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November 29, 2000

00 NOV 29 A 8:57
DISTRICT OF COLUMBIA

HAND DELIVERED

District of Columbia
Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Z.C. Application No. 16664 (Teleplace Electronic Equipment Facility at 175 R Street, N.E.) Pre-Hearing Submission

Dear Members of the Zoning Commission:

On behalf of Clearview Teleplace R Street, LLC, Applicant, we are hereby filing twenty (20) copies of the Statement of Support in the above matter. This application is scheduled for public hearing on Tuesday, December 18, 2000.

Prior to the Zoning Commission noticing and taking emergency action on November 16, 2000, the Applicant in good faith relying on the C-M-2 zoning on the subject property, purchased and closed on the property with the intention of occupying it as an Electronic Equipment Facility. As such, the Applicant is anxious to receive expedited approval of this special exception request.

BZA
Case No. 16664
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16664
EXHIBIT NO.23

Wilkes Artis
Chartered

Please feel free to call Norman M. Glasgow, Jr. or me on (202) 457-7800, if we can be of further assistance in this matter.

Sincerely,

Richard S. Nero, Jr.
Director of Zoning Services

Attachment
cc: Jennifer Steingasser
Office of Planning

Jeffrey M. Frost

218218rsn

BEFORE THE DISTRICT OF COLUMBIA

ZONING COMMISSION

Application of Clearview
Teleplace R Street, LLC

ZC Application No. 16664
Hearing Date: December, 18, 2000
ANC: 5C

DISTRICT OF COLUMBIA
2000 NOV 29 AM 9:37

STATEMENT OF APPLICANT

I.

This application is brought pursuant to 11 DCMR 3104.1, for special exceptions under Subsections 802 and 2110.1 to convert a former self-storage facility into an electronic equipment facility and to reduce the number of required parking spaces for said use located in a C-M-2 District at premise 175 R Street, N.E. The subject property is located on Lots 49, 53, 807, and Parcel 117/21, in Square 3576.

Note: This application was advertised requesting variance relief from the parking requirements. The parking relief now being sought is a special exception in response to the Zoning Commission action taken at its public meeting on November 16, 2000, creating new Subsection 2101.1.

II.

Jurisdiction of the Board

The Zoning Commission ("ZC") has jurisdiction to grant the special exception relief requested pursuant to Subsection 802A of the Zoning Regulations.

III.

Applicant's Development Proposal

Teleplace, the Applicant, is requesting permission to locate and operate a convergent technology center (electronic equipment facility in zoning terms) at the subject property. Rapid growth within the communications industry fueled by global deregulation has mandated the need for the convergence of voice, video, and data networks. Approval of the subject application will allow the Applicant to deliver the technological infrastructure that District of Columbia corporations and others need to quickly expand their business offerings to capitalize on the existing and new market opportunities. The subject property will provide the necessary environment, including space, specialized HVAC, commercial and emergency power to operate such a facility successfully.

IV.

Description of the Subject Property and Surrounding Land Area

A. Description of the Property

The subject property is located on the southeast corner of the intersection of R Street and Eckington Place, N.E. The subject property is generally rectangular in shape. The subject property is developed with a four (4) story masonry warehouse building, consisting of approximately 124,000 square feet of gross floor area. The subject property includes a vacant side yard on its east side to be used as a landscaped parking area.

B. Description of the Surrounding Area

The subject property is located in the Eckington neighborhood area, in the northeast quadrant of the City. The subject property abuts the following: North: R Street, N.E., across which is McKinley Technical High School and row dwellings in the R-4 District. East: Vacant lots and several row dwellings in the C-M-2 and R-4 Districts. South: Commercial business wholesale center and parking lot in the M District. Further south is the Fedex Distribution Center in the M District. West: Eckington Place, N.E., across which are a

combination of occupied and vacant row dwellings and apartment houses in the R-4 District.

