TESTIMONY
OF
CAROL J. MITTEN
(on behalf of The Presidential Owners, Inc.)

Zoning Commission Case No. 98-14C

Consolidated Rezoning and PUD Application
1000-1010 16th Street, N.W.
Square 184, Lots 842 and 59

Zoning Commission Public Hearing
March 25, 1999

At your January public meeting, the Commission identified four areas of concern regarding the application before you. These areas were:

1) examining the viability of a parking garage entrance from the alley,
2) increasing the setback of the SP-2 zoning line along 16th Street,
3) finalizing the exterior design and materials, and
4) revisiting the landscape plan.

In our opinion, the applicant has done precious little to address these areas of concern.

1. Viability of a parking garage entrance from the alley.

First, let me address the parking garage entrance. Everyone agrees that the alleys from K Street and 17th Street are 15 feet wide. We disagree about the consequences of the width of these alleys being used to provide access to a parking garage at the Solar Building.

Prevailing Practice We found seventeen examples within four blocks of the Solar Building of parking garage entrances that are accessible from alleys less than 20 feet in width; most of these alleys are 15 feet in width. (A list of these properties is attached along with a map of their locations; plats of the individual squares are included with our March 10 submission.)

Alley Access Included in Application If you turn to drawing number A-3 or A-5 of the applicant's revised submission, you will see 14 parking spaces indicated for the first floor. The applicant intends that the access to these spaces be from the alley. Why is alley access acceptable for these 14 spaces but not appropriate for the 38 spaces in the parking garage?

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 78
ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.78

Guidance for the Commission In January, the Commission asked for DPW's views on the viability of an alley entrance to the parking garage. DPW responded by comparing access from the alley with access from 16th Street. In fact, the Commission asked for DPW's views on the garage entrance from the alley to the exclusion of 16th Street. The explicit purpose of asking DPW to revisit the issue was to understand the degree of hardship that would be created if the Commission decided to deny access for the parking garage from 16th Street.

Furthermore, I spoke with Mr. Laden and Mr. Bah from Public Works, both of whom worked on the DPW response. Neither of them would say what DPW's position would be on a request for a parking garage entrance from the alley. I asked them if it would be appropriate to infer from the DPW memo where it is stated that, "Access through the alley system is not recommended..." that they would deny permission for the parking garage entrance from alley, they said "No."

As of today, you still do not have DPW's response to your question of January 11 as to whether or not a parking garage entrance from the alley is viable. What you do have, however, is the applicant's intention to provide access for as many as 14 cars from the alley. You have abundant evidence that access to parking garages from 15-foot-wide alleys is extremely common in downtown Washington. And you have the fact that DPW has granted permission for such entrances with some frequency, including the office building at 1620 L Street (built only ten years ago, in the subject square) which has access from the same alley system we are discussing, and including the parking garage for the St. Matthew's project in the 1700-block of Rhode Island Avenue.

Design of Ramp The applicant mentions in their February 19 revision that ramping from the alley will be extremely difficult because of the tenant on the B-1 level that remains in place. In fact, the floor plans that you have before you do not illustrate how access to the B-2 level from the 16th Street ramp will be accomplished without ramping though the entire B-1 level. More scrutiny should be given the safety of having such a steep (two-level) access ramp.

2. Increase setback of the SP-2 zoning line along 16th Street.

Second, is the issue of the setback and the zoning line. At the January 11 public meeting, both Mr. Parsons and Mr. Clarens requested a setback of at least 40 feet. The Commission specifically said if the applicant came back with an adjustment of only two feet they would consider that a waste of their time. Well, how do you feel about only five feet?

Based on the amount of time that the Commission spent discussing the height of the proposed building, this is the issue of greatest concern. You wanted to see your concerns addressed in a substantive way; here is the substance. First, the proposed SP-2 zoning line has not changed at all in the revised submission. (See the attached zoning maps.) Second, the curved portion of the building that exceeds the 90-foot height has been moved back from 20 feet to 25 feet (only an additional five feet from 16th Street), not the 40-foot minimum that the Commission had requested. Third, the mass of the building has changed by less than one percent related to the changes along 16th Street. (See applicant's exhibits Z-1, dared 10/98 and 2/99.) Your serious concerns have been all but ignored by the applicant.

