pepco Potomac Electric Power Company

1900 Pennsylvania Avenue, NW
Washington, DC 20068

202-872-2788

John M. Derrick, Jr.
Chairman of the Board
Chief Executive Officer

May 14, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 MAY 15 PM 3:57

Mr. Eric Price
Deputy Mayor for Planning and Economic Development
Government of the District of Columbia
One Judiciary Square
441 4th Street, N.W., 11th Floor
Washington, DC 20001

Dear Eric:

I am writing, in three capacities, seeking your assistance in expediting the zoning and permit process for 500 New Jersey Avenue, NW. First, Pepco owns the property directly across New Jersey Avenue from the proposed project. Second, as you know, as Chairman of the Greater Washington Board of Trade I am particularly concerned about economic development and the health of the District as the centerpiece of our region. Third, I am interested in efficient utilization of the investments already in place in our distribution infrastructure. Finally, Jay Hellman is a long-time acquaintance who has kept me apprised of the evolution of and value to this project.

Jay's proposed 12 story, 95,000 square foot elegant office building is ideal for this site. But, it is my understanding that the mathematical details implicit in the Euclidean zoning as written do not properly apply to this unique site. I understand that simple, straightforward, logical variances are required to fine-tune the zoning so the right building can be built. With your help, this can be accomplished quickly.

In the absence of such approvals, the developer has already lost a critical financial partner. This is unfortunate because this building could be an important catalyst to the grand revitalization of your Noma vision. This section of New Jersey Avenue links Noma to the Capitol, to Union Station, to PADC and to the Mall. These three blocks between the Capitol grounds and Massachusetts Avenue are in need of considerable upgrading, redevelopment and revitalization. 500 New Jersey Avenue will be the prominent centerpiece.

Under-developing an urban site is not in the public interest – particularly one so central, so prominent, surrounded by so much open space and supported by massive public infrastructure investments (Metro, Union Station, I-395, roads, sidewalks, water, sewer, ...) and "quasi-public" infrastructure: power, communications and so forth. Hopefully, you can support this project.

Sincerely,

BZA
Case No. 16744
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16744
EXHIBIT NO.15