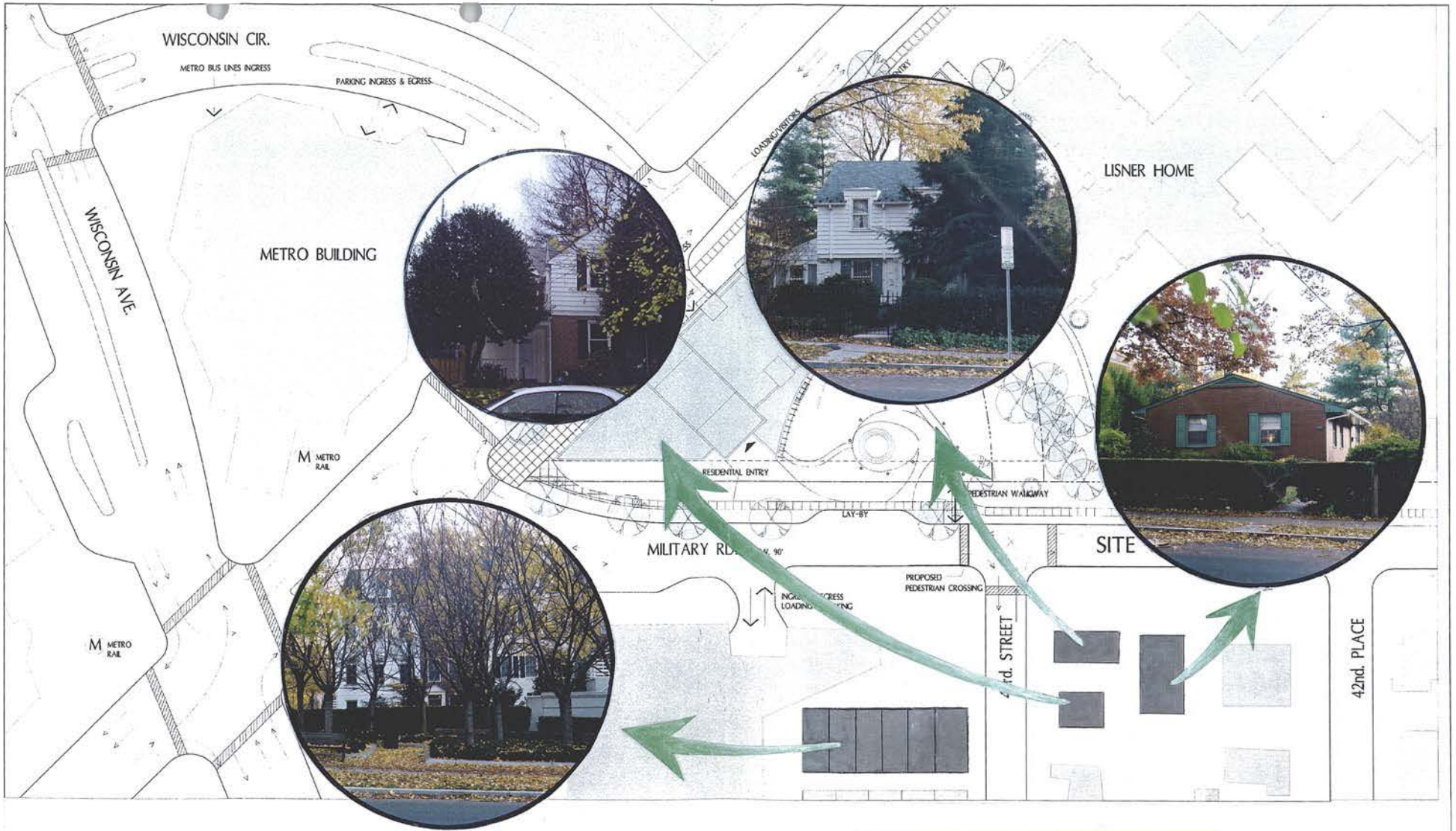


ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 200

CASE #02-17:
IMPACT ON MY NEIGHBORHOOD
submitted by Hazel F. Rebold



5401 WESTERN AVE.

WASHINGTON, D.C.

These are the closest homes.



26'

94.5'

78.7'



5401 WESTERN AVE.

WASHINGTON, D.C.

These are some of the closest houses compared to the scale and character of the proposed building.

COURTS OF CHEVY CHASE



The Courts of Chevy Chase are located on the same square as an entrance to the Friendship Heights Metro Station, and are directly across Military Rd. from the Washington Clinic.

Townhouses next to the Friendship Heights Metro are a pleasant transition between my neighborhood and the commercial corridor on Wisconsin Ave.



Courts of Chevy Chase viewed from 43rd St. near Military Rd .



Courts of Chevy Chase viewed from 43rd St., with Chevy Chase Pavilion beyond.

VILLAGES OF BETHESDA



Villages of Bethesda, looking north on Arlington Road.

Twenty-one townhouses, each with a private two-car garage in an underground parking area with a singular vehicular entrance off Edgemoor Lane, a half-block from the Bethesda Metrorail Station.

A townhouse community can be smart growth within a block from a busy Metro station.

An urban townhouse development can have a single curb cut to enter an underground parking level.



Villages of Bethesda: View of interior courtyard.



