INTREPID
REAL ESTATE

'98 DEC 17 P4:16
OFFICE OF ZONING
DISTRICT OF COLUMBIA

December 17, 1998

D.C. Zoning Commission
441 4th Street, NW
Room 210
Washington, D.C. 20001
Attn: Ms. Jerrily Kress, Chairperson

Re: Planned Unit Development and Zoning Map Amendment Application for the Solar Building, 1000 16th Street, NW Zoning Commission Case No. 98-14C

Dear Members of the Zoning Commission:

As the owner of the office building located at 1522 K Street, NW, I am writing to indicate my strong support of the above referenced application to the Zoning Commission. My building is located one block to the east of the Solar Building therefore I am highly familiar with the building and the immediate neighborhood. I support the application for the following reasons:

1. In its current condition the Solar Building detracts from an extremely significant corner. The subject proposal will upgrade the building to a Class A office building which is entirely appropriate for this major corner.

2. The building has been designed with significant setbacks along 16th Street to ensure capability with the special character of that street.

3. The proposal involves the creation of 42 to 95 parking spaces that will be accessed from a curb cut off 16th Street. There is an immediate need for parking in the neighborhood, therefore, I welcome the addition of the spaces. Further, the proposed access is ideal. K Street would not be a desirable access point due to the location of the service road and access via the existing alley system would be entirely inappropriate for a Class A office building.

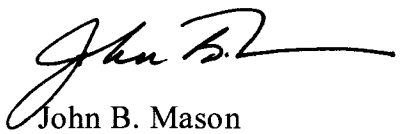
ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 30

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.30

4. I understand that the Applicant has proposed significant project amenities including an agreement with the Marshall Heights Community Development Organization to construct affordable single family homes and a $100,000 contribution to the Ross Elementary School in ANC 2B. I commend these amenities.

The project offers a win-win situation for the City. The corner will be revitalized, tax revenues will be increased and substantial benefits result from the project amenities. For these reasons, I support the proposed application and encourage your approval. Thank you for your attention to this matter.

Very truly yours,



John B. Mason
Owner, 1522 K Street NW