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April 4, 2003

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D.C. Office
Hand Delivery
2003 APR - 4 AM 11:01

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Re: Zoning Commission Case No. 02-17C
5401 Western Avenue, N.W.
Applicant's Response to the Supplemental Reports of the Office of
Planning (OP) and the District Department of Transportation (DDOT)

Dear Members of the Commission:

The Applicant, Stonebridge Associates 5401, LLC, has reviewed the supplemental information filed by OP and DDOT at the request of the Zoning Commission. The revised enforcement mechanisms set forth by the Applicant in its submission of March 24, 2003, were developed in consultation with OP and the Department of Housing and Community Development. The combination of private covenants and restrictions and involvement by the District in setting and enforcing those restrictions should provide ample assurance to the Zoning Commission that the affordable housing units will be offered and maintained as such.

The DDOT responses to the questions posed by the Commission are consistent with the studies, analyses and conclusions of the Applicant's transportation expert, O.R. George and Associates. The O.R. George studies are in the record and require no further elaboration. To further support DDOT's conclusions regarding the use of a fifty percent modal split, the Applicant has reviewed data from the 2000 Census for the census tracts (a total of seven) which surround the five Red Line Metrorail stations in Ward 3. Those census tracts cover very broad areas which extend for great distances from the station locations. For all seven census tracts, the mean non-auto use for journeys to work outside the home was over 52%. A table showing the data for

ZONING COMMISSION
District of Columbia
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Exhibit 225

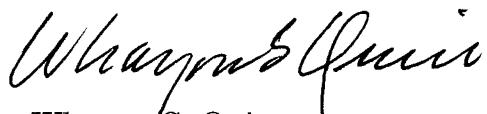
ZONING COMMISSION
District of Columbia
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EXHIBIT NO.225

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each of the tracts and the total is attached, as is a map of the tracts showing their boundaries.

The Applicant believes that the supplemental information it provided and the reports of OP and DDOT respond to the questions raised by the Commission. The Applicant believes that the Commission has a reasonable and appropriate basis to grant the application in accordance with the conditions set forth in the Applicant's proposed findings of fact and conclusions of law, as modified by the language in the letter of March 24, 2003.

Sincerely,



Whayne S. Quin



Christine Moseley Shiker

Attachment

cc: Ellen McCarthy, Office of Planning (Via Hand Delivery)
Stephen Cochran, Office of Planning (Via Hand Delivery)
Ken Laden, District Department of Transportation (Via Hand Delivery)
Parties to the Case (*See Attached Proof of Service*)

PROOF OF SERVICE

I hereby certify that on April 4, 2003, a copy of the foregoing Response to the Supplemental Reports of DDOT and OP was served on the following persons or organizations as stated below:

Advisory Neighborhood Commission 3E **(*Via U.S. Mail*)**
PO Box 9953
Washington, D.C. 20016
(202) 244-0800

Advisory Neighborhood Commission 3E **(*Via Facsimile*)**
c/o Polly King
Fax: (202) 362-0360

Advisory Neighborhood Commission 3/4G **(*Via Hand Delivery*)**
5601 Connecticut Avenue, N.W.
Washington, D.C. 20015
(202) 363-5803
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Andrea Ferster and Cornish Hitchcock (***Via Hand Delivery [5 copies]***)
1100 17th Street, N.W. 10th Floor
Washington, D.C. 20036
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Counsel for the following parties:

Friendship Heights Organization for Responsible Development
Hazel Rebold
Steve and Betsey Kuhn
Jackie Braitman
Martin Rojas

Friendship Heights Organization for Responsible Development
c/o Laurence Freedman **(*Via U.S. Mail*)**
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Christine Moseley Shiker, Esq.
Holland & Knight

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bcc: Doug Firstenberg, Stonebridge Associates, Inc. (Via Fax and US Mail)
Kevin Cosimano, Stonebridge Associates, Inc. (Via Fax and US Mail)
Shalom Baranes, Shalom Baranes Associates, PC (Via US Mail)
Mark Gilliland, Shalom Baranes Associates, PC (Via US Mail)
Cullen Elias, O.R. George & Associates (Via Fax and US Mail)
Eric Smart, Bolan Smart Associates (Via US Mail)
Roger Lewis (Via US Mail)
Whayne S. Quin, Esq.
Steven E. Sher, Director of Zoning and Land Use Services

Ward 3 Red Line Metrorail Census Tracts Modal Split Data

Census Tract Metro Station area	11	10.01	12	13.02	6	5.01	5.02	TOTAL
	F/H Tenley	F/H Tenley	Van Ness	Van Ness Cleve Park	Cleve Park	Woodley Park	Woodley Park	
Drive	1,317	1,953	1,547	1,597	1,372	607	854	9,247
Public transportation	907	1,054	1,491	2,434	979	1,192	1,035	9,092
Bicycle	40	27	35	32	35	5	51	225
Walk	114	92	187	172	141	136	84	926
Other	52	9	16	26	16	5	0	124
Home	248	395	95	241	128	70	188	1,365
Total	2,678	3,530	3,371	4,502	2,671	2,015	2,212	20,979
Total w/o home	2,430	3,135	3,276	4,261	2,543	1,945	2,024	19,614
% non-auto	45.80%	37.70%	52.78%	62.52%	46.05%	68.79%	57.81%	52.86%

Source: 2000 Census, Table P30

Overall average



