

# Colleen Connors & Howard Opinsky

November 15, 2002

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

Subject: Washington Clinic Re-development  
5401 Western Avenue, N.W.  
Zoning Commission Case No. 02-17C

RECEIVED  
D.C. OFFICE OF ZONING  
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Dear Members of the Zoning Commission:

We live at 5314 Reno Road, with our two young children, and we support the Stonebridge Associates plan to re-develop this site into a condominium building with no more than 125 units and the required re-zoning of the property to accommodate this plan. In addition, we are delighted that Stonebridge Associates have offered to make a large donation to Friends of Chevy Chase Park as a community amenity in their proposal to re-develop the site.

While we realize this plan will increase the development of this site from its current use and zoning, the reality is growth will occur in an area as popular as Chevy Chase/Friendship Heights. We, as a community, should ensure that it happens in appropriate locations and under plans that respect the needs of the community.

No place could be more appropriate for growth in our neighborhood than a site that is located at a Metro station and is within a Housing Opportunity Area. This area is precisely where development should be encouraged to help spur smart growth throughout the region. Smart growth that balances the residential neighborhood to the southeast would be a residential project replacing a medical office building use. Further, it does seem logical to us that the larger condominium project would not materially impact the traffic and activity compared to the medical clinic with its high turnover rate over the course of the day.

The Stonebridge plan has been sensitive to the nearby residential neighbors by: (1) putting the large part of the building on Western Avenue, (2) minimizing the amount of development near the residential neighborhood to the southeast and having a landscaped open space as a buffer, (3) and having sufficient on-site parking.

Zoning Commission  
District of Columbia

02-17  
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5314 Reno Road, NW • Washington, DC 20015

ZONING COMMISSION  
District of Columbia  
CASE NO.02-17  
EXHIBIT NO.158

In addition, Stonebridge has offered a valuable community amenity. As part of their proposal Stonebridge will build and pay for Friends of Chevy Chase Park to lay a track around the park as well renovate and landscape the picnic area. There is precious little open space in our community, and it makes sense to maximize what we've got.

We have two children under the age of five and no place to teach them to ride their bikes. A track in the park would provide the perfect spot for biking, roller skating and other activities.

The community would be well served by working with a developer who is willing to give something back to the community and make it a better place, not only for those of us who live here now, but also the people who will move into the new residences.

Thank you for your consideration of our support and we look forward to continued improvements in our neighborhood.

Sincerely,

The image shows two handwritten signatures. The first signature on the left is "Colleen Connors" in a cursive script. The second signature on the right is "Howard Opinsky" in a similar cursive script.

Colleen Connors and Howard Opinsky