Points in Support of the Application

Exhibit A:	A portion of the Sanborn map showing the subject property outlined in red.
Exhibit B:	Zoning Map
Exhibit C:	Photographs of the Subject Property
Exhibit D:	Architectural Plans
Exhibit E:	Outline of Testimony of Representative of Teleplace
Exhibit F:	Outline of Testimony of Project Architect
Exhibit G:	Outline of Testimony of Traffic Consultant
Exhibit H:	Outline of Testimony of Land Planning Expert

V.

Compliance with the Requirements of Section 802 of the Zoning Regulations

The Applicant is requesting special exception relief from Subsection 802 of the Zoning Regulations to allow the location of an electronic equipment facility ("EEF") not located completely below the ground floor level in the C-M-2 District. As stated above the proposed EEF will be located in an existing four (4) story brick warehouse. The Applicant's conversion of the subject warehouse from a self- storage

facility to an EEF will include upgrading the electrical service from low to high voltage, installing a passenger elevator, making the building ADA compliant and environmentally safe, and adding off-street parking. All of these upgrades would make the future conversion of the building to a conventional office use or some other CM use more feasible. The EEF will be in quiet operation 24 hours a day 7 days a week.

Electronic Equipment Facility (CM Districts)

Subsection 802A.2 permits the location of an EEF by special exception in the C-M-2 District if approved by the Zoning Commission. As demonstrated below the Applicant meets the burden of proof necessary for special exception approval.

Subsection 802A.2 The proposed use will not, as a consequence of its design, operation, low employee presence, or proximity to other EEFs, preclude future revitalization of the neighborhood, reduce the potential for vibrant streetscapes, deplete street life, or inhibit pedestrian or vehicular movement.

The proposed facility will contribute to the vibrant streetscape through architectural and landscape design changes. The Applicant's architectural plans include the complete renovation of the building and its open space. The building's ground floor elevation on the R Street

side will be modified to eliminate 7 out of 9 existing loading bays. This modification is a positive one, adding to pedestrian friendliness. Little or no truck traffic will be generated by the EEF. The vacant and overgrown lot on the east side of the site will be landscaped with attractive plantings and fencing and improved for use as a surface parking lot.

Subsection 802A.3(a) The EEF is proposed to locate in an existing building that was previously used as self-storage warehouse. The building never had a retail use. The ground floor of the building could be converted to accept retail use in the future. The existing building has first floor ceiling heights ranging from 10'-8" to 16'.

Subsection 802A.3(b) The proposed EEF will not employ any security measures or include security oriented design elements that inhibit pedestrian flow or detract from the street life. The facility proposes to install an attractive wrought iron fence around its parking lot. The fencing will not conflict with pedestrian (sidewalk) activity. No ground level security devices will be installed within the public space. The proposed EEF will not impair the normally quiet street life and pedestrian activity on R Street and Eckington Place at this location. It is anticipated that approximately 65 persons will be employed on a full time basis at the facility working three shifts of

approximately 22 employees each. Furthermore, the proposed EEF will not inhibit the safe and efficient pedestrian movement along adjacent R Street or Eckington Place, N.E.

Subsection 802A.3(c) The Applicant's plans will not disrupt any existing or eliminate any officially proposed pedestrian or vehicular routes.

Subsection 802A.3(d) The EEF will not encroach in any way on the public spaces abutting the property.

Subsection 802A.3(e) The building in which the EEF proposes to locate can be adapted to future permitted uses. As stated previously the proposed renovations to the building will enhance its ability for alternative use in the future. Modern electrical service, a passenger elevator, environmental improvements, and ADA accessibility to the building will only make the building more desirable for future adaptive uses. The subject property is located in a C-M-2 District. The C-M-2 District allows all manner of commercial and light industrial uses as a matter of right, including research and testing laboratories, utility substations, warehouses, criminal detention and correctional facilities, manufacturing and fabrication establishments.

The subject property is located on the fringe of a residential area, including row dwellings, apartment houses, and McKinley Technical

High School. The subject property has historically been used for commercial and light industrial purposes, including a bakery, and self-storage facility for the last 70 years. The proposed EEF will be a good neighbor in the community for all of the above mentioned reasons. The quiet unassuming operational characteristics of the proposed EEF is ideally suited to a location having both commercial, institutional, and residential neighbors.

V.

