

November 14, 2002

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 2001

RECEIVED  
D.C. OFFICE OF ZONING  
2002 NOV 14 PM 3:26

Brian S. Wilson  
3939 Livingston St., N.W.  
Washington, D.C. 20015  
202-237-5768

**Re: SUPPORT for Stonebridge project at 5401 Western Ave.  
Zoning Commission Case No. 02-17C**

Dear Members of the Zoning Commission

I am writing to express my **support** for the Stonebridge project proposed for the Washington Clinic site on Western Avenue.

My primary interest is the developer's commitment to provide improvements to our park at 41<sup>st</sup> and Livingston streets. Stonebridge has pledged to lay a path around the baseball field and help restore and landscape the picnic area there. I believe both improvements will make the park a better place for all the young families, like mine, in the neighborhood.

Secondly, as a D.C. taxpayer, I feel that the city should exploit its land around Metro stations—and the tax revenue it could bring—as much as possible. Montgomery County is certainly doing that, dumping loads of retail and office development on this corner of the county. Stonebridge's residential project seems, by contrast, very restrained.

Finally, it is unrealistic to think that development will not come to that piece of property. As I understand it, the doctors want to move. The property lies between two midrise commercial developments, and it's sitting smack on top of a Metro station. I think we're lucky to find a responsible developer, who is willing to work with the community in scaling down the development and providing park improvements. My house lies three tenths of a mile from the development site, but I feel confident that the project will not adversely affect our lifestyle.

Thank you for your consideration,



Brian S. Wilson

ZONING COMMISSION  
District of Columbia  
Case 02-17  
EXHIBIT 133  
ZONING COMMISSION  
District of Columbia  
CASE NO. 02-17  
EXHIBIT NO. 133

November 1, 2002

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

RECEIVED  
D.C. OFFICE OF ZONING  
2002 NOV 14 PM 3:36

**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 470946<sup>th</sup> St NW and *are interested* ~~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.

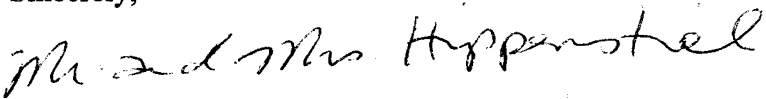
We recognize the rezoning for this project results in an intensification of the site from its current use (which is not going to continue), but feel that developing this site as proposed by Stonebridge will meet the goals of the District's Ward 3 Comprehensive Plan by:

- 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.

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 cursive script that reads "Mad Mrs. Hippenstiel".

cc: Chevy Chase Plaza Children's Center

November 1, 2002

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D.C. OFFICE OF ZONING

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Washington, DC 20001

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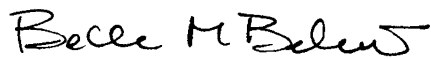
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Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

A handwritten signature in black ink that reads "Becca M. Belen". The signature is written in a cursive, flowing style.

cc: Chevy Chase Plaza Children's Center