

Ms. Carol Mitten, Chair
Zoning Commission/Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

November 11, 2002

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**Re: Case No. 02-17 (PUD and Map Amendment @ Square 1663,
Lot 805 and a Portion of Lot 7-5401 Western Avenue, NW)**

Dear Ms. Mitten,

In the Friendship Heights community, residents enjoy access to a wealth of public transportation options, a variety of carefully-planned retail venues, and employment opportunities within the commercial sector. Businesses provide jobs and generate additional tax revenue for the city through their employees and customers. Local elected officials work diligently to ensure that the balance continues and that productive growth occurs.

As a business manager within the Friendship Heights Community, I was pleased to learn of the proposed re-development of the Washington Clinic site at 5401 Western Avenue. Our organization supports the Stonebridge Associates plan to re-develop this site into 125 condominiums under an R-5-C zoning. We support this re-zoning based upon the understanding that the development plan will be subject to a Planned Unit Development (PUD), ensuring all parties of the specifics related to the development.

In particular, our support for this project is based on the Stonebridge plan addressing a critical need for housing and child-care in this area. We believe that this development will preserve the character of the neighborhood, provide an attractive transition between the residential and commercial sectors, and represents sound growth for the Friendship Heights community. Accordingly, the re-zoning requested under this PUD should be approved.

Sincerely,

J. M. Guixas
Managing Member

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 118