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April 5, 1999

'99 APR -5 P4:11

OFFICE OF ZONING DISTRICT OF COLUMBIA

District of Columbia Zoning Commission
441 4th Street, N.W., Room 210
Washington, D.C.

Re: The Solar Building PUD and Rezoning Application
Case No. 98-14C

Members of the Commission:

On Thursday, April 1, 1999, representatives of the Applicant and representatives of the Presidential Cooperative, ANC 2B and the Committee of 100 met to discuss the above-referenced Application.

During the two hour meeting there was an extensive and fruitful discussion about the Application. The community groups brought a draft consensus memorandum to the meeting, a copy of which is attached. With some modifications, substantial agreement was reached on points #2, #4 and #5. We have agreed to continue discussions toward further resolution and to draft a potential agreement.

Regardless of whether a settlement is reached, both the Applicant and the parties are prepared to meet the scheduled filing date for the Findings and Fact and Conclusions of Law.

Respectfully submitted,

Whayne S. Quin
Whayne S. Quin
for the Applicant

Carol Mitten
Carol Mitten
for The Presidential

Kyle Pitsor
Kyle Pitsor by Allison Prince with permission
Chairman, ANC 2B

ACP/slr/137318

ZONING COMMISSION
District of Columbia
CASE NO. 98-14
EXHIBIT NO. 82

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 82

PROPOSED CONSENSUS MEMORANDUM and POSITION PAPER

Representing the Community's Views
on the
Rezoning and PUD Application
for the
Solar Building
1000-1010 16th Street, N.W.

Zoning Commission Case No. 98-14C

At its March 25 public hearing, the Zoning Commission requested that the Applicant and the community (including The Presidential, Dupont Circle ANC, and others) convene to determine whether any of the contentious elements of the proposal can be resolved through compromise by the parties. The meeting has been scheduled for April 1 at 6:00 pm.

This memo outlines the position of the community groups identified below regarding the pending Rezoning and PUD Application for the Solar Building. The concessions that the Community will support are consistent with the stated preferences of the Zoning Commission and result in a reduction of the SP-2 zoned area of the subject site from 60% to 35% and result in a reduction of the average depth of the SP-2 zoning along 16th Street from 77 feet to 45 feet.

The components of our consensus follow:

1. As the Commission suggested, the SP-2 zoning line will be set at a uniform depth of 45 feet from the 16th Street right-of-way, such that the C-4 zoning will not be closer to 16th Street than the closest point that currently exists on the Solar Building site. (See attached exhibit.)

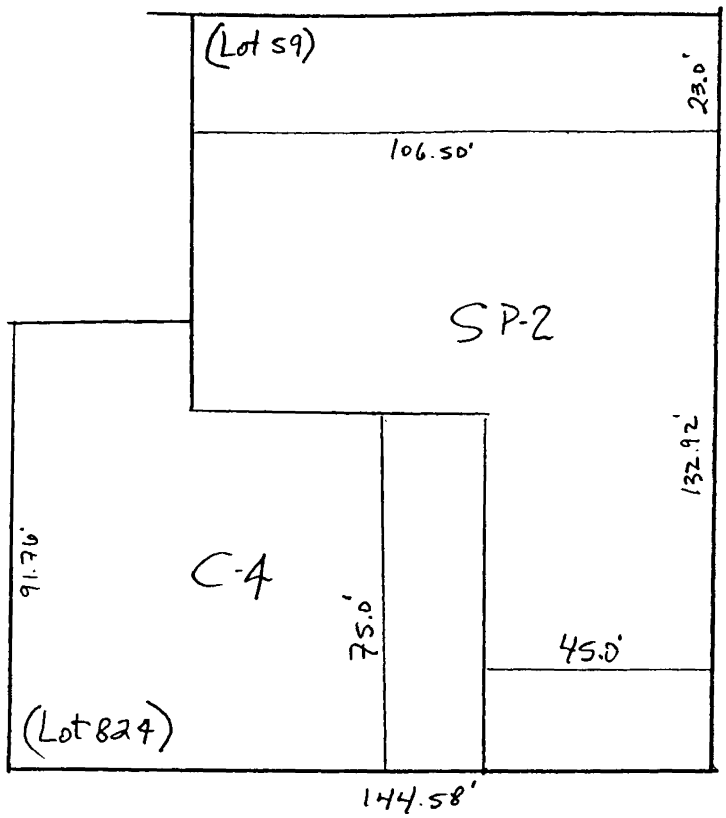
2. In addition to the main lobby, one separate entrance from the 16th Street frontage will be permitted. Such entrance will be limited to those uses that are currently permitted under the SP-2 zoning regulations.

3. The entrance to the parking garage will be from the alley or from K Street; no curb cuts will be introduced along the 16th Street frontage.

4. The Community applauds and supports the use of limestone and granite along the 16th Street facade and requests that the metal panels be replaced with a similar stone material.

5. No sign or display (whether fixed or temporary) along 16th Street shall be used to indicate the existence of any use within the building that is not directly accessible from 16th Street.