This is, first and foremost, a rezoning case. The placement of the SP-2 line is significant because it affects not only the height and mass of the building, but use, as well. If the SP-2 zoning line remains at 20 feet and the applicant's submission is approved, general retail uses will be permitted along 16th Street. As we articulated in our previous testimony, we are opposed to retail uses along Lower 16th Street. There was no discussion of the introduction of retail use in this project at your January 11 meeting and we urge you not to let that issue pass without consideration.

3. Finalize exterior design and materials.

Third is the matter of finalizing the design of the exterior. We are not able to address whether the details in drawing A-17 are sufficiently specific to satisfy the Commission's prerogative for design approval. The drawing at A-17 does seem to lack specificity regarding the colors of the metal panels, the granite, and the window glazing. The potential placement of retail entrances and their appearance as represented on drawing A-3 is also left to the discretion of the applicant.

We continue to note that the design bespeaks a K Street building, not a 16th Street building.

4. Revisit the landscape plan.

Finally, is the issue of the landscape plan. The applicant did revisit the landscape plan at drawing A-3 as the Commission had requested. They added more trees and bigger trees and reduced the amount of paving in order to increase the green space. They preserved the following note: "Applicant reserves the option to reconfigure hardscape/planting at face of building to accommodate 1st floor required entries."

As you know from my preceding comments regarding the SP-2 zoning line setback, we are opposed to retail uses along 16th Street. For that reason, we are opposed to any landscape plan that accommodates, in any way, retail entrances from 16th Street.

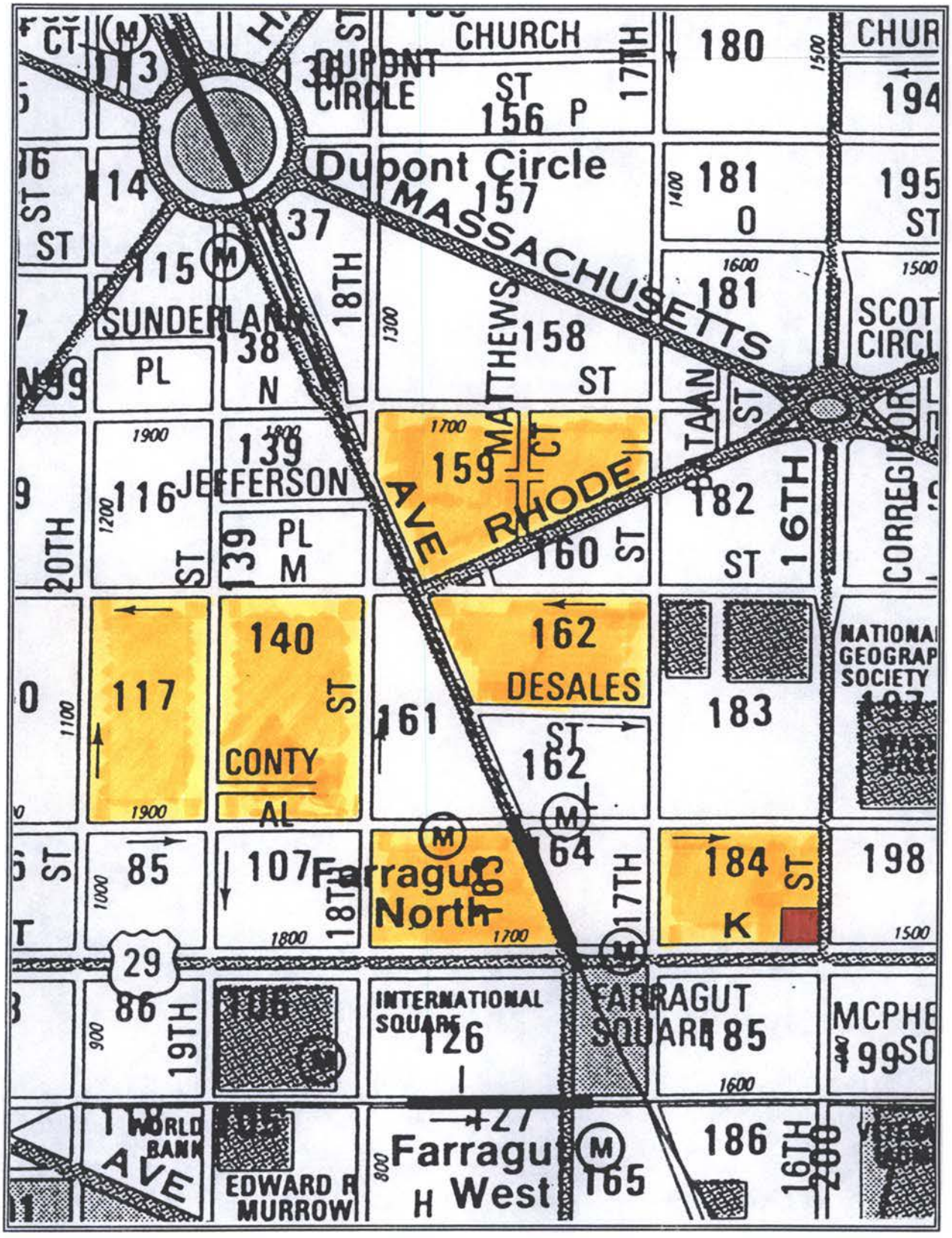
The residents of The Presidential reaffirm our vigorous and considered opposition to the application before you. We have found nothing in the applicant's revised proposal to alleviate the many concerns we articulated in the original public hearing and this evening.

