

September 26, 2017
2702 36 Street, NW
Washington, DC 20007

Chairperson Anthony Hood
DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: Zoning Commission Case No. 16-26 - Application of Wisconsin Owner LLC for Approval of a Consolidated PUD and Map Amendment for Property on Wisconsin Avenue, NW, Tenleytown

Dear Chairperson Hood and Members of the Commission,

I am writing to support the above-cited application. As a resident of Ward 3, member of Ward 3 Vision, and employee in the real estate office of Metro where I help bring about transit-oriented development, I have followed the proposal from its inception-- and after extensive developer interaction with the local community-- to the application currently before you. The proposed development will provide great benefit to Tenleytown by adding residents to support local businesses, providing affordable housing on a bus corridor and within a block of a Metro station, undergrounding utilities, and rehabilitating the long derelict National Park Service building at Brandywine and 42nd streets. The design of the proposed residential building with ground floor retail is appropriate for a major street (Wisconsin Avenue) and a location immediately proximate to rail and bus rapid transit. The transition to the adjacent neighborhood has been carefully thought through. The proposal is consistent with the Comprehensive Plan and zoning guidance for Planned Unit Development.

The District of Columbia has made an enormous investment in its public transit system with the expectation that development would be concentrated within walking distance of transit, lessening impacts on local roads. Approving the current application is an affirmation of that effort and of sound urban planning. Therefore, I hope that you will vote to approve the application.

Sincerely,



Rosalyn P. Doggett, AICP