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STATEMENT OF REASONS IN SUPPORT OF APPLICATION
FOR VARIANCES FROM THE RESIDENTIAL RECREATION AND
RETAIL REQUIREMENTS
TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL
AND RETAIL PROJECT AT
719 -- 735 6TH STREET, N.W.; SQUARE 486, LOTS 11-13 AND 804-808

This Statement of Reasons is submitted on behalf of the Applicant, AvalonBay Communities, Inc. ("AvalonBay"), the owner of the subject property.

The Property. The subject property is located at 719 – 735 6th Street, N.W., Square 486, Lots 11-13 and 804-808 (the "Property"). Square 486 is bounded by 5th and 6th Streets to the east and west, respectively, and H and G Streets to the north and south, respectively, and is bisected into quadrants by a 30' east-west public alley and a 16'75" north-south public alley. The Property is located in the northwest quadrant of Square 486. Lot 10, which is to the west of the Property, is improved with a three-story brick building and Lot 36, to the east of the Property, is vacant. The site contains 12,750 square feet.

Current Use. The Property is currently vacant and is used as a parking lot.

Proposed Use. By this application, AvalonBay proposes to construct a mixed-use development for retail and residential use. The proposed building will consist of 50 parking spaces, 5,833 square feet of retail space on the ground level and 132 apartment units on levels 2 through 12. The apartments will consist of fifty-five (55) one-bedroom units, twenty-two (22) one-bedroom plus den units and fifty-five (55) two-bedroom units.

Zoning and Variance Requirements. The Property is in the DD/C-2-C zone district and is in the Chinatown area of the Downtown Development District (the "DD"). Additionally, the Property is located in the Housing Priority Area B of the DD. Because the proposed project will be devoted entirely to residential use and retail, service, arts and arts-related uses listed in Sections 1710.1 and 1711.1 of the Zoning Regulations, the maximum FAR limitations of Section 1706.4 do not apply.

Because the Property, which will provide an on-site residential component, is located in the Chinatown area of the DD, it must provide at least 0.5 FAR of retail, service and entertainment uses from Sections 1710 and 1711 of the Zoning Regulations. The Applicant proposes to provide 5,833 square feet, or .46 FAR, of retail space on the ground level. The eight percent (8%) variance (542 square feet) from the retail requirement is required so as to allow sufficient space for the ramp to the garage, lobby areas and other building and mechanical components on the ground level.

Residential recreation space of five percent (5%) of the gross floor area devoted to residential use is required in the DD. As the proposed project contains 111,892 gross square feet of residential space, the total residential recreation space requirement for the project is 5,595 square feet. A variance from this requirement is necessary so as to allow maximum building

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efficiency on the relatively small site. The residents of the project will be provided access to the fitness facilities and other residential recreation space to be provided at AvalonBay's residential project located at 770 5th Street.

For the reasons stated herein and for the reasons provided at the hearing, the variances can be granted without substantially impairing the intent, purpose and integrity of the zone plan, as embodied in the Zoning Regulations and Map.

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the applicant's proof and all other support of record for the variances requested, such relief be granted.

Respectfully submitted,

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