

**IN SUPPORT OF THE PROPOSED AKRIDGE DEVELOPMENT PROJECT
AT
5220 WISCONSIN AVENUE NW**

WHEREAS, Akridge Development is proposing construction of a mixed-use building of 60-70 condominiums with ground floor retail at 5220 Wisconsin Avenue NW, and

WHEREAS, 5220 Wisconsin Avenue sits immediately next to the south entrance of the Friendship Heights Metrorail Station

WHEREAS, an used car lot currently occupies 5220 Wisconsin Avenue NW, and

WHEREAS, the proposed Akridge development would be built to the same scale as adjacent commercial buildings (5-7 stories), and

WHEREAS, the propose Akridge development would not lead to the destruction of any existing homes, the destruction of any historic buildings or the loss of any parkland, and

WHEREAS, a traffic study has shown that the project will not adversely impact traffic in the neighborhood, and

WHEREAS, because of the location and the nature of the housing units, residents of the building are likely to have a lower rate of car ownership than the residents of adjacent single family neighborhoods and are likely to have a high rate of transit ridership, and

WHEREAS, Akridge has agreed to include secure bicycle storage bicycle storage facilities for residents and retail store employees (with showers and changing rooms) in the building and to dedicate two parking spaces for car sharing, and

WHEREAS, Akridge has agreed to use green building techniques, including a green roof, and to seek Leadership in Energy & Environmental Design (LEED) Certification for this building, and

WHEREAS, Akridge has agreed to set aside units for affordable housing and to provide other public benefits such as space for a child care center, make a \$100,000 contribution to Janney Elementary School and a \$500,000 contribution to the Lisner-Louise-Dickson Hurt Senior Citizens Home as part of the Planned Unit Development (PUD) process, and

WHEREAS, the building that could be built by right at 5220 Wisconsin Avenue NW under current zoning would have fewer residential units than this proposed development and no retail, and

WHEREAS, a building constructed by right under current zoning would create a dead spot of only a single use along a busy commercial street next to a Metrorail Station and would deny the public the numerous public benefits and amenities that will be provided through the PUD process, and

WHEREAS, this proposed development clearly meets all of the Chapter's criteria for pedestrian and bicycle-friendly infill transit-oriented development in order to promote "smart growth" and to reduce urban sprawl.

THEREFORE BE IT RESOLVED, that the Washington, DC Chapter of the Sierra Club supports the construction of a mixed-use, pedestrian-friendly, bicycle friendly, transit-oriented building at 5220 Wisconsin Avenue NW such as that proposed by Akridge, provided that the developer commits to seeking LEED Certification for the building, includes ground floor retail and bicycle facilities in the project and provides other public benefits including contributions to neighboring facilities as part of the PUD process.