Dr. Carter would like to say a few words regarding the parking garage issues.

Properties with Parking Garages with Access from Alleys Less Than 20 feet in Width

Lot	Address	# of Spaces	Public/private
Square 159			
88	1752 N Street, N.W.	34	Private
84	1211 Conn Ave., N.W.	130	Public
Square 162			
98	1717 DeSales St., N.W.	24	Private
822	1725 DeSales St., N.W.	85	Public
77	1726 M Street, N.W.	110	Public
37	1730 M Street, N.W.	206	Public
100	1155 Conn. Ave., N.W.	47	Public
Square 163			
52	1015 18th Street, N.W.	37	Public
Square 184			
856	1620 L Street, N.W.	85	Public
805	1627 K Street, N.W.	10	Private
69	1629 K Street, N.W.	67	Public
Square 117			
879	1133 20th Street, N.W.	80	Public
81	1140 19th Street, N.W.	28	Private
23	1146 19th Street, N.W.	25	Private
Square 140			
907	1133 19th Street, N.W.	150	Private
94	1150 18th Street, N.W.	150	Public
93	1801 L Street, N.W.	150	Private

In the case of several of the properties in Square 162, the garages also have access via private driveways from both M Street and DeSales Street, but the parking garage entrance from the alley is both advertised and used.



