GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

To: Anthony Hood, Vice Chair
District of Columbia Zoning Commission
441 4th Street, NW
Washington, DC

From: Andrew Altman, Director

Subject: ZC 98-14C, The Solar Building
Applicant Request for Approval of Minor Modifications to PUD Order

Date: June 28, 2002

The Office of Planning (OP) has reviewed the applicant's request for Minor Modifications to the design of the proposed Solar Building, as well as changes to the Zoning Commission Order for Case 98-14C. We have met with the applicant and understand that the applicant will be submitting additional refinements to the Commission. The applicant and OP have also met with the Department of Transportation (D-DOT) about the proposed changes and refinements.

Based on OP's review of the applicant's submission and the proposed refinements, 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. D-DOT has also consented to the portions of the changes relevant to its jurisdiction, and intends to confirm its concurrence with correspondence to the Commission.

OP has also reviewed the proposed minor modifications, and refinements, with officers of the two parties who had been the principal opponents to the project: the Presidential Cooperative Apartments at 1026 16th Street, NW; and ANC 2B. Based on our discussions, OP understands that letters are forthcoming from these groups expressing support for the requested Minor Modifications.

The proposed Minor Modifications, and refinements to be submitted by the applicant constitute the following:

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;

Permit an additional retail entrance and appropriate signage in the bay immediately to the north of the relocated lobby entrance on 16th Street. This pedestrian entrance shall not be designed as an additional access point traversing the landscaping on 16th Street;

ZONING COMMISSION
District of Columbia
Case 02-24/98-14C
Exhibit 6

ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.6

PUD Order Conditions

- No. 4: The landscape plans shall be modified to allow increased landscaping along the 16th Street frontage. This landscaping shall be designed to reinforce the character of 16th Street as a Special Street not usually intended for retail uses.

- No. 5: The total number of retail entrances and retail signs permitted along the 16th Street frontage shall be limited to two entrances and two signs, with the northernmost retail entrance and sign being located in the bay immediately to the north of the lobby entrance. All entrances shall be for pedestrians only;

- No. 7: With the relocation of the garage entrance from 16th Street, delete the garage signage requirements and restrictions;

- No. 8: Delete the existing valet parking requirements for restaurants in the building; permit valet service at any K Street entrance to a restaurant within the building; and prohibit valet parking service along 16th Street;

- 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.

The Office of Planning recommends the Commission approve the applicant's requested Minor Modifications as a Consent Calendar item.