

November 9, 2002

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

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

Dear Members of the Zoning Commission:

We live at 4532 47th St. NW and understand the proposal from Stonebridge Associates to re-develop the Washington Clinic site. 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.

We realize that this plan will increase the development of this site from its current use and zoning. It seems very clear that allowing for increased development should occur on a site (and the Clinic meets this) that: (1) is located at a Metrorail station, (2) is within a Housing Opportunity Area, and (3) is predominantly surrounded by high rise buildings and an institutional use in the Lisner Home.

The needs of our community should also be respected and we feel that the Stonebridge plan has been appropriately sensitive to the nearby residential neighbors by:

- putting the building on Western Avenue,
- maximizing the distance between the new development and the residential neighborhood to the southeast and having a landscaped open space as a buffer,
- restricting all traffic for the project to Western Avenue, and
- having sufficient on-site parking.

Within the process they have also accommodated some other great needs of my neighborhood by providing as additional conditions of development:

- Significant improvements to the Chevy Chase Park
- Significant green space and preservation of most of the existing large trees
- Provided an affordable housing component to the development
- Provided a permanent space for a child daycare center whose mandate is to serve the local community first.

We believe the responsible development and amenities do warrant the support of the project. Thank you for your consideration of our support and we look forward to continued improvements in our neighborhood.

Very truly yours,


Raphael Garland

**ZONING COMMISSION
District of Columbia**
Case 02-17
Exhibit 159
**ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.159**

November 9, 2002

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

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

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 19 AM 10:05

Dear Members of the Zoning Commission:

We live at 4520 38th St N.W. WDC and understand the proposal from Stonebridge Associates to re-develop the Washington Clinic site. 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.

We realize that this plan will increase the development of this site from its current use and zoning. It seems very clear that allowing for increased development should occur on a site (and the Clinic meets this) that: (1) is located at a Metrorail station, (2) is within a Housing Opportunity Area, and (3) is predominantly surrounded by high rise buildings and an institutional use in the Lisner Home.

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Very truly yours,



Andrew Mohr

November 9, 2002

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

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

RECEIVED
D.C. OFFICE OF ZONING
NOV 19 2002

Dear Members of the Zoning Commission:

We live at 4537 44th St, NW and understand the proposal from Stonebridge Associates to re-develop the Washington Clinic site. 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.

We realize that this plan will increase the development of this site from its current use and zoning. It seems very clear that allowing for increased development should occur on a site (and the Clinic meets this) that: (1) is located at a Metrorail station, (2) is within a Housing Opportunity Area, and (3) is predominantly surrounded by high rise buildings and an institutional use in the Lisner Home.

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Very truly yours,

Martin J. Dempsey
MARTIN J DEMPSEY

November 9, 2002

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

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

2002 NOV 9 AM 10:05
D.C. OFFICE OF ZONING
RECEIVED

Dear Members of the Zoning Commission:

We live at 4721 ALTON PL NW and understand the proposal from Stonebridge Associates to re-develop the Washington Clinic site. 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.

We realize that this plan will increase the development of this site from its current use and zoning. It seems very clear that allowing for increased development should occur on a site (and the Clinic meets this) that: (1) is located at a Metrorail station, (2) is within a Housing Opportunity Area, and (3) is predominantly surrounded by high rise buildings and an institutional use in the Lisner Home.

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We believe the responsible development and amenities do warrant the support of the project. Thank you for your consideration of our support and we look forward to continued improvements in our neighborhood.

Very truly yours,



November 1, 2002

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

**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:

We live at 5544 29th Street, NW and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. 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.

Our support for this project is based on the Stonebridge plan providing these key features:

- All of the building mass and height situated on Western Avenue.
- Affordable Housing
- Improvements to Chevy Chase Park, as well as tree and “green space” preservation.
- The provision of space for the Chevy Chase Plaza Children’s Center, allowing for much needed expansion of a day care center which gives priority to community residents.
- The restriction of all vehicular ingress and egress to Western Avenue.
- Sufficient parking for the apartment residents, guests and day care center staff to park in the new complex.

