Potomac Development Corporation 900 Second Street, N.E., Suite 300 Washington, D.C. 20002 202-789-8100

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 13 PM 2:49

January 13, 2005

Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Case No. 04-22

Dear Sir or Madam:

My name is Richard J. Bell and I am a managing member of the limited liability companies that own 220 I Street, N.E. and 900 Second Street, N.E., two properties that are directly across the street from the above-referenced project. My corporation, Potomac Development Corporation manages these two buildings as well as the World Vision headquarters building at 300 I Street. My partner, David Schwartz, and I have been active in the redevelopment of the subject neighborhood for over 25 years. Based on the proximity of our properties to the proposed Abdo project, **I am writing to request that I be considered a party**. It is not my intention, however, to personally testify in this matter or be represented by counsel. I wish to submit this letter for the record on behalf of our limited liability companies.

In general, we support this project. Our only real concern has to do with the garage access and its implications for traffic in the area. It is our understanding that the developer intends to have only one entrance/exit for the underground garage, which will hold approximately 500 cars. That entrance/exit is to be located next to the H Street Overpass on Second Street, N.E. We recently sold our parking lot on H Street between Second and Third Streets to the Dreyfus Property Group. Cars enter this parking lot and will probably enter a future development from Second Street. In addition, the main service entrance for the Station Place development will be near the H Street Overpass on Second Street. And finally, the entrance to the REA Building garage is under the overpass from Second Street. It is our belief that to add all of the garage traffic for the Abdo development to this small part of Second street is not prudent.

ZONING COMMISSION
District of Columbia
CASE NO. 04-22
EXHIBIT NO. 24

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.24

We would suggest that at least some of this traffic enter the Abdo development from Third Street near the current entrance to the Children's Museum. If only the Second Street entrance is provided, all traffic approaching the Abdo development from H Street or Third Street would need to travel to the corner of Third and I Streets, west on I Street between Third and Second Streets and then South on Second Street to the garage entrance. Why not provide an entrance to the garage from Third Street to stop some of the traffic from passing the residences on Third Street and our buildings at 220 I Street and 900 Second Street? Thank you for your consideration of this suggestion.

If you have any questions, please call me at 202-789-8100. Either I or Susan Rollins will be in attendance at the hearing if you wish to speak to us at that time. I have provided information below to establish my status as a party.

Yours truly,

Richard J. Bell
President

Information to establish status as a party:

Richard J. Bell
1712 Stonebridge Road
Alexandria, Virginia 22304

I am requesting to appear as a party. I do not wish to testify but only to have my letter read into the record. I reserve the other rights granted to a party.

I will appear as a proponent of the project subject to the suggestions contained in the letter above.

I will not use legal counsel.

Either I or Susan Rollins, the Vice President of Potomac Development Corporation, will testify if necessary.

Party status should be granted because I am a Managing Member of two properties located directly across the street from the Abdo Development. These properties are 220 I Street and 900 Second Street N.E. I am at least a 38% owner of each property. The distance between these properties and the Abdo Development is approximately 50 feet. Our properties will be affected by the construction of the subject development and the traffic impact of the completed development. Since the current plan will cause a substantial increase in the traffic on I Street and Second Street we will be more affected than other members of the general public.