7D

Advisory Neighborhood Commission

Government of the District of Columbia

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DISTRICT OF COLUMBIA
JAN 28 P12:49

January 19, 2000

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustments
441 4th Street NW
Washington, DC 20001

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Rita Jackson, Elect, SMD06
Delano A. Foster, SMD07

Re: BZA Application No. 16546
Potomac Electric Power Company (PEPCO)
Benning Road Office Construction

Dear Jerrily R. Kress:

Advisory Neighborhood Commission ANC 7D (Commission), during its regular monthly meeting on January 13, 2000, considered the Potomac Electric Power Company (PEPCO) proposal to construct an office building on its existing site located at 3400 Benning Road, NE. The Commission notified the impacted communities in its December 1999 newsletter of the date, time and the issues to be considered. PEPCO requested *"variance from the maximum height permitted in a C-M-1 District, and special exception for roof setback,"* pursuant to Sections 3103.2 and 3104.1 and Sections 840.1 and 411.11 of the Zoning Regulations, respectively. A response to PEPCO's application, as required, is noted herein.

Action by the Commission

It was the decision of the Commission to support PEPCO's request for the height variance and roof setback to construct the new office building on its site at the Benning Road electric generating plant. A quorum was duly noted, and by a majority vote, three Commissioners voted in favor and one not in favor. The favorable vote was indicative of the will and majority of the interested constituents, and in the best interest of the communities impacted, as a whole. PEPCO provided evidence of traffic impact studies conducted to support its conclusion on the minimal effects of the new office and personnel driving into the area on the neighboring communities.

PEPCO Commitments

PEPCO concurred and committed, as a good neighbor, to support and partner with the impacted communities and the Commission, in response to the following requests of the Commission:

BZA
Case No. 16546
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16546
EXHIBIT NO.19

- PEPCO will advocate, along with the ANC7D, to ensure that residents in the communities adjacent to the PEPCO Plant and their employees, for adequate and safe ingress and egress to and from the roadways near the PEPCO plant; support and partner with ANC7D before and during the upcoming DPW activities to repair the Kenilworth Avenue bridge at Burroughs Avenue; support community needs related to the proposed roadway construction along the Kenilworth Avenue corridor - Benning Road, Kenilworth Avenue, Kenilworth Terrace and Foote Street. The objective is to ease the burden of the additional traffic that is likely to occur from the increase in the Power Plant personnel from 300 to a level that is expected to exceed 1,000 employees; and, provide relief from the planned building and road construction.

- PEPCO committed to provide adequate notice to the community, and directly to the ANC7D, about employment opportunities that may come available at the PEPCO Benning Road site and at its other facilities

- PEPCO committed to sponsor, through the ANC7D, a community-based learning project to help educate the children within the boundaries of ANC7D on issues involving environmental concerns and problems.

The Commission respectfully recognized the ongoing interest in health and real life issues of air pollutants associated with the normal business of the PEPCO plant. Likewise, the Commission noted that the matter of air quality persists with or without the construction of offices on the Benning site. Clearly this request for a variance and roof offset is not an issue of air quality and therefore not relevant in the context of PEPCO's request.

Finally, the construction of the new office is welcomed in the interest of community development. It is envisioned by many residents as a benefit, both in presence and as a potential catalyst to other businesses who might contemplate locating their operations in Ward 7, and to similarly situated communities in the District of Columbia.

Michael Creasey or Diane McCain will present this report at the February 9, 2000 hearing.

On behalf of the Commission,

William E. Wright by dcm

William E. Wright
Chairman

cc: PEPCO
Councilmember Kevin P. Chavous, Ward 7
Civic Organizations - ANC7D:
River Terrace Community Organization
Eastland Gardens Civic Association
Central Northeast Civic Association