Government of the District of Columbia

ZONING COMMISSION

October 20, 2004

M E M O R AND U M

TO: Zoning Commission Members

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

SUBJECT: Z.C. Case No. 02-24
(Request For Minor Modifications - 1601 K Street N.W. –Formerly Know as 1000 16th Street)

On October 6, 2004, JBG/Rockwood 1601 K, L.L.C. ("JBG" or the "Applicant") requested a minor modification of Zoning Commission Order Nos. 906 and 02-24, dated October 16, 2000 and November 18, 2002, respectively.

JBG requested that the minor modification requested be processed on the Commission's consent agenda at the October 25, 2004 public meeting. Section 3030 of the Zoning Regulations provides for the Commission's approval of minor modifications on its Consent Calendar agenda when appropriate. JBG has served, by hand, the parties to this matter, Advisory Neighborhood Commission (ANC) 2B and Presidential Owners, Inc., with a copy of this request. Additionally, JBG served, by hand, Mr. Nik Moradi of the Professional Man, who had appeared (although he did not request nor was he granted, party status) in Zoning Commission Case No. 02-24.

As detailed further below, it is recommended that this request for Consent Calendar approval for the minor modification requested be granted at the Commission's October 25, 2004 public meeting.

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Below, in summary fashion, are the written comments and recommendations to the Zoning Commission pursuant to **Section 3030 Consent Calendar**.

3030.1 N/A

3030.2 The request is for a minor modification to the PUD, as approved in Zoning Commission Order Nos. 906 and 02-24. JBG requests a minor modification to allow, at the option of JBG, the introduction of rooftop landscaping on the ninety foot (90') roof along 16th Street. The proposed rooftop landscaping would include planters for small shrubs along the perimeter of the roof, with a portion of the perimeter planters accommodating trees with a maximum height of fifteen feet (15').[1] These changes are set forth in more detail in JBG's request. The requested modification does not affect the essential elements of the approval given by the Zoning Commission for this project, such as use, height, FAR, lot occupancy, setbacks or number of parking spaces. The request also does not change any of the approved elements of the benefits/amenity package.

3030.3 JBG, a party to this case, has requested placement of this matter on the Consent Calendar. The parties identified above were served with a copy of the request, by hand, by JBG at the same time JBG filed its request with the Office of Zoning.

3030.4 Applicant's submission complies.

3030.5 Applicant's submission complies.

3030.6 Applicant's submission complies.

3030.7 Not applicable.

3030.8 Parties to this matter, who were served by hand, have until October 13, 2004, to file any response in support or opposition of the request.

3030.9 The Secretary to the Zoning Commission recommends placement of this request on the Commission's Consent Calendar.

3030.10 JBG has served the Office of Planning, by hand, with a copy of its request at the same time of filing the request. The Secretary to the Zoning Commission has determined that there is no advice necessary from other District agencies.

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[1] In the alternative, if the Commission does not approve of the inclusion of trees with a height up to fifteen feet (15'), JBG requests approval of trees with a maximum height of ten feet (10').

3030.11 The Secretary to the Zoning Commission has determined that it is appropriate to place this matter on the Consent Calendar for consideration and action by the Zoning Commission without public hearing at its October 25, 2004 public meeting.

3030.12 Not applicable to this report.

3030.13 The Secretary to the Zoning Commission recommends that the requested modifications be granted as consistent with the intent of the Commission in approving its original Order Nos. 906 and 02-24 and as not substantially impairing the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.