retail before they get my approval and further along in the process yours.

I hope you will agree with me and many of my neighbors that this is an extraordinary project and just the sort of project that the PUD process was created to encourage and facilitate.

Thank you for your thoughtful consideration of this important matter to our community.

Sincerely,


Thomas and Kathleen Quinn

5322 41st Street NW, Washington DC 20015