EASTLAND GARDENS
CIVIC ASSOCIATION, INCORPORATED
4020 Lee Street, N.E.
Washington, DC 20019
(202) 723-4602

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

January 31, 2000

Ms. Sheila Cross-Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, DC 20001

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Re: PEPCO Office Project, Benning Road, N.E.

Dear Ms. Reid:

This letter is written on behalf of the Eastland Gardens Civic Association in support of the granting of the variances that are necessary to construct a five-story, 59 foot tall office building of approximately 200,000 square feet in size at the above referenced site.

The Civic Association received two presentations from the PEPCO development team at the November 16th and January 18th public meetings, which were well attended. The project was viewed as being a positive catalyst to overall community revitalization and development in the area.

The office building is set back a substantial distance from Foote Street and is essentially not visible from the community. PEPCO agreed to infill the small gaps in the tree plantings along Foote Street.

The PEPCO site is extremely large and is unique in its scope of uses. Due to the size of the site, PEPCO is able to setback and screen the office facility so that it will have no adverse impact to the community and

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District of Columbia
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EXHIBIT NO.21

the overall floor area of the structure and the parking to be provided are in accordance with C-M-1 Zoning Regulations.

As a result, we do not see any detriment that will occur to the community by allowing the building to be taller than otherwise allowed if it complied with existing regulations.

We also asked questions and received information from PEPCO regarding the traffic to be generated by the proposed use, and believe that it will not adversely impact the community. Questions were answered to our satisfaction.

Yours truly,

Dalton Howard

Dalton Howard
President

cc: Linda Jo Smith