POTOMAC ELECTRIC POWER COMPANY · 1900 PENNSYLVANIA AVENUE, N. W., WASHINGTON, D. C. 20068
(202) 872-2000

March 25, 1999

Mr. David Jacobs
The JBG Companies
5301 Wisconsin Avenue, N.W.
Suite 300
Washington, D.C. 20015

Re: Renovation and Expansion of the Solar Building
Zoning Commission Case No. 98-14C

Dear Mr. Jacobs:

I am writing on behalf of Potomac Electric Power Company ("PEPCO") which operates Substation 21 in Square 184 in the District of Columbia. Through conversations with your attorney, Allison Prince, I am aware that you have filed an application with Zoning Commission for the renovation and expansion of the Solar building which is also located in Square 184. I am aware that as currently designed, the access point to the parking garage that will constructed in connection with the project is off of 16th Street, N.W. I fully support the proposed placement of the garage entrance on 16th Street and have serious reservations about an entrance to the parking garage through the existing alley system.

The PEPCO substation in this square is a major facility that provides an important service to the residents and businesses of the District of Columbia. The substation can be accessed only from the existing alley system. Because of the nature of the work that must be done to maintain and upgrade the substation, PEPCO trucks, some of which carry extensive equipment, must make frequent use of the alley system. PEPCO has no alternative means of accessing the substation. The alley must be used.

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 80

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.80

Given PEPCO's level of utilization of the alley system, the addition of 42-95 additional cars to the alley system on a daily basis would create substantial conflicts between cars and trucks and would hinder our ability to service our substation. Given the 15 foot width of the alleys that provide access to the interior of the square, conflicts between trucks and cars would be inevitable and would result in backing up onto streets to allow for the passage of vehicles. For these reasons, we strongly prefer 16th Street access.

I appreciate the opportunity on behalf of Pepco to express our thoughts to you on this matter.

Very truly yours,

Donald B. Collison, Manager
Real Estate Department