PENNSYLVANIA QUARTER

11 July 2002

D.C. OFFICE OF ZONING
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Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Re: **Letter in Support of Board of Zoning Adjustment Case No. 16897**
Square 486, Lots 8, 801,802, and 803

Dear Members of the Board:

The Pennsylvania Quarter Neighborhood Association wishes to express its support for the proposed residential building that JBG plans on developing on the east side of 6th Street, NW, between G and H streets. As we have testified before you previously (in September 2000 on the AvalonBay Communities development in the same square), we encourage the Board of Zoning Adjustment to continue its support for additional residential development in and near the Penn Quarter and Chinatown neighborhoods and to understand the difficulties that developers in these neighborhoods have in bringing residential projects to fruition. Additional residential units here will help build this emerging downtown community while realizing the city's goals for downtown housing in a mixed-use environment enumerated in the Comprehensive Plan.

Many of our Board members have been pioneers in bringing residences to this part of Washington's downtown. They along with our more recent Board members, a number of whom are also residents, are thrilled that others are now joining us in building and advocating additional residences in our neighborhood. This current surge in residential development will help the neighborhood attract many of the important commercial support services we have been without for so many years. Further, more residents will increase the perception of safety in the neighborhood, especially during the evening hours and on weekends when without them the area's streets would have far less activity.

We have reviewed the variances and special exceptions that JBG requested. We had no reluctance supporting all that they requested save the variance for a rear yard. Eliminating the rear yard would have had a significant negative impact on the apartments that AvalonBay Communities are now constructing just east of the alley separating these two residential projects. However, on Tuesday, AvalonBay Communities informed us that they and JBG had reached agreement regarding the rear yard setback. We were told that both developers agreed to a ten-foot rear yard setback beginning on the fourth floor, and no setback on the first through third floors. We had been concerned that the units facing the alley would be less marketable, especially during weaker economic times, and the area would gain a reputation that would drive not just potential residents but also residential developers away. Since AvalonBay has most at risk and since it finds a ten-foot rear yard above the

BZA
Case No. 16897
Exhibit No. 30

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Board of Zoning Adjustment
District of Columbia
CASE NO.16897
EXHIBIT NO.30

third floor acceptable, we are in support of this arrangement and a modified rear yard variance request.

In closing, we are thrilled that the two developers most affected by this project before you reached agreement and, with favorable action on your part, yet another residential development -- in this case badly needed condominium units -- will be realized in our downtown neighborhood. We recognize that, due to the small site size, relief from a number of Zoning requirements will be needed for this project to proceed and hope that you will act favorably on the developer's request for relief with the modification that both agreed to for a rear yard variance.

Very truly yours,

Jo-Ann Neuhaus
Executive Director

cc: Matthew Birenbaum, AvalonBay Communities
Jeff Miller, JBG
PQNA Board via e-mail