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

Re: BZA Application No. 16832 of Metropolis Development Company, LLC, 2045 14th Street, N.W., Square 236, Lots 54, 61 & 812

Dear Mr. Griffis:

I am writing on behalf of the Washington Metropolitan Transit Authority (WMATA) in support of the application of Metropolis Development Company, LLC ("MDC") for variances from the lot occupancy, public space, residential recreation space and loading requirements of the Zoning Regulations.

As was set forth in our November 15, 2001, letter authorizing MDC to file the instant application, WMATA is the owner of the subject property. MDC was selected to develop the property through an RFP process.

WMATA supports the instant application for variances from the Zoning Regulations. Approval of the variances will allow an important project to move forward. We believe that this project complies with the District's Comprehensive Plan and the underlying zone district which recommend that this area be developed with a mix of residential and retail uses.

WMATA aggressively pursues development of its properties to maximize the benefits from the public investment in the Metro system. WMATA's goals with regard to development of its properties are to promote Transit Oriented Development, to increase ridership on the Metro system, to increase revenues to WMATA through the sale or lease of its properties, and to provide benefits to the local jurisdictions in the form of taxes, jobs, and increased economic development.

Washington Metropolitan Area Transit Authority

600 Fifth Street, NW
Washington, DC 20001
202/962-1234

By Metrorail:
Judiciary Square—Red Line
Gallery Place-Chinatown—
Red, Green and Yellow Lines
By Metrobus:
Routes D1, D3, D6, P6, 70, 71, 80, X2

A District of Columbia, Maryland and Virginia Transit Partnership

BZA
Case No. 16832
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16832
EXHIBIT NO.29

The District of Columbia will benefit not only from the potential taxes generated by this project, but also from the infusion of additional new residential development in this area. This new housing will contribute significantly to the District's continued revival efforts. Significantly, the project is aimed at first-time homebuyers, providing much needed housing at this level.

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

Thank you for the opportunity to comment on this application.

Sincerely,

Denton U. Kent
Director
Office of Property Development
and Management