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Ms. Carol Mitten, Chairperson  
Zoning Commission  
District of Columbia Office of Zoning  
441 4th St. NW Suite 210-S  
Washington, DC 20001

Ref: Case ZC #02-17  
Stonebridge Associates

Dear Madam Chairperson,

This letter is to register my strong support for the revised planned unit development proposed for the 5401 Western Avenue property by Stonebridge Associates.

Let me note that I am a long time resident and taxpayer in the District of Columbia, I live about a mile and a half from 5401 Western Avenue and frequently am in the immediate area of the intersection of Western Avenue and Wisconsin Ave. Further, please note that I have no connection whatsoever to any of the interested parties to this proposed development.

Two fundamental reasons convince me that the proposed development is sensible and in the best interest of the District of Columbia.

First of all, the development will directly increase in a substantial way the tax revenues of the city. I consider this a logical and correct result of the tax monies that the city has expended for the development of Metro and its important stop almost adjacent to the project.

Secondly, the project will increase the housing stock of the city with units that will be affordable to a fairly broad spectrum of buyers. This may well attract newcomers to the area as well as current Maryland and Virginia residents who wish to be closer to their jobs in the city. It may also be attractive to empty-nesters like myself, who may wish to stay in the District of Columbia after shedding the large houses they have occupied for many years.

The other day as I drove along Western Avenue past the property in question, I was struck by how close it is to the Metro stop at Friendship Heights. It only makes good sense, in my view, to have high density development on such a property bounded by important arteries. The proposed residential development will be adjacent to existing important retail properties, and as such should create important urban synergies.

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EXHIBIT NO. 174

In looking at the October 25, 2002 revised submission by Stonebridge Associates, I was pleasantly surprised by the Traffic Impact Analysis, which suggests that the development will actually reduce peak hour traffic at the locality. I also noted from the site map that the property to be developed has no common borders with single family residences, and thus would have no immediate and direct impact on such properties. It seems to me that the number of new residents who would come into the district and benefit from this project would be similar or greater in number than those single family residents who are concerned about indirect negative affects to them.

Hopefully, the commission will approve the project so that the important benefits it offers to the District of Columbia will soon become a reality.

Thank you for your consideration.

Yours truly,

  
Kenneth H. Cole