GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002

TELEPHONE: 832-1965/1966 - FAX: 832-1969

December 16, 2000

Anthony Hood, Chairperson
Government of the District of Columbia
Zoning Commission
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

Attention: Alberto Bastida, Secretary

RE: Application No. 16664 – of Clearview Teleplace R Street, LLC., to convert an existing warehouse into an electronic equipment facility.

Dear Chairperson Hood:

This letter is written to formally and respectfully request that the Zoning Commission for the District of Columbia waive the "seven day filing requirement for written reports from ANC's" pursuant to 11 DCMR 3307.1, in order that the attached report may become a part of the official record in connection with the above-referenced case. We thank you in advance for your favorable response to our request for a waiver of the seven day filing requirement for written reports from ANC's.

Yours truly,

James D. Berry, Jr.
Chairperson

JDB

DEC 18 2000

ZONING COMMISSION
CASE No. 16664
EXHIBIT No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16664
EXHIBIT NO.25

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Attention: Alberto Bastida, Secretary

RE: Application No. 16664 – of Clearview Teleplace R Street, LLC., to convert an existing warehouse into an electronic equipment facility.

Dear Chairperson Hood:

I write on this occasion to formally request that the Board of Zoning Adjustment/Zoning Commission leave the record open for comments from Advisory Neighborhood Commission 5C (ANC 5C) when it holds an initial hearing on the above-referenced application, currently scheduled for Monday, December 18, 2000. Specifically, the public meeting at which this issue will be formally presented to the members of our commission, as well as those residents of the area in which the proposed Electronic Equipment Facility (EEF) is planned to be located, is scheduled for Tuesday, December 19, 2000 at St. Martin's Catholic Church, North Capitol and T Streets, N.W. Indeed, we are mindful of the fact that the BZA/Zoning Commission is scheduled to hear the matter on 12/18/2000 and plans to make a decision concerning this application on December 20, 2000. A decision to leave the record open for our comments, therefore, should not disrupt your current plans to dispose of this case and, at the same time, it will give those who will be most immediately impacted by the development proposed for the subject site, to have their views factored into your decision-making. Attorney Norman M. Glasgow, Jr. has consented to appear at our 12/19/2000 regular monthly meeting on behalf of the applicant and we are hopeful as well as prayerful that you will accommodate our request to leave the record open for our formal comments, in order that any concerns that may be expressed by neighborhood residents at our 12/19/2000 meeting can be passed along to you.

In terms of the historical context which leads to our request, it should be known that Attorney Norman M. Glasgow, Jr. contacted the writer with a request to appear before ANC 5C to present the applicant's case to our community, on or about December 1, 2000. Because our commission meets on the third Tuesday of each month, Attorney Glasgow's request came too late to be considered for our November 2000 meeting. In an effort to cooperate with Attorney Glasgow's desire for a meeting with the members of our commission and in the interest of attempting to have this matter considered by our group in advance of the scheduled December 18, 2000 BZA/Zoning Commission hearing, the writer indicated to Attorney Glasgow that he would do his best to try to organize a special meeting to address the matter. In light of the holiday season and the relatively short window of time available for the writer to coordinate such a meeting, he indicated to Mr. Glasgow that it might

be difficult to get a minimum of seven members of our commission (i.e., the number required to constitute a quorum) to work such a "special meeting" into their respective schedules. Nevertheless, the writer tried his best to organize the special meeting and, in turn, called it for Saturday, December 15, 2000. Unfortunately, we were not able to attain a quorum at this meeting, largely because the groundbreaking ceremony for the new Metro Station planned for New York Avenue and Florida Avenues, N.E. was rescheduled "at the last minute" and resulted in a conflict of scheduling with our special meeting. Importantly, several members of our commission had been working on the production of the groundbreaking ceremony and related events; hence, this pre-existing responsibility precluded their ability to appear at the special meeting.

In spite of the fact that we did not achieve a quorum at the special meeting, Attorney Glasgow proceeded with the presentation on behalf of his client. Approximately five of the ten members of our group were in attendance at the meeting, including the representative from the Single Member District (SMD) in which the subject site is located. Unfortunately, the copy of Clearview Teleplace R Street, LCC. application and supporting materials that had been, reportedly, mailed to myself and Commissioner Bertha Johnson (the SMD representative), was never received by either of us. Therefore, Mr. Glasgow's presentation of the application was the first opportunity for anyone from our group to hear any details concerning it.