CHURCH
DUPONT CIRCLE
Dupont Circle
MASSACHUSETTS
SUNDERLAND
JEFFERSON
MATTHEWS
RHODE
AVE
DESALES
CONTY
AL
Farragut North
INTERNATIONAL SQUARE
FARRAGUT SQUARE
Farragut West
EDWARD R MURROW
WORLD BANK
AVE
NATIONAL GEOGRAP SOCIETY
CORREGIDOR
SCOT CIRCL
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17TH
18TH
19TH
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16TH
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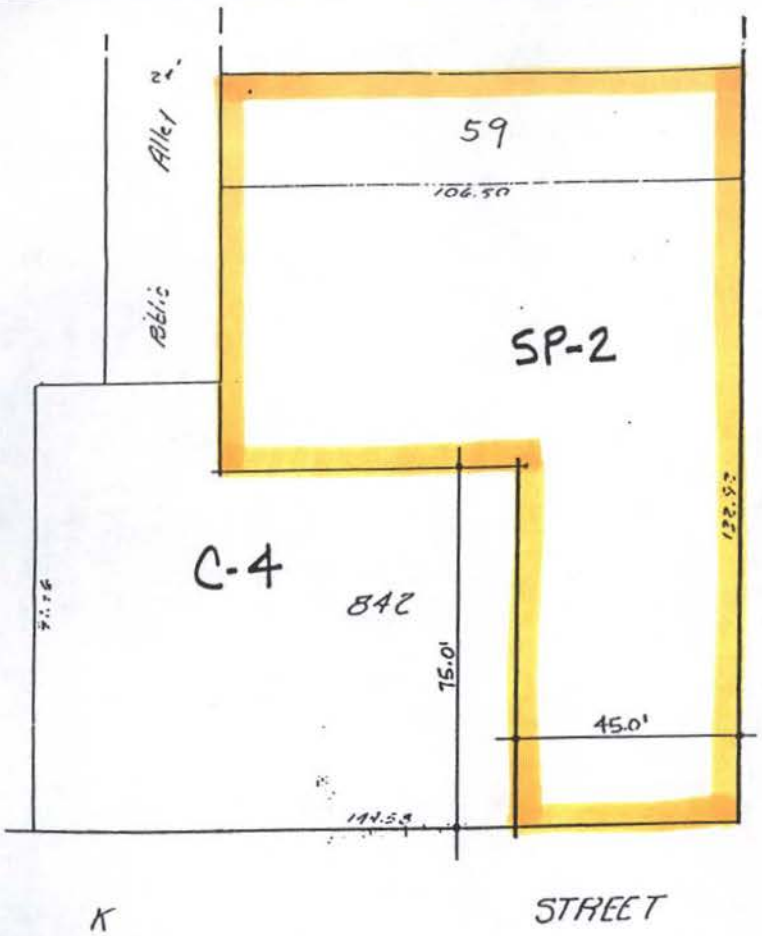
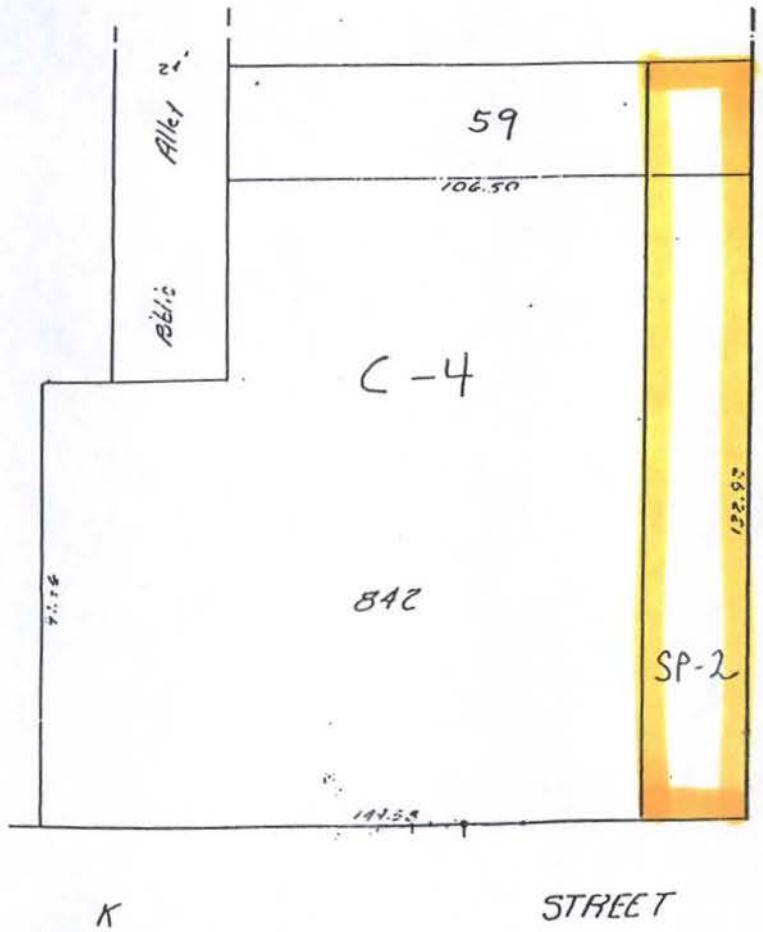


EXISTING

SP-2:		
C-4:		
Total Site:	11,993 sf	(60%) SP2
	8,118 sf	(40%) C4
	20,111 sf	



PROPOSED

SP-2:	3,118 sf	(15%)
C-4:	16,993 sf	(85%)
Total Site:	20,111 sf	

ZONING TABULATIONS

SQUARE 184
LOTS 59 AND 842
SITE AREA 20,111 SQUARE FEET

C-4 / SP-2 PUD GUIDELINES		PROPOSED PUD PROVIDED	
MINIMUM AREA	15,000 SQUARE FEET	SITE AREA	20,111 SQUARE FEET
USES	GENERAL OFFICE USE IS PERMITTED IN BOTH ZONES	PARKING LOADING RETAIL OFFICE	4691 SQUARE FEET 573 SQUARE FEET 10,234 SQUARE FEET 184,503 SQUARE FEET 200,001 SQUARE FEET
FLOOR AREA RATIO	11.0 FAR FOR C-4 4.5 FAR FOR SP-2	9.94 FAR =	200,001 SQUARE FEET
BLENDED FOR SPLIT-ZONE SITE	9.99 FAR = 200,911 SQ FT.		
LOT OCCUPANCY	100%	100%	
BUILDING HEIGHT	130 FEET FOR C-4 90 FEET FOR SP-2	130 FEET AT K STREET 90 FEET AT 16TH STREET	
PENTHOUSE HEIGHT	—	18.5 FEET	
PENTHOUSE AREA	—	4400 SQUARE FEET	
YARDS	—	NONE PROVIDED	
PARKING	—	95 TOTAL INCL. 4 H.C.: (NONE CURRENTLY EXISTING) 42 MINIMUM	

SITE LANDSCAPE CALCULATIONS

	EXISTING	PROPOSED
SOFT SCAPED	3,907 SQ. FT.	3,927 SQ. FT.

