

Washington Smart Growth Alliance
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December 12, 2002

Before the
District of Columbia Zoning Commission
Washington, D.C.

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

Madam Chairman, Members of the Commission:

The Washington Smart Growth Alliance is a partnership of environmental, civic, business and development organizations committed to quality of life and smart growth in the Washington region. The Alliance partners are the Chesapeake Bay Foundation, Coalition for Smarter Growth, Greater Washington Board of Trade, Metropolitan Washington Builder's Council and the Urban Land Institute - Washington District Council.

The mission of the Smart Growth Alliance is to research, identify and encourage land use development and transportation policies and practices that support smart growth in the Washington metropolitan area. We are a regional organization with a regional focus.

The members of the Smart Growth Alliance include environmental and development organizations, some of whom have disagreed on these issues in the past. However, we are jointly committed to quality of life in the Washington region as our region grows and we do agree on what smart growth means—"smart growth criteria". We live and work in the Washington region and we want it to be an even better place to live and work in the future. Our smart growth criteria are summarized in the red brochure attached to this testimony and are spelled out in detail on our website.

The Smart Growth Alliance has appointed an expert volunteer jury, drawn from the environmental, business and civic communities, that meets quarterly to evaluate development projects in the Washington region. I am the current chairman of the jury.

The Smart Growth Alliance Jury has recognized the Stonebridge Associates proposal for 5401 Western Avenue, N.W. as a smart growth project.

The Smart Growth Alliance Jury recognizes the 5401 Western Avenue, N.W. proposal as benefiting the Washington region by its location in a neighborhood served by transit. In our judgment, the proposal is appropriate for a dense mixed-use neighborhood and will contribute to that mixture of uses. It will contribute to a walkable transit-oriented community. We recognize this project as a smart growth project also because of the plan to provide a child care center. We

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support the usable public green space component of the project. The Smart Growth Alliance criteria strongly support affordable housing in residential developments.

I would be glad to answer any questions the Commission may have. Thank you for your consideration of the Smart Growth Alliance's Jury comments.

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