Following Mr. Glasgow's presentation and a fairly extensive as well as intense period of questions and answers, those members in attendance expressed an inclination to support the application. That is, we are aware of the suitability of this existing warehouse for conversion into an Electronic Equipment Facility, the site's close proximity to crucial fiber lines that run along railroad tracks, as well as the contribution that the proposed data center can make in developing an infrastructure for potential use by other technology firms/communications companies that may wish to relocate to this area. Indeed, the Eckington area and a significant portion of the New York Avenue corridor that is expected to attract "high tech" firms and communications companies in the not too distant future, are located within the boundaries of ANC 5C. And, while we strongly encourage the predicted burst of growth in this type of economic development activity, we are equally concerned about the potential negative impacts which uncontrolled development of this kind, could have upon the surrounding neighborhoods.

For those of us who could make the special meeting, Mr. Glasgow allayed the majority of our concerns about potential hazards to the health and well-being of residents from the surrounding neighborhood due to the emanation of radiation, microwaves or other forms of environmental contamination from the equipment that will be located in the proposed EEF. In this regard, Mr. Glasgow assured us that no equipment is planned to be stored in the proposed facility that could produce such environmental problems, particularly for those citizens who reside in close proximity to the site.

We are aware of the fact that the D.C. Office of Planning has recommended approval of the special exception application. In this regard, the preliminary judgment of those members who attended the special meeting is in concurrence with the Office of Planning's overall assessment, in terms of the potential adverse impacts to the community that would be associated with the implementation of this applicant's plans for the subject site. Indeed, we are grateful to the Director of the Office of Planning for recommending emergency regulations that would require proposed developers of Electronic Equipment Facilities to be subjected to a community oversight process. With specific regard to the instant application, we are pleased to see that the Office of Planning has made recommendations "pertaining to design, appearance, landscaping, parking and other such requirements as it deems necessary to protect the adjacent property and to achieve an active, safe and vibrant street life" surrounding the site. And, if the Zoning Commission plans to act favorably on this application, it is our hope that the Commission will add to this list of amenities, where appropriate.

Another point of significant interest that gained unanimous support from the members who attended the special meeting, concerned a possible relationship between the applicant and the proposed state of the art technology school slated for location at the former McKinley Technical High School. That is, this high technology school is expected to open by September 2002 and we think it would be a natural fit for the applicant to find ways of lending support to the creation and maintenance of this new institution. Such support could be

offered in the form of site visits or orientation sessions provided to students of McKinley concerning the purpose and operations of data centers/electronic equipment facilities. Another form of support could be the provision and/or coordination of internships for McKinley students at the proposed EEF and/or among the applicant's pool of client organizations. Such assistance could be lent to McKinley students by helping them to gain access to the internet. Indeed, if the applicant is willing to "think outside of the (proverbial) box," then there are a countless number of reasonable and discreet ways in which it could be of support and assistance to the students of the proposed state of the art institution of higher learning. As indicated, a substantial portion of the area that is planned to be the new "Silicon Valley" in the District of Columbia, is located within or in very close proximity to the boundaries of ANC 5C. In this connection, we hope and expect to see an explosion of this type of economic development activity to take place in and around our area. And, of equal importance, we hope and expect that these extraordinarily profitable enterprises will also find a way to share a reasonable portion of their prosperity especially with the educational institutions in our community that accept responsibility for training the minds of our children, academically.

In closing, Mr. Chairman, we make a final appeal to you to leave the record open for further and formal comments from ANC 5C with respect to the instant application. As previously indicated, the residents of the 5C community have not had a chance to "weigh-in" on this important issue and we think that our recommendation allows our constituents to inform our ultimate decision-making regarding the application, while also allowing the BZA/Zoning Commission to proceed with their current schedule for the disposition of this matter, with minimal disruption. That is, I will reduce any additional comments that we have concerning this application to writing immediately following our 12/19/2000 meeting; hence, by 9:00 a.m. on 12/20/2000, these additional comments will be in your possession. I thank you and your colleagues in advance for your favorable response to our request!

Yours truly,

James D. Berry, Jr.
Chairperson

cc: Commissioners, ANC 5C

JDB

Fax Separator Page

From	544 4874	
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