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D.C. OFFICE OF ZONING

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Zoning Commission of the District of Columbia
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: 10th and F Streets, NW, Project
Square 347, Lots 18, 19, 818-821 and
Portion of Public Alley to be Closed

Dear Members of the Zoning Commission:

Advisory Neighborhood Commission 2C, at its regularly scheduled June 7th public meeting, at which a quorum was present, voted 4-0 to support the above-referenced project as a Planned Unit Development with an 8.27 FAR and a height of 120 feet, for an office and retail project.

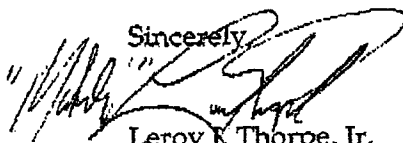
The project is located within the DD/C-4 District and normally would be restricted to 6.0 FAR. The ANC has determined that for this project at this site as proposed by the applicant, the additional FAR is appropriate and will enhance the corner.

The project also entails historic preservation elements and the demolition of non-contributing buildings to the historic district.

A small alley at the rear of the project is proposed to be closed as a part of the redevelopment and the ANC supports the alley closing.

This project will remove community blight, an unwanted use in the neighborhood. This constitutes superior land planning with respect to the redevelopment of the site.

We look forward to this important project moving forward at this intersection across the street from the Fords Theater, with an outstanding architectural design. We look forward to the Commission according great weight to the recommendation of the ANC in approving this Planned Unit Development.

Sincerely,

Leroy X. Thorpe, Jr.
Chairman