NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
tel 202 482-7200
fax 202 482-7272
www.ncpc.gov

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Appointed by the
President of the United States
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Robert A. Gaines

Appointed by the Mayor of
the District of Columbia
Arrington Dixon
Dr. Patricia Elwood

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The Honorable Donald H. Rumsfeld

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The Honorable Gale A. Norton

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Chairman, Committee on
Governmental Affairs
United States Senate
The Honorable Joseph I. Lieberman

Chairman, Committee on
Government Reform
U.S. House of Representatives
The Honorable Dan Burton

Mayor, District of Columbia
The Honorable Anthony A. Williams

Chairman, Council of the
District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 02-24/98-14C

NOV 14 2002

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to the Commission's delegation of authority adopted August 6, 1999, I have reviewed the proposed modification to the Planned Unit Development at 1000-1010 16th Street, NW, Square 184, Lot 74, otherwise known as the Solar Building and found that the proposal would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

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D.C. OFFICE OF ZONING
2002 NOV 21 PM 2:34

ZONING COMMISSION
District of Columbia
Case 02-24
Exhibit 28

ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.28

NCPC File No. ZC 02-24/98-14C

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

MODIFICATION TO A PLANNED UNIT DEVELOPMENT AT 1000-1010 16th STREET, NW, SQUARE 184, LOT 74 (SOLAR BUILDING)

Delegated Action of the Executive Director

OCT 31 2002

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed modification to the Planned Unit Development at 1000-1010 16th Street, NW, Square 184, Lot 74, otherwise known as the Solar Building, would not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Zoning Commission has taken a proposed action to modify a previously approved Planned Unit Development (PUD) located at 1000-1010 16th Street, NW. This PUD was reviewed by the National Capital Planning Commission on October 5, 2000 (Case ZC 98-14C) and subsequently approved by the Zoning Commission on October 16, 2000. The project is a 125.5-foot-high, 11-story office building with ground floor retail space and a below-grade parking garage. The total Floor-to-Area Ratio (FAR) for the project is 9.96.

The proposed PUD modification consists of the following changes in the project's design:

- Relocation of the below-grade parking garage entrance from 16th Street to either K Street or the public alley in the rear of the building. The project developer will determine the location of this entrance in coordination with the District of Columbia Office of Planning.

- The addition of a second retail entrance and the allowance of additional signage on 16th Street. This entrance will be an exterior entrance that is incorporated with access from the street to the lobby entrance.

- An increase in landscaping along 16th Street. This landscaping will be coordinated with the lobby entrance and the additional retail entrance and will be designed to reinforce the character of 16th Street.

- The building's signage on 16th Street will be limited to two signs no larger than 30 square feet each.

- A modification of conditions 7 and 10, which pertain to the below-grade parking facility. These modifications will limit the Solar Building PUD to 42 fixed parking spaces or 76 managed spaces in the parking garage and will eliminate any signage on 16th Street noting the garage.

The National Capital Planning Commission concluded at its October 5, 2000 meeting that the Solar Building Planned Unit Development would not adversely affect the identified federal interests, nor be inconsistent with the Comprehensive Plan. That conclusion was based on the premise that the height, bulk and overall design of the PUD would not adversely affect K Street, which is a designated Special Street, nor would it affect any surrounding viewshed or public space. Given that the proposed modifications to the project are limited to changes involving the parking facility, signage, an additional retail entrance and the addition of landscaping I find that this proposed PUD modification will not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director