Government of the District of Columbia

OFFICE OF ZONING

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July 3, 2002

M E M O R AND U M

TO: Anthony J. Hood, Vice-Chairman
James H. Hannaham, Commissioner
John G. Parsons, Commissioner
Peter G. May, Commissioner

FROM: Alberto P. Bastida, AICP
Secretary to the Zoning Commission

SUBJECT: Z.C. Case No. 02-24/98-14C (Requested "Minor" Modification of Order No. 906 –1000 16th Street, N.W. – Solar Building PUD)

On May 30, 2002, Robin, Kaplan, Miller & Ciresi L.L.P. (on behalf of JGB/6006 Limited Partnership, the applicant) requested a modification of Zoning Commission Order No. 906, dated October 16, 2000. The "minor" modification requested would allow the applicant to move the front entrance one bay to the north. The proposed change would result in: 1.) a further setback of the penthouse by a distance of ten to fourteen feet (10' - 14) along 16th Street; 2.) an increase of the green space along 16th Street; and 3.) an increase of the distance between the front entrance and the residential neighbors to the north.

On June 28, 2002, Robin, Kaplan, Miller & Ciresi L.L.P. (on behalf of JGB/6006 Limited Partnership, the applicant) requested the following additional modifications:

1. Relocation of the parking garage entrance to the K Street façade. JBG also seeks the flexibility, at its discretion, to relocate the parking garage entrance to the rear of the building off the public alley adjacent to the property, if such alternative is determined by JBG to be feasible and preferable to relocating the parking garage entrance to K Street;

2. Amendment of Condition No. 5 of Order No. 906 to allow an additional retail entrance and signage in the bay to the north of the proposed new

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lobby entrance on 16th Street. Retail entrances and signage along 16th Street would be limited to two (2) each;

3. Amendment of Condition No. 4 to permit modification of the landscape plans to allow coordination of changes resulting from moving the parking garage entrance. Modification of the landscape plans resulting from the relocation of the parking garage entrance will result in increased green space;

4. Deletion of the parking garage signage requirements and restrictions in Condition No. 7. Specifically, the applicant believes deletion of the requirement that signage be provided within the parking garage prohibiting northbound traffic on 16th Street from turning left out of the parking garage and the prohibition against any signage for the garage, either fixed or movable, at the 16th Street entrance to the parking garage would be appropriate;

5. Deletion of the requirements in Condition No. 8 regarding restaurant valet (the applicant believes it is no longer necessary), to permit valet service at the restaurant entrance along K Street; and

6. Deletion of Condition No. 10, which prohibits use of the parking garage by non-tenants of the PUD and restricts the hours of uncontrolled access to the garage.

Section 3030 of the Zoning Regulations provides for the Commission's approval of minor modifications on its consent calendar agenda when appropriate. I have determined, on behalf of the Director, that the proposed modifications are not minor in nature and a public hearing is required. The above-mentioned determination was based on several factors, including the relocation of the vehicular access to K Street from 16th Street, the relocation of pedestrian points of access to the building, and the change of the building massing. Even though some of the proposed changes might have been considered by the then Commissioners desirable at the time of the original case, the proposed changes are not minor and their appropriateness needs to be determined through the hearing process.