ADVISORY NEIGHBORHOOD COMMISSION 2C
Shaw Terrell Community Center
First & Pierce Street, N.W.
Washington, D.C. 20002

April 19, 2002

16892

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

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Re: Proposed Redevelopment of 920-942 F Street, NW
Square 377, Lots 35, 819, 820, 821, 852, 853 and portion of public alley to be closed

Dear Members of the Board:

This letter is to advise that ANC 2C, at its regularly scheduled public meeting, held April 3, 2002, at which a quorum was present, unanimously voted (5-0) to support the request of Douglas Development Corporation, owner/contract purchaser of the Subject Property and Applicant for zoning relief, for variances to permit the redevelopment of this important site in Square 377 into an office building with ground floor retail and arts uses.

The Commission was advised that the Subject Property is affected by several exceptional situations and conditions, including its improvement with multiple historic structures in varying states of repair, a number of which are subject to an Order from the Mayor's Agent for Historic Preservation. The Subject Property is also exceptional as a result of its configuration and size.

The Applicant is requesting variance relief from the building density restriction (FAR) of the DD/C-4 Zone and variance relief from the area-wide design standards of the Downtown Development District Overlay in order to allow garage/loading access to the project from 10th Street, N.W. These variances are needed to permit the Applicant to construct an office building of sufficient size and footprint to subsidize the important historic preservation and downtown revitalization goals of the District that will be accomplished by this project. The project may also require a roof structure setback special exception.

Importantly, the eastern portion of the Subject Property contains the facades of the historic Atlantic building and three smaller scale contributing buildings to the Downtown Historic District. These buildings were largely demolished in 2000 by a previous developer in preparation for the construction of a "special merit" office building pursuant

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EXHIBIT NO.29

to approval by the Mayor's Agent. The original developer has been unable to finance the redevelopment of the site. The Applicant is faced with the practical difficulty of fulfilling the "special merit" approval from the Mayor's Agent as part of its project for the Subject Property, along with preserving the other historic buildings on the Subject Property. The implementation of the significant historic preservation components of this project clearly constitute a practical difficulty in terms of construction complexity and design. Furthermore, the Commission finds that the variances relief can be granted without substantial detriment to the public good or the District's Zone Plan. The redevelopment of this property is critical to the redevelopment of the old downtown and reestablishment of the F Street commercial spine.

ANC 2C supports the Applicant's requests for variance relief from Sections 771 and 1701.4 of the Zoning Regulations which will allow the Applicant to complete this rehabilitation project which is critical to the continued rejuvenation of the Downtown. ANC 2C likewise offers its support for the Applicant's request for special exception for roof structures should that be determined to be needed for the project. The Commission urges the approval by the Board of this vital project so that it may proceed forward to the benefit of the community.

Sincerely,

Leroy J. Thorpe, Jr.
Chairman, ANC 2C