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June 28, 2002

D.C. OFFICE OF ZONING
2002 JUN 28 PM 4:08

BY HAND

Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 4th Street, N.W., Room 210
Washington, D.C. 20001

Re: JBG/6006 Limited Partnership
Zoning Commission Case No. 98-14C (Order No. 906)
1000 - 1010 16th Street, N.W., Square 184, Lot 74 (the "Property")
SUPPLEMENTAL REQUEST FOR MINOR MODIFICATION OF PUD
Our File No. 092218.0000

Dear Ms. Kress:

This letter shall serve as a follow up to the Application for a Minor Modification (the "Application") filed by the JBG/6006 Limited Partnership ("JBG") in the instant matter on May 30, 2002. JBG filed a request for a minor modification to its Planned Unit Development at 1000 Sixteenth Street, N.W. (the "PUD") so as to allow the relocation of the Sixteenth Street entrance and corresponding bay to the south by one bay.

Since the filing of its Application, JBG has had several meetings and correspondence with members of Presidential Owners, Inc., a party to this matter, and the Office of Planning ("OP") regarding the proposed changes, as well as additional concerns of the community and OP.[1] Paramount of these concerns was the location of the parking garage entrance along the Sixteenth Street facade. In response to the community's concerns, OP has requested that JBG, in connection with its Application, seek further modification to relocate the garage entrance from the Sixteenth Street facade the K Street facade or, at JBG's discretion, to the rear of the building off the public alley adjacent to the Property.

[1] JBG has scheduled a meeting with members of ANC 2F for the morning of July 8, 2002, which was the first available date the ANC had to meet with JBG due to resignation of one of its members and the unavailability of other members.

Zoning Commission
District of Columbia
Case 02-24/98-14C
Exhibit 5

ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.5

Accordingly, JBG hereby submits this Supplemental Request to allow the relocation of the parking garage entrance and for related modifications to those conditions affecting the garage in Zoning Commission Order No. 906 ("Order No. 906") so as to conform to the relocation of the parking garage entrance. Specifically, JBG hereby requests the following additional minor 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 alleys in the rear of the Property, if such alternative is determined by JBG to be feasible and preferable to relocating the parking garage entrance to K Street; and

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

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; and

4. Delete the parking garage signage requirements and restrictions in Condition No. 7, as they are no longer applicable or necessary. Specifically, delete the requirement that signage be provided within the parking garage prohibiting northbound traffic on Sixteenth Street from turning left out of the parking garage and the prohibition against any signage for the garage, either fixed or movable, at the Sixteenth Street entrance to the parking garage; and

5. Delete the requirements in Condition No. 8 regarding restaurant valet, as it is no longer necessary, and permit valet service at restaurant entrance along K Street.

6. Delete 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.

The parking garage entrance was restricted to Sixteenth Street in Order No. 906, not because it was the preferred location but, rather, as a result of restrictions of the Department of Public Works ("DPW") against locating the parking garage entrance along K Street or off the public alley. The District Department of Transportation ("DDOT")(successor to DPW") recently indicated its willingness to allow the relocation of the parking garage entrance, a modification pursued by JBG at the request of OP and the community. The modifications itemized above result in additional benefits to the PUD and streetscape and will alleviate traffic concerns on Sixteenth Street.

The requested modifications are minor, as they do not result in any reduction or diminishment of the amenities of the PUD. To the contrary, they will further address concerns expressed by the neighbors of the PUD. Accordingly, JBG requests that the Director of the Office of Zoning place this matter, along with the minor modification sought in the original Application, on the Zoning Commission's Consent Calendar.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.



Richard B. Nettler
Jeannine Rustad Zigner

cc: Advisory Neighborhood Commission 2B
Presidential Owners, Inc.
Office of Planning, Attention Steve Cochran (by hand)
Ms. Chorman Romano
Mr. Porter Dawson