Compliance with the Requirements of Section 2110 of the Zoning Regulations (Exceptions to the Schedule of Requirements: EEFs)

Subsection 2110.1 permits by special exception the reduction or elimination of required parking spaces for EEFs. The proposed EEF is required to provide 27 off-street parking spaces based on a building size of 124,000 square feet of gross floor area, and a grandfathered parking credit of 42 spaces. The Applicant is only able to accommodate 20 parking spaces on the site, including 2 handicapped spaces.

The Applicant therefore is seeking special exception relief for 7 parking spaces and has had a traffic engineer review the proposed use and parking to be provided. Applicant's traffic engineer has determined there will be no adverse traffic impact through the

operation of the facility and concludes that the special exception should be granted (See Exhibit G).

As described above the Applicant's site plan calls for the installation of a newly created landscaped parking lot. The lot will be landscaped, paved, striped, and wrought iron fenced. The lot will be an enhancement to the streetscape. The lot will serve the employees and visitors to the site. The Applicant expects that the maximum number of employees and visitors to the site will be approximately 20 at any one time. Given the low key operation of the EEF no traffic congestion will result in the neighborhood from the granting of the special exception. Although it is not expected to be needed, there is ample curb parking spaces available on the surrounding streets. The subject property is located within walking distance to Metro bus routes serving the immediate neighborhood.

VI.

The Application Meets the Requirements of subsection 3104.1, and is Entitled to Relief from the Strict Application of Subsections 802 and 2110.1

A special exception use is deemed compatible with other uses permitted in that particular zoning classification provided that certain requirements are met. If the Applicant meets the burden, the Board

ordinarily must grant the application. First Baptist Church of Washington v. D.C. Board of Zoning Adjustment, 432 A2d 965 (1981)

The special exception to allow the location of the proposed EEF will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and approval of the special exception will not tend to affect adversely the use of neighboring property. The subject property is located in a C-M-2 District. The C-M-2 District allows all manner of light industrial uses as a matter of right, including research and testing laboratories, utility substations, warehouses, criminal detention and correctional facilities, manufacturing and fabrication establishments.

VII.

Comprehensive Plan

The subject property is located within an area designated for "Production and Technical Employment" (PTE) use on the Generalized Land Use Map of the Comprehensive Plan. The Plan states that PTE areas are "Restructured industrial land intended to encourage growth industries...such as office support systems, communications, ... warehousing, and other commercial activities.." This application is consistent with the Comprehensive Plan land use recommendation for the subject site.

VIII.

Witnesses

1. Representative of the Applicant
2. Project Architect
3. Traffic Engineer
4. Land Planner

IX.

Conclusion

The Applicant has demonstrated in the foregoing that it meets the burden of proof established under Subsections 802A and 3104.1 of the Zoning Regulations necessary for approval of a special exception to operate an electronic equipment facility at the subject property. The Applicant requests that this application be approved.

