Government of the District of Columbia

Office of the
Director

Office of Planning
801 North Capitol Street, N.E
Washington, D.C. 20002

April 20, 1999

'99 MAY -5 A9:33

M E M O R A N D U M

TO: D.C. Zoning Commission

FROM: John Fondersmith
Interim Coordinator

SUBJECT: Hearing Summary: 1000 16th Street, N.W. Zoning Commission Case No. 98-14C PUD and related Map Amendment for the Solar Building (Lots 59 & 842, Square 184)

The public hearing continuation in this case was held on March 25, 1999. The following is a summary of that hearing.

PRELIMINARY MATTERS

The Commission voted to allow the receipt of letters into the record from two City Council members as long as these members file requests for reopening of the record. The letters would be made available to the Commissioners, applicant, and all parties at the decision-making meeting, if they are accepted into the record.

APPLICANT

The further public hearing on March 25, 1999 was limited to the discussion of the four matters listed below.

- Provision of a greater building setback as it relates to its visibility from 16th Street;
- Presentation of the final exterior building materials, as well as the design of the building exterior;
- Review of the landscape plan, including retail signage and the number of the building entrances along 16th Street; and,
- The restudy of the location and design of the parking garage entrance to minimize its impact on the transportation system.

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 81A

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.81A

The applicant stated that the goals of the project are: 1) to create a viable building worthy of this prominent corner of the city, 2) to successfully integrate the character of two very different streets, 3) to be sensitive to the proposed building context, in particular to the scale of 16th Street, and 4) to create a superior design for this special site.

Zoning Commission Inquires/Direction to the Applicant:

The extent of the building setbacks along 16th Street, and garage entrance signage.

Impact that vehicles queuing on 16th Street will have on the vehicular movement on 16th Street.

Elimination of the retail signage along 16th Street, except at the corner of 16th and K streets. The applicant noted that the entrance to the parking garage would not be advertised with a sign. The applicant expressed the need to have at least one retail entrance and corresponding sign along 16th Street.

Directed the applicant to meet with the community before a decision is made on this application.

The applicant expressed no opposition to having two entrances on 16th Street as long as the second entrance serves a restaurant. The Commission asked what impact the relocation of the zoning boundary would have on the height, density, and design of the project.

CROSS EXAMINATION FROM THE OPPOSITION

The applicant's traffic engineer was questioned regarding PEPCO's position on the location of a garage entrance off the alley.

The applicant's witnesses were questioned regarding the increase in density to be achieved by relocating the existing zoning boundary.

OFFICE OF PLANNING

The Office of Planning did not testify at the continuation hearing.

OTHER AGENCIES

The Department of Public Works submitted a memorandum, through the Office of Planning, recommending approval of the proposal.

ADVISORY NEIGHBORHOOD COMMISSION

ANC 2B testified that the ANC voted on March 10, 1999 to remain in opposition to the application.

PARTIES IN OPPOSITION

The Presidential Condominium Inc. owners express their opposition to the application. The witnesses testified against the parking garage point of access, the building height and setbacks, the building design, and the proposed relocation of the SP zoning boundary.

PERSONS IN OPPOSITION

Ms. Susan Valaskooze expressed her believe that the government should serve the people. She believed that that the Commission was not serving the citizen of D.C., if they were to approve this application, which the nearby residents opposed.