Government of the District of Columbia

Office of the
Director

Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

September 2, 1998

M E M O R A N D U M

TO: D.C. Zoning Commission

FROM: Jill C. Dennis
Director

SUBJECT: Preliminary Report on Zoning Commission Case No. 98-14C; Request for Consolidated Approval of a Planned Unit Development (PUD) and Related Map Amendment at 1000 16th Street, N.W. (Square 184, Lots 59 and 842)

APPLICATION

This application has been submitted by JBG 6006 Limited Partnership for consolidated approval of a planned unit development (PUD) and related map amendment from SP-2 to C-4 to redevelop, renovate and expand the existing commercial office building known as the Solar Building located at 1000 16th Street, N.W.

SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that this application be set down for a public hearing.

APPLICANT'S PROPOSAL

The applicant proposes to redevelop the Solar Building, an eight-story commercial office building dating from the early 1960s. The project calls for the renovation of the existing building, removal of the adjacent six-story office structure to the north, an addition to replace the six-story building, construction of three additional stories and a new below-grade parking garage. The expanded building would include a gross floor area of approximately 205,132 square feet, with approximately 10,000 square feet for retail use. The total floor area ratio (FAR) of the completed project would be 10.2. The height

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CASE No. 98-14C
EXHIBIT No. 7

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.7

9/8/98

would increase from 90 feet to 130 feet, with set-backs at the 9th and 11th floors in deference to the Sixteenth Street Special Treatment Area. The subject property is located in the SP-2 and C-4 Districts. The application seeks the rezoning of the SP-2 portion of the property to C-4.

SITE AREA AND DESCRIPTION

The proposed PUD site consists of 20,111 square feet of land area, which is currently improved with the eight-story Solar Building and another, smaller commercial structure. The property is situated at the northwest corner of 16th and K Streets (Ward 2), N.W., along one of the city's most prominent commercial office corridors. The rectangular site is approximately 144 feet along K Street and approximately 156 feet along 16th Street, N.W. The site is located in the Connecticut and K Street area of the Central Employment Area under the Comprehensive Plan, which is characterized by high-density commercial structures.

Large office buildings with a predominant height of 130 feet are located to the east and west of the site along K Street. Immediately adjacent to the site at 1625 K Street is the Commonwealth Building, a twelve-story structure constructed in 1941. Further west are the office buildings at 1627 and 1629 K Street, N.W., constructed to a height of 130 feet. The Investment Building located one block to the east at 1511 K Street, N.W., is 130 feet in height. The area along 16th Street includes similar buildings, with an average height of 90 feet. The Capital Hilton Hotel, immediately across 16th Street from the Solar Building, is 130 feet in height with a setback at 90 feet.

The 16th and K Street intersection is among the most prominent locations in the Central Employment Area. Large-scale contemporary office buildings spanning the last three decades dominate the K Street commercial corridor. Sixteenth Street likewise includes a commercial character, but also possesses unique qualities, which have led to its designation as a Special Street and Special Treatment Area under the Comprehensive Plan. In addition to commercial office space, this area of 16th Street includes four premier luxury hotels, two of which -- the Capital Hilton and the Sheraton Carlton -- are directly across the street from the PUD site.

EXISTING ZONING AND PROPOSED MAP AMENDMENT

The subject site is located in both the SP-2 and C-4 Districts, with the SP-2 zone mapped along the 16th Street frontage of the building and the C-4 zone mapped along most of the building's K Street frontage. The SP District is designed to serve those areas adjacent to high-density commercial zones for the special purpose of buffering adjoining commercial and residential areas. The SP-2 District is a high-density zone that allows new residential development to be constructed at a higher density than new office development. Buildings in the SP-2 zone may be constructed to a height of 90 feet, with no limit on the number of stories. The permitted FAR in the SP-2 zone is 6.0 for an apartment house or other residential use, and 3.5 for other permitted uses, with a maximum FAR of 6.0.

Office buildings for non-profit and professional office use are permitted with BZA approval. Under pending amendments to the Zoning Regulations, general office use would be permitted in the SP District.

The C-4 District is designed for the downtown core that comprises the retail and office centers of the District of Columbia. The C-4 District permits a maximum height of 130 feet if the property abuts a street which is at least 110 feet wide, such as K Street. In addition, the C-4 District permits a maximum FAR of 10.0 if a building can be built to a height in excess of 110 feet. Under the PUD guidelines for the C-4 District, the FAR may be increased to 11.0 FAR. The proposed 10.2 FAR of the project is within the guidelines.

