

**Kevin & Rabab Pettitt
5353 Reno Road, NW
Washington, DC 20015**

November 14, 2002

Zoning Commission for the
District of Columbia
441 4th Street, NW
Suite 210S
Washington, DC 20001

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 138

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Subject: 5401 Western Avenue, N.W.
Zoning Commission Case No. 02-17C

Dear Members of the Zoning Commission:

We live at 5353 Reno Road, NW, and are familiar with the most recent proposal from Stonebridge Associates to re-develop the Washington Clinic site. Although we live a few feet outside the Friendship Heights ANC, we frequently walk past or through the site on the way to Metro and nearby shops, and believe that a well-planned development is critical for the neighborhood, and for the city.

We support the Stonebridge Associates plan to re-develop this site into a condominium building with no more than 125 units and the required re-zoning of the property to accommodate this plan. We realize that this plan will increase the development of this site from its current use and zoning. The reality is growth will occur in an area as popular as Chevy Chase/Friendship Heights but we, as a community, should ensure that it happens in appropriate locations and under plans that respect the needs of the community. It seems very clear that allowing for increased development should occur on a site that: (1) is located at a Metrorail station, (2) is within a Housing Opportunity Area and (3) is predominantly surrounded by high rise buildings and an institutional use in the Lisner Home.

The needs of the surrounding community should also be respected and we feel that the Stonebridge plan has been appropriately sensitive to the nearby residential neighbors by: (1) putting the building on Western Avenue, (2) maximizing the distance between the new development and the residential neighborhood to the southeast and having a landscaped open space as a buffer, (3) restricting all traffic for the project to Western Avenue, (4) having sufficient on-site parking, and (5) including a pedestrian path linking Military Road and Western Avenue.

Much has been made of the likely impacts of this redevelopment on vehicle traffic along nearby roads. Few residents in this neighborhood are more affected by this issue than we are, given our location on Reno Road just a few yards from the traffic light at Military Road. Every day, including weekends, cars routinely stop in front of our property waiting for the light to change. While we believe a comprehensive origin/destination study of this traffic should be conducted as

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part of a wider, regional planning effort, we also believe that the best way to ameliorate traffic in general is to aggressively promote the concentration of development around public transit nodes such as our nearby Metro station. Attempting to limit density in these locations will only force further "sprawl" development which is the root cause of our current traffic problems.

Thank you for your consideration of our support and we look forward to continued improvements in our neighborhood and our city.

Sincerely,

Handwritten signatures of Kevin S. Pettitt and R. J. J. J. J.