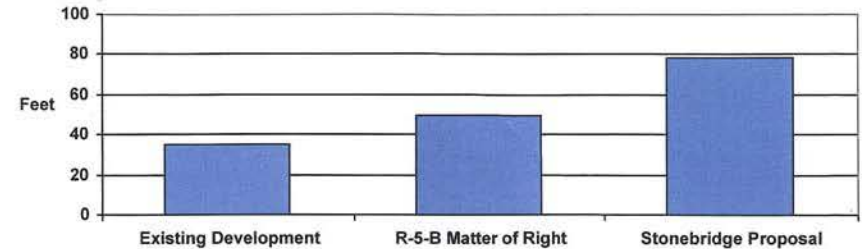
View of entrance to underground parking. Each townhouse has a private two-car garage within the underground parking area, and some units have additional lower level rooms.

ZONING COMPARISON INCLUDING EXISTING DEVELOPMENT ON SITE

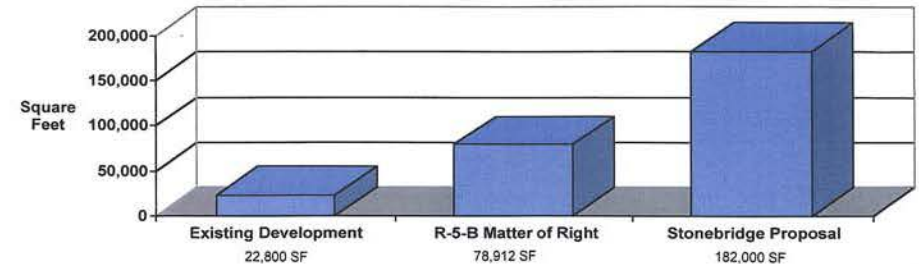
	EXISTING DEVELOPMENT ON SITE	CURRENT ZONING (ALLOWED)	STONEBRIDGE PROPOSAL 10-25-02: UPZONING PLUS PUD* PLUS 5% HEIGHT/DENSITY ON CLINIC, PUD ON LISNER
ZONING	R-5-B on Clinic (43,840 SF of land) R-2 on Lisner part (15,000 sq. ft. of land)	R-5-B on Clinic R-2 on Lisner part	R-5-C PUD on Clinic R-2 PUD on Lisner part
HEIGHT	Clinic: ~35 feet No building on Lisner part now	R-5-B: 50 feet, plus penthouse R-2: 40 feet	78.75 feet: R-5-C PUD permits 75 feet, plus 5% additional height claimed to be "essential," plus 18.5 foot penthouse 30 feet on Lisner part
FAR (Floor Area Ratio = gross floor area divided by the area of the lot)	Clinic: ~ 0.5 FAR No building on Lisner part now	R-5-B: 1.8 FAR R-2: none given	4.15 FAR (R-5-C PUD permits 4.0 FAR, plus 5% extra density claimed to be "essential") 0.2 on Lisner part
GROSS FLOOR AREA	Clinic: ~22,800 SF No building on Lisner part now	R-5-B: 78,912 SF R-2: none given, but constrained by maximum of 3 floors	182,000 SF (R-5-C PUD permits 175,360 SF, plus 5% extra SF claimed to be "essential") 3,000 SF on Lisner part

Current zoning developed as a matter of right would allow for a significant increase in height and density on the Washington Clinic site. Stonebridge is proposing even more.

COMPARISON OF HEIGHT:



COMPARISON OF GROSS FLOOR AREA:



* Any PUD (Planned Unit Development) also requires that their project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare and convenience"

**ZONING COMPARISON:
including existing development on site**

- NOTES:
1. PLANT MATERIAL SPECIES WILL BE SPECIFIED IN CONSTRUCTION DOCUMENTS.
 2. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS.
 3. REFER SHEET S1 FOR ADDITIONAL INFORMATION ON EXISTING CONTOURS; LOCATIONS OF WATER AND SEWER LINES, INLETS AND BASINS; AND, ROAD LOCATIONS.
 4. REFER SHEET S4 FOR PROPOSED LOCATIONS OF CONNECTIONS TO WATER, SEWER AND STORM DRAIN LINES.
 5. REFER SHEET S5 FOR SIDEWALK AND CURB CUT DIMENSIONS.



LISNER HOME

- STREET TREE, TYP.
- FLOWERING TREE, TYP.
- EVERGREEN SHRUBS, TYP.
- GROUND COVER, TYP.

GARAGE ENTRANCE

WESTERN AVE. R.O.W. 120'

LAWN

LAWN

UNIT PAVERS

UNIT PAVERS

LAY BY

METAL TRELLIS W/
WISTERIA VINE

(3) QUERCUS, 4" CAL.
CONCRETE WALK, TYP.
EXISTING TREE TO REMAIN, TYP.

MILITARY RD. R.O.W. 90'

LIGHT, TYP. Ⓢ

(2) QUERCUS, 4" CAL.

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This is the Stonebridge landscape plan.

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STREET TREE, TYP.
 FLOWERING TREE, TYP.
 EVERGREEN SHRUBS
 GROUND COVER

WESTERN AVE. R.O.W. 120'

This property belongs to the Lisner Home.

← This property belongs to the city. →

(3) QUERCUS, 4" CAL.
 CONCRETE WALK, TYP.
 EXISTING TREE TO REMAIN, TYP.

5401 WESTERN AVE.

WASHINGTON, D.C.

This shows the area of the subject site.

- NOTES:
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STREET TREE, TYP.
 FLOWERING TREE, TYP.
 EVERGREEN SHRUBS, TYP.
 GROUND COVER, TYP.

WESTERN AVE. R.O.W. 120'

(3) QUERCUS, 4" CAL.
 CONCRETE WALK, TYP.
 EXISTING TREE TO REMAIN, TYP.



5401 WESTERN AVE.

WASHINGTON, D.C.

This area would be excavated for the underground garage.