DOWNTOWN HOUSING NOW COMMITTEE

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The Residences at Market Square West
KEVIN J. WILSEY, Resident Manager
The Lansburgh
LOURDES TINAJERO, Resident
The Lexington at Market Square

December 12, 2001

Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Room 210
Washington, DC 20001

Re: BZA Application No. 16809; 719-735 6th Street, N.W.
AvalonBay Communities, Inc.

Dear Mr. Griffis:

The Downtown Housing Now Committee (the "Committee") writes in support of the application of AvalonBay Communities, Inc. for variances from the roof structure set back, retail and residential recreation space requirements of the Zoning Regulations.

The Committee is an unincorporated association founded in 1998, representing the condominium associations of Market Square East & West and the Pennsylvania Condominium Associations and the Landsburgh and Jefferson Apartment buildings. The Downtown Housing Now Committee was organized for the purpose of providing comment and input on planning issues affecting the Downtown Development district, the area in which the subject site is located, to ensure that the value of its members units are maintained and enhanced and the environment in which they live is not degraded.

AvalonBay's proposed development, along with its development at 770 5th Street, N.W., will bring an additional 316 upscale apartment units, as well as ground floor retail, to the Downtown Development district. As such, AvalonBay's proposed development will further the District's goal, as set forth in the Comprehensive

BZA
Case No. 16809
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16809
EXHIBIT NO.28

Plan, of creating a "Living Downtown." Residents of the proposed development will benefit from the many recreation activities surrounding the proposed development, including the MCI Center, retail establishments, restaurants and surrounding museums. The proposed development also further's the Comprehensive Plan's goal of promoting a lively downtown with active pedestrian use.

AvalonBay has taken great care in developing the proposed project within the confines of the size of the property. The plans for the development have been carefully laid out so as to maximize the benefits to both the residents of the project, as well as the surrounding community, while complying with the spirit and intent of the Zoning Regulations. It is the Committee's position that the requested relief will not adversely affect the surrounding community and that it will not substantially impair the intent, purpose and integrity of the zone plan. To the contrary, the proposed project will benefit the community and further the goals of both the zone plan and Comprehensive Plan.

We look forward to the development of the proposed project and the increased vitalization it will brig to the surrounding neighborhood.

Sincerely yours,



Charles A. Docter, Chairman

CAD:hm
cc: Richard B. Nettler, Esq.