GROSS FLOOR AREA TABULATIONS BASED ON 95 PARKING SPACES

	PROPOSED					TOTAL EXISTING	EXISTING SOLAR	EXISTING 1010 16TH ST
FLOOR	PARKING	LOADING	RETAIL	OFFICE	FLOOR TOTAL	FLOOR TOTAL	FLOOR TOTAL	FLOOR TOTAL
11				12,999	12,999			
10				14,995	14,995			
9				15,700	15,700			
8				19,867	19,867	17,499	17,499	
7				19,867	19,867	17,718	17,499	219
6				19,867	19,867	19,477	17,499	1,978
5				19,867	19,867	19,477	17,499	1,978
4				19,867	19,867	19,477	17,499	1,978
3				19,913	19,913	19,477	17,499	1,978
2				19,034	19,034	18,521	16,543	1,978
1	4,691	573	10,234	2,527	18,025	19,164	17,186	1,978
SUB-TOTAL	4,691	573	10,234	184,503	200,001	150,810	138,723	12,087
*-1	19,895				19,895	17,345	17,345	
*-2	17,457				17,457	14,907	14,907	
TOTAL	42,043	573	10,234	184,503	237,353	183,062	170,975	12,087

* below grade areas not included in FAR

GROSS FLOOR AREA TABULATIONS BASED ON 42 PARKING SPACES

1	1,500	573	13,425	2,527	18,025
SUB-TOTAL	1,500	573	13,425	184,503	200,001
*-1	4,194		15,701		19,895
*-2	17,457				17,457
TOTAL	23,151	573	29,126	184,503	237,353

* below grade areas not included in FAR

2/99 Submission
FAR: 200,001ϕ

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Washington, D.C. 20036
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THE SOLAR BUILDING

1001 16th STREET NW WASHINGTON DC

PLANNED UNIT DEVELOPMENT

Developed by
THE JBG COMPANIES Washington DC

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

ZONING TABULATION

PROJECT No. 20-4104102
Date 2.19.99

Z-1

ZONING TABULATIONS

SQUARE 184
LOTS 59 AND 842
SITE AREA 20,111 SQUARE FEET

C-4 / SP-2 PUD GUIDELINES		PROPOSED PUD PROVIDED	
MINIMUM AREA	15,000 SQUARE FEET	SITE AREA	20,111 SQUARE FEET
USES	GENERAL OFFICE USE IS PERMITTED IN BOTH ZONES	PARKING LOADING RETAIL OFFICE	4691 SQUARE FEET 573 SQUARE FEET 10,234 SQUARE FEET 185,413 SQUARE FEET 200,911 SQUARE FEET
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	PROPOSED					TOTAL EXISTING	EXISTING SOLAR	EXISTING 1010 16TH ST
FLOOR	PARKING	LOADING	RETAIL	OFFICE	FLOOR TOTAL	FLOOR TOTAL	FLOOR TOTAL	FLOOR TOTAL
11				12,613	12,613			
10				15,502	15,502			
9				16,489	16,489			
8				19,867	19,867	17,499	17,499	
7				19,867	19,867	17,718	17,499	219
6				19,867	19,867	19,477	17,499	1,978
5				19,867	19,867	19,477	17,499	1,978
4				19,867	19,867	19,477	17,499	1,978
3				19,913	19,913	19,477	17,499	1,978
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SUB-TOTAL	4,691	573	10,234	188,857	200,911	150,810	138,723	12,087
*-1	19,895				19,895	17,345	17,345	
*-2	17,457				17,457	14,907	14,907	
TOTAL	42,043	573	10,234	185,413	238,263	183,062	170,975	12,087

* below grade areas not included in FAR

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SUB-TOTAL	1,500	573	13,425	185,413	200,911
*-1	4,194		15,701		19,895
*-2	17,457				17,457
TOTAL	23,151	573	29,126	185,413	238,263

* below grade areas not included in FAR

12/98 Submission
FAR: 200,911ϕ

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ZONING TABULATION

PROJECT No. 20-4104110
Date 12/23/98

Z-1