PLANNING AND POLICY ISSUES

The Office of Planning offers the following comments for the consideration of the Zoning Commission relative to this case:

1. Consistency with the Comprehensive Plan

The Comprehensive Plan Generalized Land Use Map designates the site in the high-density commercial land use category. The C-4 District proposed for the remainder of the site is consistent with this designation. The proposed renovation and expansion of the Solar Building is also generally consistent with the surrounding land uses and building heights and densities of the 16th and K Street vicinity. The provision of additional commercial office space fulfills a specific objective of the Connecticut and K Street area of the Central Employment Area of downtown Washington in the Ward 2 Plan. The project is also generally consistent with numerous other policies and objectives enunciated in other themes and elements of the Plan.

2. Urban Design and Architecture

The urban design and architecture elements of the Comprehensive Plan encourage the enhancement of the aesthetic qualities, physical image, and distinguishable characteristics of the District that establish its character as an urban center and the Nation's Capital. The applicant has stated that the proposed project would enhance and enrich this segment of the city through superior design elements. The contemporary architectural treatment of the addition and renovation would restore this high-profile intersection to a position of visual prominence. The updated exterior design generally complements the surrounding commercial corridor.

The Office of Planning has been working with the applicant and will continue that effort toward refinement of the proposed 16th Street elevation of the building to be appropriate to the Special Treatment of 16th Street.

3. Housing

The housing element of the Comprehensive Plan encourages the private sector to provide new housing to meet the needs of present and future residents. The applicant would provide for the rehabilitation of approximately four to six affordable housing units to meet the needs of present and future residents. The applicant proposes to make a contribution of $25,000 to Jubilee Housing, a non-profit housing provider that, has identified an urgent need for major structural repairs at one of its properties. The repairs are estimated to be $4,500 per unit, and the applicant's contribution would allow for the repair and renovation of almost six of the 32 units in the building.

AGENCY REFERRALS AND COMMENTS

If this application is scheduled for a public hearing, the Office of Planning will refer it to relevant District government agencies for review and recommendation.

