

Via Email to: bzsubmissions@dc.gov

District of Columbia
Board of Zoning Adjustment
441 4th St., N.W. Suite 200
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 FEB 28 AM 8:29

February 28, 2013

Re: **FP Perseus 53-713 LLC / BZA Case No. 18516**
Letter of Support

Dear Members of the Board:

The NoMA Business Improvement District ("BID") supports the above-referenced zoning application (the "Application"), which seeks relief to permit two 12 x 30 loading berths where five are required and to have a closed court that does not comply with the area and width requirements. This relief is nominal compared to the significant redevelopment proposed at the subject property. The mixed-use project, to be known as Storey Park, consists of approximately 342,267 square feet of office, approximately 65,075 square feet of retail; and approximately 264,351 square feet of residential, generating approximately 300 dwelling units.

We are excited about Storey Park because (1) it brings much needed retail to the neighborhood, (2) it is specifically designed to create public open space along the property's L Street frontage, and (3) the open space improvements compliment the pedestrian plaza that is planned for L Street in the NoMA BID Public Realm Master Plan.

The developer is to be commended for working with stakeholders and designing a project that meets the foregoing important objectives. Further, granting the requested relief will not be detrimental to the neighborhood. The loading that is provided for Storey Park is sufficient to service all of the proposed uses. As it relates to the closed court, if it were to comply with the Zoning Regulations, the configuration of the public open spaces improvement and the retail would be adversely impacted. Given the importance of these amenities, the present design is preferred.

In light of the foregoing, we respectfully urge the Board's approval of the Application.

Sincerely,


Robin-Eve Jasper
President, NoMA Business Improvement District

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18516

EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.18516
EXHIBIT NO.26