

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Wisconsin Owner LLC (Urban Investment Partners) Case No. 16-26

STATEMENT IN OPPOSITION OF AIDAN D. JONES

I have lived in the Friendship Heights/Tenley Neighborhood for over 40 years, first two blocks from Wisconsin Ave., at 44th & Ellicott Sts. NW, and now at 46th and Brandywine Sts. NW.

Over that time, I have observed that developers have attempted to break the carefully planned zoning in the Upper Wisconsin Avenue Corridor by trying to push back into residential neighborhoods and attempting to build to greater height and density than current zoning permits.

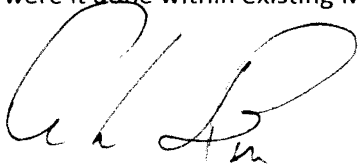
This Application is no exception. The proposed height and density of this project greatly exceeds that permissible under MU-4 (formerly C-2A). This proposed project would be massive and tower over its contiguous residential neighborhood.

Moreover, this Zoning Commission, after days of carefully considered legislative hearings in 1988 in Case 530, downzoned the very Lots that are the subject of UIP's Application from C-3A to C-2A. Nothing germane to the planning for these Lots in this block has changed since 1988 to justify UIP's attempted up-zoning, other than that UIP wants to build as high as it can to turn more profits for its investors, who have no stake in this neighborhood other than financial profit.

For us residents, it is about quality of life in one of the most-family vibrant neighborhoods in our City. Allowing developers to trample existing zoning for the sake of absentee investors at the expense of DC citizens and taxpayers is unconscionable.

We citizens depend on you, the Zoning Commissioners, to protect us from profit-mongering at the expense of quality of life. This project could be built within existing zoning to make a reasonable profit, and Applicant has made no showing that it could not. In fact, Tenley Hill a 6 story residential building almost directly across from the proposed UIP project, is a telling example of success of a smaller building.

For these reasons, I join my neighbors who oppose UIP's project at its proposed scale. I would support it, were it done within existing MU-4 zoning.



Aidan Jones
4612 Brandywine St. NW

September 28, 2017