Respectfully submitted,

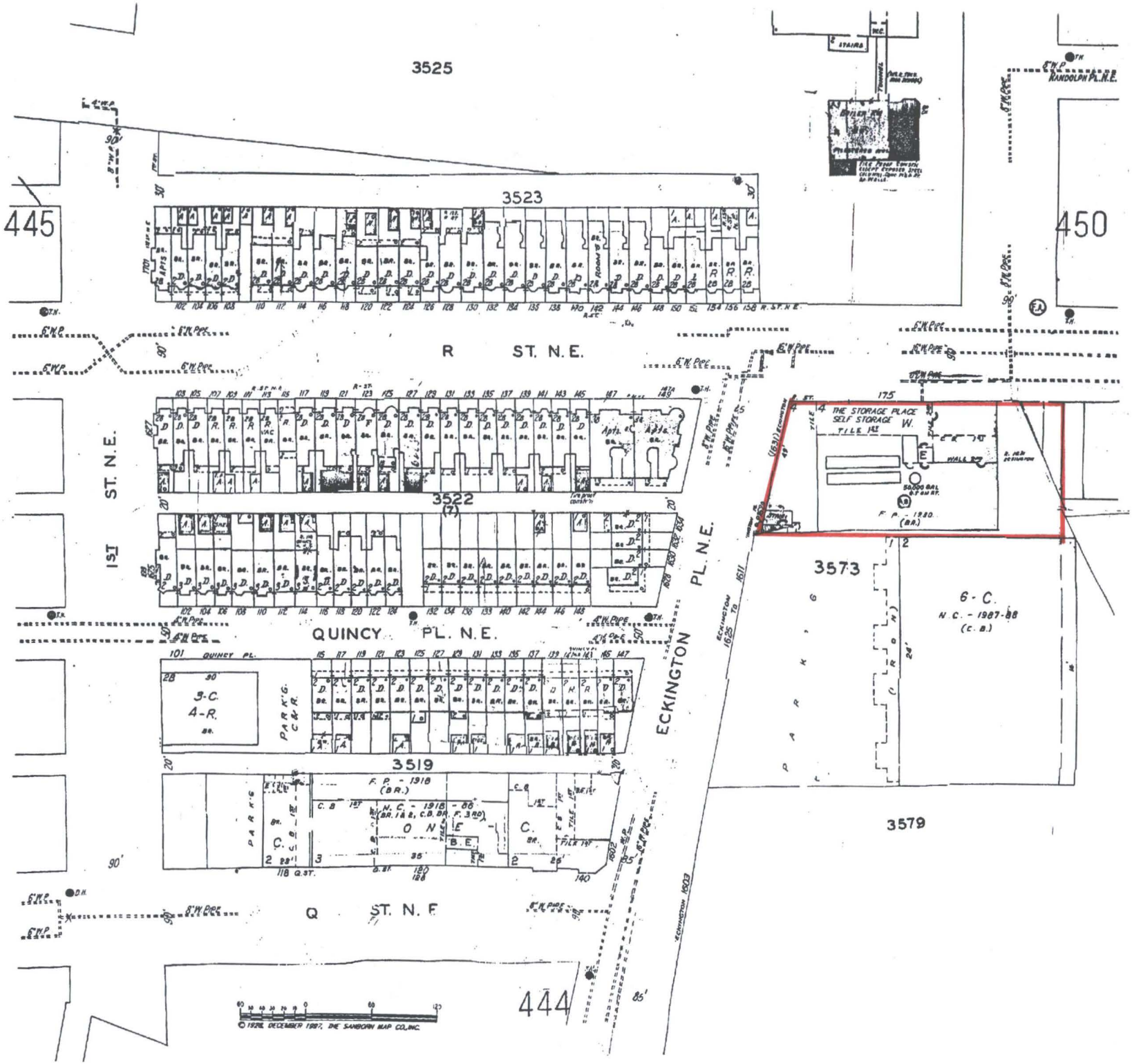
Wilkes Artis, Chartered

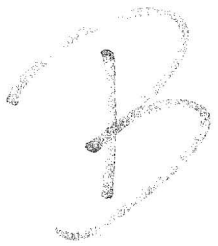
Norman M. Glasgow, Jr.

