GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

To: Anthony Hood, Vice Chair
District of Columbia Zoning Commission

From: Andrew Altman, Director

Subject: ZC 98-14C, The Solar Building
Final Report on Applicant Request for Modifications to PUD Order

Date: September 25, 2002

The Office of Planning (OP) has reviewed the applicant's request for modifications to the design of the proposed Solar Building, and changes to the Zoning Commission Order for Case 98-14C. The applicant is proposing to make more changes to the existing Solar Building's superstructure than had been anticipated earlier. This has made it more feasible for the applicant to propose other design modifications that had been requested by parties that had been in opposition to the case.

The requested modifications are:

Design

- Relocation of the parking garage entrance from 16th Street, a designated Special Street, to either the west-most K Street bay of the Solar Building, or, at the applicant's discretion, to the public alley behind the building; This shall be consistent with the Sheet A-08A or Sheet A-08B in the plans dated 07-01-02.
- Possible inclusion of an additional retail entrance and appropriate signage in the bay immediately to the north of the relocated lobby entrance on 16th Street. Although the possible entrance shall be an exterior entrance, the access from 16th Street for such an entrance shall be incorporated with access from the street to the lobby entrance. It shall not be designed as an additional access path traversing the landscaping on 16th Street;

PUD Condition Amendments

- No. 4: (*Change reference to landscaping to reflect possibility of additional retail entrance*). Landscaping shall be in accordance with the plans dated July 6, 200, marked as Exhibit 1118B in the record, as modified to allow increased landscaping along the 16th Street frontage, coordinated with the consolidated 16th Street lobby entrance and the possible additional retail entrance. This landscaping shall be designed to reinforce the character of 16th Street as a Special Street not usually intended for retail uses.

- No. 5: ~~Retail signage on the 16th Street frontage of the building shall be limited to one~~ The total number of retail entrances and retail signs permitted along the 16th Street frontage shall be limited to two entrances and two signs, Each sign not to exceed thirty

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square feet in area. The northernmost retail entrance and sign being located in the bay immediately to the north of the lobby entrance. A building identification sign also will be permitted. There shall be ~~only one~~ no more than two retail entrances along 16th Street in addition to the building entry.

- No. 7: (*With the relocation of the garage entrance from 16th Street, delete certain garage signage requirements and restrictions*). The garage entrance shall be located either ~~on 16th Street~~ on K Street, in the westernmost building bay, or in the alley behind the building. A minimum of forty-two fixed parking spaces or seventy-six managed spaces shall be provided in the garage. ~~The applicant will provide signage within the garage prohibiting northbound traffic on 16th Street from turning left out of the parking garage~~. There shall be no signage, permanent or movable, on 16th Street, noting the garage. ~~except that a sign shall be permitted to direct restaurant patrons to the valet parking.~~

- No. 10: (*Delete the use and hours restrictions on the garage, to permit use by non-tenants, and to eliminate restrictions on the hours of uncontrolled (e.g., commercial) access*). Managed parking shall be provided in the building. ~~The parking will be used for tenants and guests of the building only. The garage will be closed to uncontrolled public access from 9:00 P.M. until 6:00 A.M., during which time access will be limited by electronic control~~.

OP has met with the applicant. Both the applicant and OP have also met with the Department of Transportation (D-DOT) about the proposed changes. D-DOT does not have any objections to the proposed changes. (*See attachment*).

OP has also reviewed the proposed modifications with officers of the two parties that had been the principal opponents to the project: the Presidential Cooperative Apartments at 1026 16th Street, NW; and ANC 2B. The ANC has withdrawn its opposition to the project (*see attachment*), and the Presidential has expressed support for the changes.

OP believes that these changes would strengthen the project's conformance with the intent of the earlier Zoning Commission decision, and minimize aspects of the project that had been objectionable to the parties that were in opposition to it.

It is OP's opinion that the requested modifications to both the project's design and the language of the Order are consistent with the original project and with the recommendations in the final OP report on this project, dated June 6, 2000.

The Office of Planning recommends the Commission approve the applicant's requested modifications.

Aa/slc

enclosures