

November 1, 2002

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

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Re: Case No. 02-17 (PUD and Map Amendment @ Square 163, Lot 805 and a Portion of Lot 7-5401 Western Avenue, NW)

Dear Ms. Mitten:

Although my family currently lives in Maryland, my husband worked in the Friendship Heights community for 8 years and my two children have attended the Chevy Chase Plaza Children's Center for the past six years.

For three years now, my husband and I have been directly involved in trying to expand the services the center provides. Our efforts have been focused on staying in this area in order to continue to help those people who live and work in Friendship Heights. Our intentions are to grow within the community, to expand our current facilities to meet the demand in the neighborhood for quality early childhood education. Parents want an academic environment that will adequately educate their children, yet there remains a substantial shortage of these programs in the neighborhood.

Thus, we support the Stonebridge Associates plan to re-develop this 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).

*ZONING COMMISSION
District of Columbia* **ZONING COMMISSION**
District of Columbia
CASE NO.02-17
EXHIBIT NO.163
Case 02-17
Exhibit 163

- 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 "Penny Rigler".

Penny Rigler

cc: Chevy Chase Plaza Children's Center