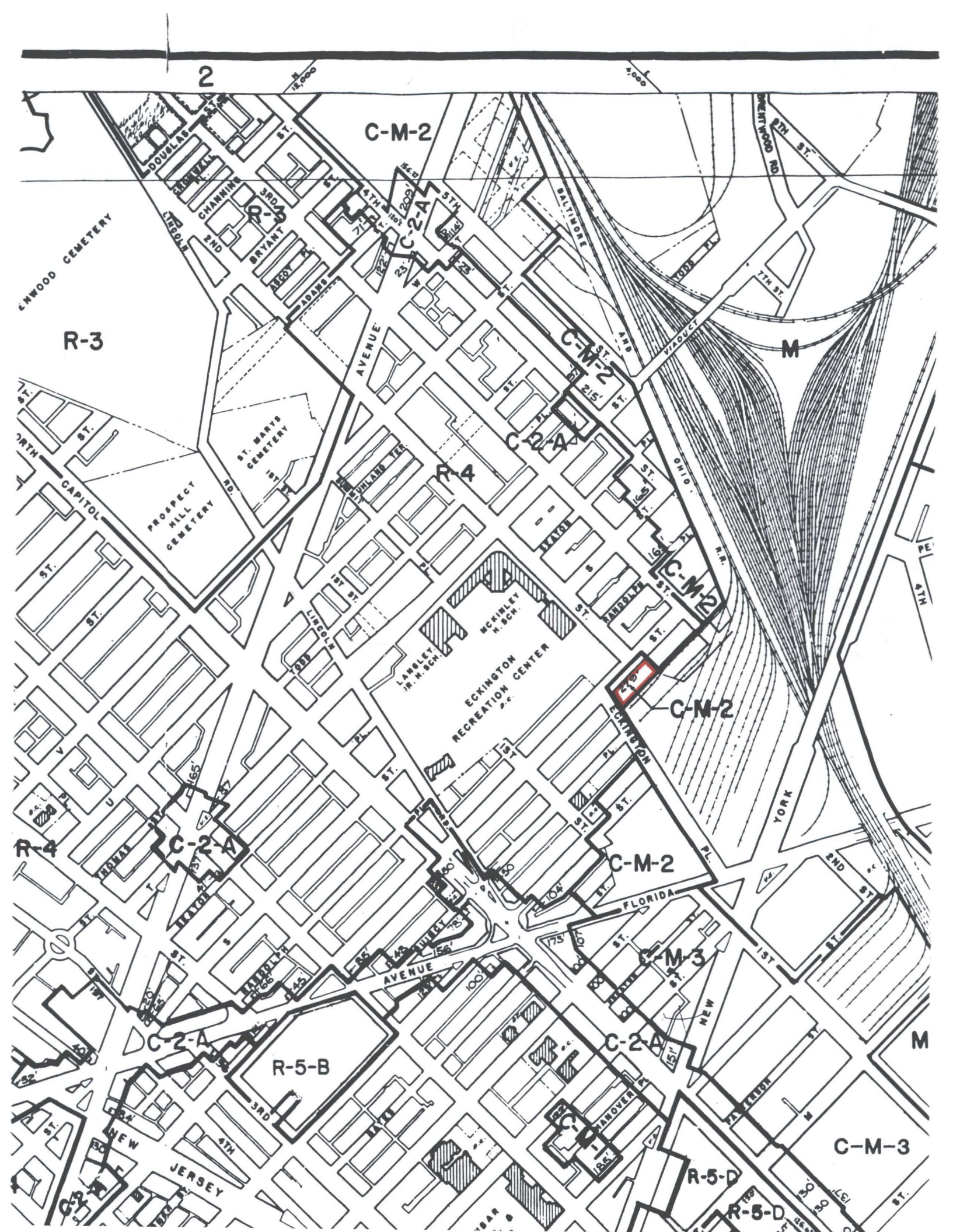
Dennis R. Hughes NMG, Jr.

217169rsn




3525
3523
445
450
R ST. N.E.
1ST ST. N.E.
3522
(7)
QUINCY PL. N.E.
ECKINGTON PL. N.E.
3573
6-C.
N.C. - 1987-88
(C.B.)
THE STORAGE PLACE
SELF STORAGE W.
3519
3-C.
4-R.
PARK'G.
F.P. - 1918
(B.R.)
N.C. - 1918 - 88
ONE
C.
B.E.
3579
Q ST. N.E.
444
ECKINGTON 1903




2
C-M-2
R-3
R-4
R-5-B
R-5-D
C-2-A
C-1
C-M-3
M
ENWOOD CEMETERY
PROSPECT HILL CEMETERY
ST. MARYS CEMETERY
ECKINGTON RECREATION CENTER
McKINLEY H. SCH.
LANGLEY JR. H. SCH.
DOUGLAS
CHANNING
BRYANT
ADAMS
LINCOLN
CAPITOL
NEW JERSEY AVENUE
SOUTH CAPITOL
ECKINGTON PL.
FLORIDA AVE.
YORK
HANOVER
BALTIMORE AND OHIO R.R.
VIADUCT
SHEETWOOD RD.
7TH ST.
4TH ST.
1ST ST.
2ND ST.
3RD ST.