Name	Organization
AGREED:	

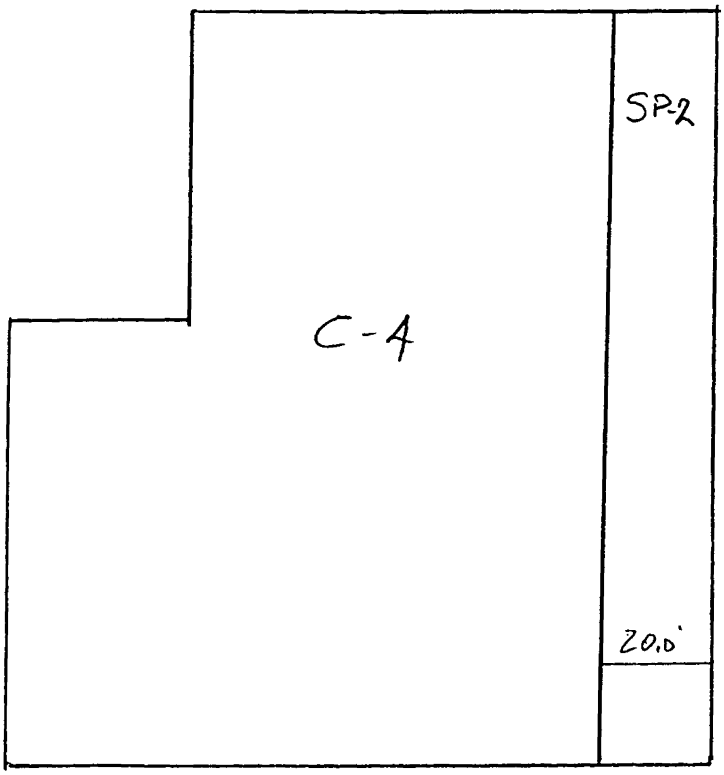


EXISTING

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

Attributes of the SP-2 Zone

Avg. Depth:	76 feet
Narrowest Depth:	45 feet

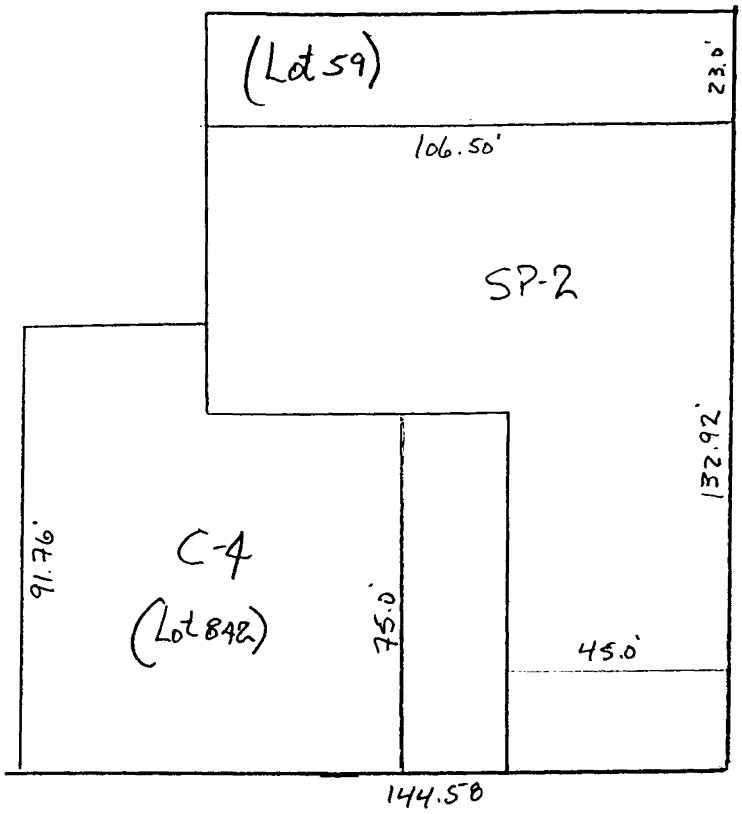


JBG Proposed

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

Attributes of the SP-2 Zone

Avg. Depth:	20 feet
Narrowest Depth:	20 feet

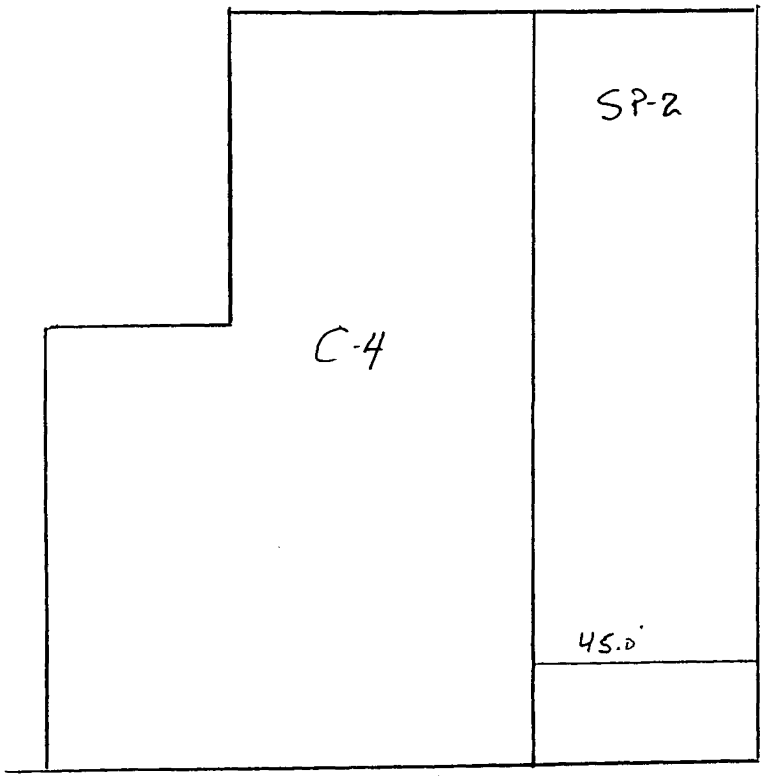


EXISTING

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

Attributes of the SP-2 Zone

Avg. Depth:	76 feet
Narrowest Depth:	45 feet



Community Consensus

SP-2	7,015 sf	(35%)
C-4	13,096 sf	(65%)
Total Site	20,111 sf	

Attributes of the SP-2 Zone

Avg. Depth:	45 feet
Narrowest Depth:	45 feet