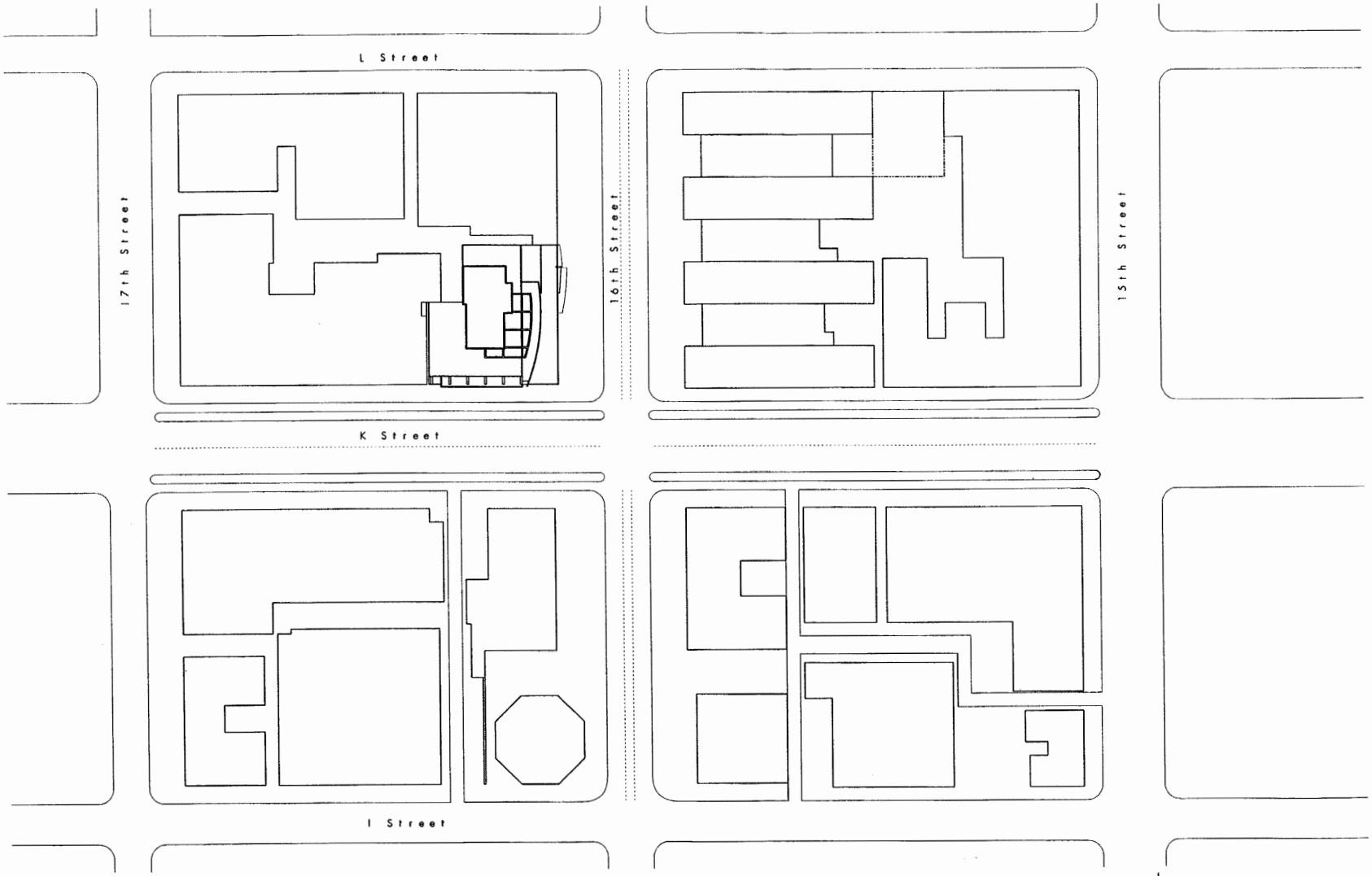
COMMUNITY COMMENTS

The applicant has already initiated community discussion on the proposed PUD through contacts with the Advisory Neighborhood Commission. The Office of Planning will consider the views of the Advisory Neighborhood Commission and other interested community organizations, persons and parties in the development of its final report to the Zoning Commission, should the application be set down for a hearing.

RECOMMENDATION

The applicant proposes to redevelop the site with a high-quality commercial office renovation and expansion project, which is consistent with the proposed partial re-zoning of the site and the Comprehensive Plan. It is the opinion of the Office of Planning that the application has sufficient merit to be considered at a public hearing. The Office of Planning recommends that the Zoning Commission set down this application for a public hearing.

Attachments



CONTEXT PLAN

THE SOLAR BUILDING

PLANNED UNIT DEVELOPMENT

1001 16th STREET NW. - WASHINGTON DC

RTKL

RTKL Associates Inc.
1250 Connecticut Avenue N.W.
Washington, D.C. 20036
202 833-4400

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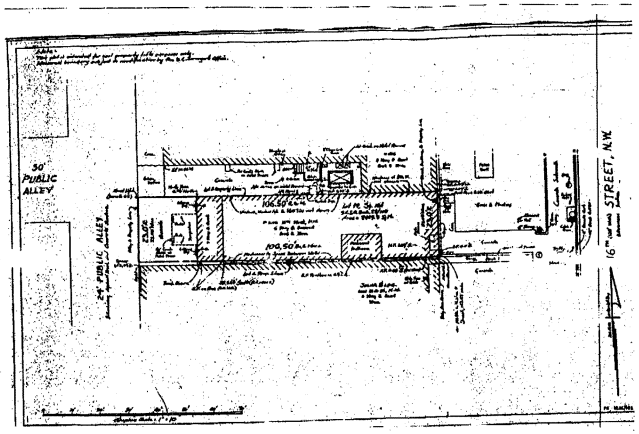
Developed by
THE [illegible] COMPANIES Washington DC

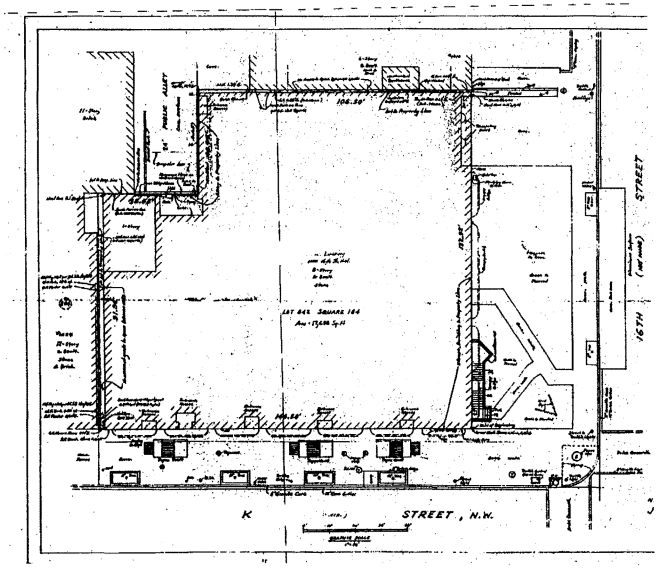
ARCHITECTS: RTKL ASSOCIATES
Structural Engineers: KCE STRUCTURAL ENGINEERS, P.C.
MEP Engineers: RTKL ASSOCIATES

25' 50' 100'

PROJECT No. 20-410
Date 6 /26

A-1





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Washington, D.C. 20036
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THE SOLAR BUILDING

1001 16th STREET NW WASHINGTON DC

Developed by
THE JBG COMPANIES Washington DC

PLANNED UNIT DEVELOPMENT

ARCHITECTS: RTKL ASSOCIATES
Structural Engineers: KCE STRUCTURAL ENGINEERS, P.C.
MEP Engineers: RTKL ASSOCIATES

SITE SURVEY

PROJECT No. 20-4709110
Date 6/26/96

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