Photographs of the Subject Property



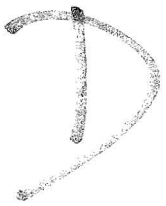
1. View looking southeast at the subject property across the intersection of R Street and Eckington Place, N.E.



2. View looking north at the subject property from the parking lot of a commercial wholesaler shopping center.



3. View looking west at the subject property.



THERE IS NO DOCUMENT FOR THIS EXHIBIT



Outline of Testimony
of
Representative of the Applicant

I. Introduction

II. The Subject Property is Ideally Suited for Use as an Electronic Equipment Facility (EEF)

- A. Physical Structure
- B. Location
- C. Industrial Zoning

III. Teleplace Has Made a Significant Financial Investment in the Improvement of the Subject Property

IV. Teleplace Will Create Business Opportunities for District Corporations Thereby Providing a Valuable Technology Service to the Greater Community

V. The Application Complies with the Special Exception Standards Necessary for Approval

VI. The Application is Consistent with the Comprehensive Plan

VII. The Application Should be Approved

218194rsn



Testimony
of
Project Architect

I. Introduction

II. Description of the Subject Property and Its Relationship with the Surrounding Environment

III. Conversion of the Building from a Self Storage Warehouse to an Electronic Equipment Facility (EEF)

IV. Building Improvements to Accommodate the EEF

- A. ADA Compliance
- B. Passenger Elevator
- C. Elimination of Truck Bays
- D. Upgraded Electrical Systems
- E. Upgrades Cooling and Heating Systems
- F. New Off-Street Parking Lot

V. Ability to Convert the Building for Alternative Uses in the Future

VI. The Application should be Approved

218197rsn



GOROVE/SLADE ASSOCIATES, Inc.
Suite 700 / 1140 Connecticut Ave. NW / Washington, DC 20036
Phone: (202) 296-8625
Fax: (202) 785-1276
Toll Free: (888) 212-4242

MEMORANDUM

TO: Norman Glasgow, Jr.
Wilkes, Artis, Hedrick, and Lane

FROM: Louis J. Slade, P.E.
Gorove/Slade Associates, Inc.

DATE: November 27, 2000

SUBJECT: Traffic and Parking Impact Study for Teleplace

INTRODUCTION

This memorandum summarizes the findings and conclusions of an assessment of the traffic and parking impacts of the proposal by Teleplace to occupy a building at 175 R Street NE in Washington D.C. Teleplace is a telecommunications center which will occupy an existing warehouse building with approximately 126,000 square feet of building floor area. The telecommunications center is an Internet switching facility, which will use this space for a major equipment installation. A total of 65 persons will be employed at this location and they will be assigned to three approximately equal shifts with a maximum of 22 employees per shift.

SITE CHARACTERISTICS AND EXISTING TRAFFIC AND PARKING CONDITIONS

Location

The existing warehouse at 175 R Street NE is located in the southwest corner of the intersection of Eckington Place NE and R Street NE. This building is adjacent to other warehouse, wholesale outlets, and other light industrial land uses, and on the edge of the Eckington residential community. The Penn Career Development Center is located across R Street, immediately north of the warehouse.

Street Network

Eckington Place NE, and R Street NE are minor collector streets in the vicinity of the site. Eckington Street is four lanes plus parking on both sides. It runs north-south from R Street NE to Florida Avenue, NE.

R Street NE is two lanes plus parking on both sides. It runs east-west from 3rd Street (one block east of the Teleplace site) and continues west to and across North Capitol Street.

Curb parking is not permitted directly adjacent to the existing warehouse because the Eckington Place cross section is narrowed slightly on the approach to R Street, and because most of the frontage on R Street is a curbcut which provides access to 9 existing truck loading berths. Elsewhere, on Eckington Place, curb parking is unrestricted except on one day a week for street cleaning. On R Street to the east and west of the site, curb parking is available but is restricted to two hours on weekdays with standard residential permit parking restrictions.

Traffic control at many of the intersection in the site area is stop signs. The "tee" intersection of Eckington Place and R Street is a three-way stop sign controlled intersection.

