September 9, 2004

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

Re: Case No. 03-27 (Consolidated PUD and Map Amendment)
Babe's Billiards Site - 4600 - 4614 Wisconsin Avenue, N.W.

Dear Ms. Mitten:

I live at 4823 Western Avenue, NW and have participated in the ongoing community discussion regarding the redevelopment of 4600 Wisconsin Avenue, the site currently occupied by Babe's Billiards. I *support* the Applicant's plan to redevelop this site into a mixed-use, primarily residential building that is 65 feet tall.

This project will replace the current uses on the property that include a pool hall, a dry cleaners and a small office building. I support this plan 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.

My support for this project is based on these key features:

*Approximately 42 condominium units, including a minimum of one affordable unit as defined by HUD standards;
*Ground floor neighborhood-serving retail along Wisconsin Avenue (approximately 1,650 square feet); and
*Approximately 44 underground parking spaces accessed from Brandywine Street.

The PUD application includes the following amenities that we consider to be of significant public benefit to the local community:

*Janney Elementary School - $75,000 + - For the replacement of the wooden play equipment on the lower playground and additional play equipment for the older students. This contribution will also include necessary stormwater management and soil erosion measures.
*Tenleytown Branch of the D.C. Public Library - $25,000 - For the purchase and or maintenance of information technology ("IT") resources.
*Wilson Senior High School - $20,000 - For necessary repairs to the school buildings, including repainting of the Cupola.
*Friends of Ft. Bayard Park - $15,000 - A contribution will be made to the Friends of Ft. Bayard Park to help fund the renovation/rehabilitation of Ft. Bayard Park, as approved by the National Park Service.
*DC Fire Department, Tenleytown Area - $47,427 - For purchase of a hazardous materials POD for use by the DC Fire Department.

The property is located in the mixed-use, moderate density commercial/medium density residential land use category of the D.C. Comprehensive Plan. In addition, the property is located in the Tenleytown Metrorail Housing Opportunity Area. The proposed project is consistent with

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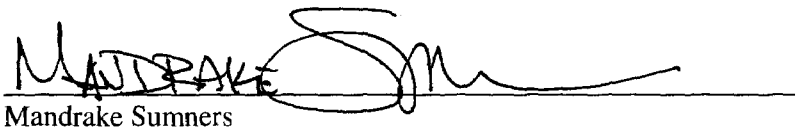
numerous goals and policies of the D.C. Comprehensive Plan:

Encouraging the production of infill housing (with affordable housing units) and mixed-use developments near Metrorail stations, encouraging in-fill development that is complementary to the established character of the Tenleytown area and will help stabilize the Tenleytown Area through the creation of additional housing opportunities and enhanced retail opportunities and Encouraging the construction of transit-oriented developments that help maximize the District of Columbia's investment in the Metro system.

I appreciate the significant concessions that the Applicant has already made to the original plan in order to respect the concerns of some members of the community. In a diverse community such as this one, it is challenging to create a plan that will satisfy all parties, although the Applicant has made a commendable effort to do this. We believe the current plan will be an asset to the neighborhood. I hope that it will significantly improve the pedestrian experience through high-quality architecture and excellent landscape design. It will activate the streetscape with neighborhood-serving retail and additional residents living in close proximity to Metro. I also hope that it will provide greatly needed affordable residences and will add variety to the housing stock in Tenleytown.

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

Sincerely,



Mandrake Sumners
4823 Western Ave, NW
Washington, DC 20016