March 24, 2004

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

Re: BZA Application No. 17158 --- JBG/Rockwood 1101 K, LLC
1101 K Street, N.W. (Square 316, Lots 817 & 818)

Dear Mr. Griffis:

I am writing in support of the above-referenced application for a special exception to reduce the number of required parking spaces by twenty-five percent (25%) for a proposed mixed-use office/retail building.

We are the owners of the adjacent twelve story office building that represents the balance of Square 316.

We very much welcome JBG/Rockwood 1101 K, LLC's proposed development of Lots 817 and 818. As a neighbor in the same square, we are delighted to see this vacant site develop to a beneficial use for the area. The development will further the city's goals of revitalizing the downtown area. The size of this project will make it a great contributor to the local tax base by creating jobs, generating property taxes, increasing local sales, etc.

With regard to the reduction in required parking, we do not believe the relief will adversely affect the neighborhood. By proposing additional parking in the vault spaces to the property, JBG is actually providing more parking than required by the regulations and, as such, is complying with the spirit and intent of the zoning regulations. Additionally, the subject property is centrally located to the Gallery Place and Mt. Vernon Square Metro Stations.

Representing
B. G. W. Limited Partnership
Blake Development Company
Jack I. Bender & Sons
Northwestern Development Company
Northwestern Development Company "B"
Professional Associates
Redneb Parking
Rhode Island & M Associates
12th & L Streets Limited Partnership
Glade Valley Farms, Inc.

BZA
Case No. 17158
Exhibit No. 23

1150 Connecticut Avenue, NW • Suite 801 • Washington, DC 20036-4104
Telephone: 202.778.0400 • Facsimile: 202.223.9636

Board of Zoning Adjustment
District of Columbia
CASE NO. 17158
EXHIBIT NO. 23

We are looking forward to the development of the subject property and the increased activity it will bring to this part of the downtown area. Thank you for the opportunity to comment on this application.

Sincerely,

BLAKE REAL ESTATE, INC.
for 12th & L Streets Limited Partnership

By: Stephen F. Lustgarten
Its: Executive Vice President

SFL:ial

cc: Chorman Romano (fax: 240-333-3610)
Jeannine Rustad, Esquire (fax: 202-223-8604)