We recognize the rezoning for this project results in an intensification of the site from its current use (which is not going to continue), but feel that developing this site as proposed by Stonebridge will meet the goals of the District’s Ward 3 Comprehensive Plan by:

- Increasing housing stock in Ward 3 in a Housing Opportunity Area;
- Increasing housing density in Ward 3 at Metrorail stations and commercial areas;
- Protecting the character of existing residential neighborhoods (the development will be built along Western Avenue, not Military Road).
- Protecting the character of the existing neighborhood by restricting its maximum height to 78.75 feet, when properties located to the north and south of the site include buildings of 100 feet and 143 feet.

RECEIVED
D.C. OFFICE OF ZONING
NOV 19 AM 05

We also appreciate the significant changes that Stonebridge has made to the original plan, reducing height and density, in order to respect the concerns of some members of the community. In a diverse community such as ours, it is challenging to create a plan that will satisfy all parties, although Stonebridge has made a commendable effort to do this. We believe the current Stonebridge plan represents good planning, solid design concepts as well as respect for the community, and therefore the re-zoning under the PUD should be approved.

Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

Caitlin Word Sklar and Peter Sklar

cc: Chevy Chase Plaza Children's Center

November 1, 2002

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

RECEIVED
D.C. OFFICE OF
ZONING
NOV 19 AM 10 06

**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:

We live at 4713 46th St, NW and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. 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.

Our support for this project is based on the Stonebridge plan providing these key features:

- All of the building mass and height situated on Western Avenue.
- Affordable Housing
- Improvements to Chevy Chase Park, as well as tree and “green space” preservation.
- The provision of space for the Chevy Chase Plaza Children’s Center, allowing for much needed expansion of a day care center which gives priority to community residents.
- The restriction of all vehicular ingress and egress to Western Avenue.
- Sufficient parking for the apartment residents, guests and day care center staff to park in the new complex.

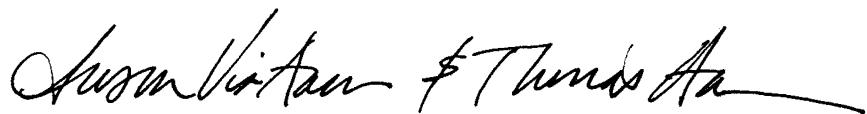
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- Protecting the character of the existing neighborhood by restricting its maximum height to 78.75 feet, when properties located to the north and south of the site include buildings of 100 feet and 143 feet.

We also appreciate the significant changes that Stonebridge has made to the original plan, reducing height and density, in order to respect the concerns of some members of the community. In a diverse community such as ours, it is challenging to create a plan that will satisfy all parties, although Stonebridge has made a commendable effort to do this. We believe the current Stonebridge plan represents good planning, solid design concepts as well as respect for the community, and therefore the re-zoning under the PUD should be approved.

Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Vitan & Thomas Ha". The signature is fluid and cursive, with a horizontal line drawn through the end of the "Ha".

cc: Chevy Chase Plaza Children's Center

November 1, 2002

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

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 19 AM 10:06

**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:

WORK
We live at 5301 WISCONSIN AV, NW #100 and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. 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.

Our support for this project is based on the Stonebridge plan providing these key features:

- All of the building mass and height situated on Western Avenue.
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- Sufficient parking for the apartment residents, guests and day care center staff to park in the new complex.

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- Increasing housing stock in Ward 3 in a Housing Opportunity Area;
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We also appreciate the significant changes that Stonebridge has made to the original plan, reducing height and density, in order to respect the concerns of some members of the community. In a diverse community such as ours, it is challenging to create a plan that will satisfy all parties, although Stonebridge has made a commendable effort to do this. We believe the current Stonebridge plan represents good planning, solid design concepts as well as respect for the community, and therefore the re-zoning under the PUD should be approved.

Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

Andrea C. Bou

cc: Chevy Chase Plaza Children's Center

November 1, 2002

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

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

RECEIVED
D.C. OFFICE OF ZONING

2002 NOV 19 AM 10:06

Dear Ms. Mitten:

We live at 4604 46th Street NW and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. 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.

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Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

Sheila Temourian + Tim Dobbyn

cc: Chevy Chase Plaza Children's Center

November 1, 2002

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

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

RECEIVED
D.C. OFFICE OF ZONING
NOV 19 AM 06
2002

Dear Ms. Mitten:

We live at Caren Bohan and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. 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.

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Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

A handwritten signature in black ink that reads "Cam M. Bohan". The signature is fluid and cursive, with "Cam" on the first line and "M. Bohan" on the second line.

cc: Chevy Chase Plaza Children's Center