Public Transportation

Bus service is available immediately in front of Teleplace on R Street NE, and is also available two blocks to the south along New York and Florida Avenues, NE, two blocks to the west along North Capitol Street NE, and approximately four blocks to the north along Rhode Island Avenue, NE.

The nearest Metrorail Station is located at Rhode Island Avenue, NE approximately ½ mile from the site. A new Metrorail Station has been funded for construction at New York Avenue NE, three blocks south of the site.

Existing Traffic and Parking Conditions

Because the Teleplace proposal will generate low traffic and parking demand, a quantitative analysis of impacts is not warranted. Site visits were made on several occasions to observe traffic and parking conditions. Traffic levels are moderate during commuter peak periods, and the streets in the immediate vicinity of the site operate at very good levels of service. During non-commuter periods, traffic volumes are very low and operations are excellent.

Curb parking spaces are available at all times in the site vicinity.

FUTURE CONDITIONS

Site Plan

Twenty off-street parking spaces will be developed on-site by Teleplace to serve its employees. Also, the nine existing truck loading bays will be reduced to two. This will permit the District of Columbia to reclaim curb frontage for on street parking along the R Street frontage of the property.

Access to the Teleplace property parking spaces will be at a new driveway location on R Street approximately 240 feet from the intersection with Eckington Place.

Traffic and Parking Characteristics

Teleplace will operate with three work shifts with a maximum of 22 employees per shift. Typically, ten percent of the employees will be absent due to illness, vacation, or business at another location. In this neighborhood, approximately

five percent of the work trips are by public transportation or ride-sharing. Therefore, on a typical shift change, we would expect 19 employees' vehicles to arrive, and 19 to depart. Arrivals would start ¼ hour before the shift change, and departures would end ¼ hour after the shift change.

This quantity of traffic spread over ½ hour will have no measurable impact on traffic conditions. The arriving employees will take the parking spaces vacated by the departing employees. There may be some overlap between arrivals and departures, which would require an arriving vehicle to have to wait for a parking space to be vacated. There will be adequate space on-site for these waiting vehicles to queue.

The two loading bays will be adequate for deliveries, trash pickup, and equipment deliveries and maintenance visits. On rare occasions when a tractor-trailer truck is needed for move-in or move-out of major equipment, the truck can be parked at the curb along the R Street frontage.

SUMMARY OF IMPACT ANALYSIS AND CONCLUSIONS

- Because Teleplace will have a small staff spread over three shifts, the impact of its employees arrivals and departures will be negligible.

- Parking will be adequate for Teleplace employees' needs. Occasional visitors will be able to park on street near the site.

- Truck loading will be handled on site at two loading bays. Tractor-trailer trucks will be handled along the R Street curb frontage.

The Teleplace proposal for 175 R Street NE will have no adverse impact on neighborhood traffic and parking conditions. Therefore, the requested parking special exception should be granted because the number of employees at Teleplace will limited to a maximum of 22 at any given time.



Outline of Testimony of the
Land Planner

I. Introduction

II. Description of the Subject Property and Surrounding Land Area

III. The Application Meets the Special Exception Criteria Established Under Subsection 802 and 2110.1 of the Zoning Regulations Necessary for the Approval of an Electronic Equipment Facility

IV. The Application Meets the Criteria Established Under Subsection 3104.1 Necessary for Approval of a Special Exception

A. The Special Exception Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps

B. The Special Exception Will Not Tend to Affect Adversely the Use of Neighboring Property.

V. The subject property is located in a C-M-2 District. The C-M-2 District allows all manner of light industrial uses as a matter of right, including research and testing laboratories, utility substations, warehouses, criminal detention and correctional facilities, manufacturing and fabrication establishments

VI. The subject property is located within an area designated for "Production and Technical Employment" (PTE) use on the Generalized Land Use Map of the Comprehensive Plan. The Plan states that PTE areas are "Restructured industrial land intended to encourage growth industries...such as office support systems, communications, ... warehousing, and other commercial activities.." This application is consistent with the

Comprehensive Plan land use recommendation for the subject site

VII. The Application Should be Approved

218188rsn