ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FURTHER PUBLIC HEARING

TIME AND PLACE: Thursday, March 25, 1999 @ 7:00 P.M.
Office of Zoning Hearing Room
441 4th Street, NW, Suite 220
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 98-14C (Consolidated PUD and Map Amendment @ 1000 16th Street, NW - Square 184, Lots 59 and 842 - Solar Building)

THIS IS A FURTHER PUBLIC HEARING IN THIS CASE THAT WAS HEARD ON DECEMBER 17, 1998.

THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD COMMISSION 2B

On June 29, 1998, the Office of Zoning (OZ) received an application from the law firm of Wilkes, Artis, Hedrick and Lane, on behalf of JBG 6006 Limited Partnership. The application requests the Zoning Commission for the District of Columbia to approve a planned unit development (PUD) and to amend the Zoning Map from SP-2 to C-4 for a portion of the subject property in Square 184, lots 59 and 842, located at 1000 16th Street, N.W.

The site comprises approximately 20,111 square feet of land area and is located at the northwest corner of the intersection of 16th and K Streets, N.W. The property is occupied by the existing eight-story Solar Building and a small, adjacent, six-story office structure on 16th Street. The site is currently split-zoned SP-2 and C-4.

The proposed PUD involves the renovation and expansion of the existing Solar Building, which includes an addition of three stories and a new below-grade, two-level parking garage for approximately 95 vehicles. The existing adjacent six-story office building in the northern portion of the site on 16th Street would be replaced with the expanded floor area of the Solar Building and would provide the point of access to the new parking garage.

The applicant is seeking the rezoning of a portion of the SP-2 zoned section of the property to C-4. With this, the site would be redeveloped under the C-4 PUD guidelines. The rezoning would allow the applicant to achieve a height and density for the Solar Building that are consistent with other buildings in the immediate area, along with the high density land use designation for the site as depicted on the Generalized Land Use Map of the Comprehensive Plan.

As noted above, this case was heard by the Zoning Commission on December 17, 1998. At the conclusion of its consideration of this application at a monthly meeting held on January 11, 1999, the Commission requested certain additional information from the applicant regarding a number of design aspects of the proposal. In a motion filed on January 29,1999, the applicant requested a further public hearing to provide sufficient opportunity to present the requested information. At its monthly meeting on February 8, 1999, the Zoning Commission granted that request.

This further public hearing will be limited to the presentation of the materials requested by the Commission at the January 11, 1999 monthly meeting, along with an updated videotape of the impact of the revised design.

Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a final stage PUD. The Commission may also impose development conditions, guidelines and standards that may exceed or be less than the matter-of-right regulations for this particular site. The Commission may also approve uses that are permitted as special exceptions that would otherwise require approval of the Board of Zoning Adjustment (BZA).

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Authority to amend the Zoning Map of the District of Columbia is provided for by the Zoning Act (Act of June 20, 1938, 52 Stat. 797, as amended, Section 5-413 et seq., D.C. Code, 1981 ed.). This further hearing will be conducted in accordance with the provisions of Section 3022, District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (1995).

Interested persons or representatives of organizations will be heard at this hearing. During the previous public hearing in this case on December 17, 1998, the Zoning Commission determined which individuals and/or organizations would be recognized as parties. As a result, **no further requests for party status will be considered.** A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules.

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following special procedures applicable to this case. Any person appearing as a party to this case shall submit the following additional information (if such information has not already been submitted or if a party deems that additional information is needed relative to the applicant's further submission of requested materials):

1. A summary of the testimony of each witness;

2. An indication of which witnesses will be offered as experts, the areas of expertise in which the witnesses will be offered, and the resumes of qualifications of the proposed experts; and,

3. The total amount of time that will be required to make the presentation.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR 3013.1, the information shall be filed no later than 14 days prior to the hearing date.

If Advisory Neighborhood Commission (ANC) 2B, which is automatically a party to the case under 11 DCMR 3099, intends to participate at the hearing, it shall also submit the information cited above no later than 14 days prior to the hearing date. The written report of the ANC, however, shall be submitted no later than seven (7) days prior to the hearing date.

The Zoning Commission further gives notice that it shall impose time limits on all oral presentations of both persons and parties as follows:

1. Applicant.....60 minutes

2. Other Parties.....15 minutes

3. Organizations..... 5 minutes

4. Individuals.....3 minutes

The Commission intends to adhere to these time limits as strictly as possible in order to hear the case within a reasonable period of time. However, the Commission reserves the right to adjust the limits if necessary. No time shall be seeded.

The Zoning Commission requests that all witnesses prepare their testimony in writing, submit such testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Interim Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, DC 20001. Please include the number of this case (98-14C) and your daytime telephone number.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ALAN M. HANTMAN OR HERBERT M. FRANKLIN, JOHN G. PARSONS, JERRILY R. KRESS, ANGEL F. CLARENS, AND ANTHONY J. HOOD----------

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SHERI M. PRUITT-WILLIAMS, INTERIM DIRECTOR, OFFICE OF ZONING.