SMITH

CHARLES E. SMITH COMMERCIAL REALTY

December 16, 1998

'98 DEC 16 P4:10

District of Columbia Zoning Commission
441 4th Street, N.W.
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, N.W.
Zoning Commission Case No. 98-14C

Dear Members of the Commission:

On behalf of Charles E. Smith Commercial Realty, which manages a number of buildings in the area near the Solar Building (including 1101 17th Street, 1150 17th Street and 1666 K Street), I am writing this letter to enthusiastically support this application before the Zoning commission. As the management entity for a number of Class A office properties, we are very encouraged by the desire of the owner of the Solar Building to upgrade its building through a substantial renovation and addition.

The creation and maintenance of a number of first–class office properties is vital to the economic well–being of the K Street Office Corridor. The Solar Building plays an important role in this area due to its location at the intersection of 16th and K Streets. Upgrading the facade of the existing Solar Building, as well as the public areas around the building, will enliven the entire area. The Solar Building is presently occupied by office tenants and retail tenants on the ground level. While these same uses will exist in the renovated building, the updated tenant lay–outs and architectural details are more likely to attract potential tenants that desire high quality office and retail space.

For these reasons, we support the owners of the Solar Building and ask that you approve the application in Zoning Commission Case No. 98-14C. Thank you for your attention to this matter.

Sincerely,
CHARLES E. SMITH COMMERCIAL REALTY

David W. Taylor, RPA
Vice President
Management Services Department

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 48

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.48

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