DUPONT CIRCLE
ADVISORY NEIGHBORHOOD COMMISSION (ANC 2B)
Government of the District of Columbia
P.O. Box 33224
Washington, D.C. 20033
Phone: 202-296-7333

April 27, 1999

'99 APR 28 P3:29

District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: The Solar Building, 1000 16th Street, N.W.
Zoning Commission Case No. 98-14C

To the Members of the Commission:

At the public meeting on March 25, 1999, the Zoning Commission requested that the applicant and the community (including representatives of The Presidential Cooperative, ANC 2B and others) convene to determine whether any contentious elements of the project could be resolved through compromise by the parties. On April 1, 1999, such a meeting was held. The community representatives presented a consensus document at the meeting that outlined the community's compromise position on five points. When discussion concluded, the applicant and the community remained in disagreement on the two major points:

- The community proposed a compromise on the applicant's proposed rezoning from SP-2 to C-4 so that 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 Attachment A.) The applicant was unwilling to compromise on this point.

- The community proposed that 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. The applicant was unwilling to discuss the elimination of an underground parking garage entrance from 16th Street. The applicant's March 25 proposal showed a parking entrance from the alley as well as an entrance from 16th Street.

Although agreement was reached on three points addressing signage on 16th Street, additional entrances from 16th Street, and building materials (See Attachment B), because of major disagreement on the two points stated above, the ANC at its public meeting on April 14, 1999,

SINGLE MEMBER DISTRICT COMMISSIONERS AND OFFICERS

2B01	2B02	2B03	2B04	2B05	2B06	2B07
David King	Karen Rosenthal	(Vacant)	Don Jackson Secretary	Meredith DeHart Treasurer	Marilyn Newton Vice Chair	Kyle Pitson Chair

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

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

voted unanimously to oppose the Solar Building PUD application proposal (six commissioners present and voting, one position vacant - vote 6 to 0).

ANC 2B appreciates the opportunity to offer our position on this application and requests "great weight" be given to this second unanimous position of the ANC in opposing this application.

ON BEHALF OF THE COMMISSION:

Very truly yours,

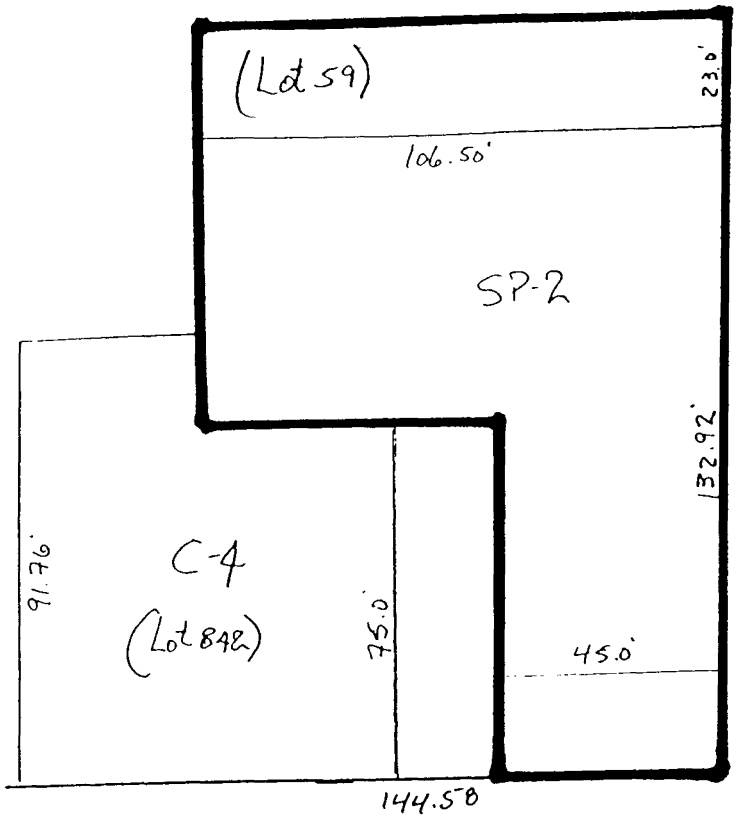
Kyle Pitsor

Kyle Pitsor
Chair, ANC 2B

Attachments

Cc: Allison Prince, Wilkes, Artis, Hedrick & Lane
Carol Mitten, The Presidential Cooperative
Jack Evans, Councilmember Ward 2

ATTACHMENT A-1

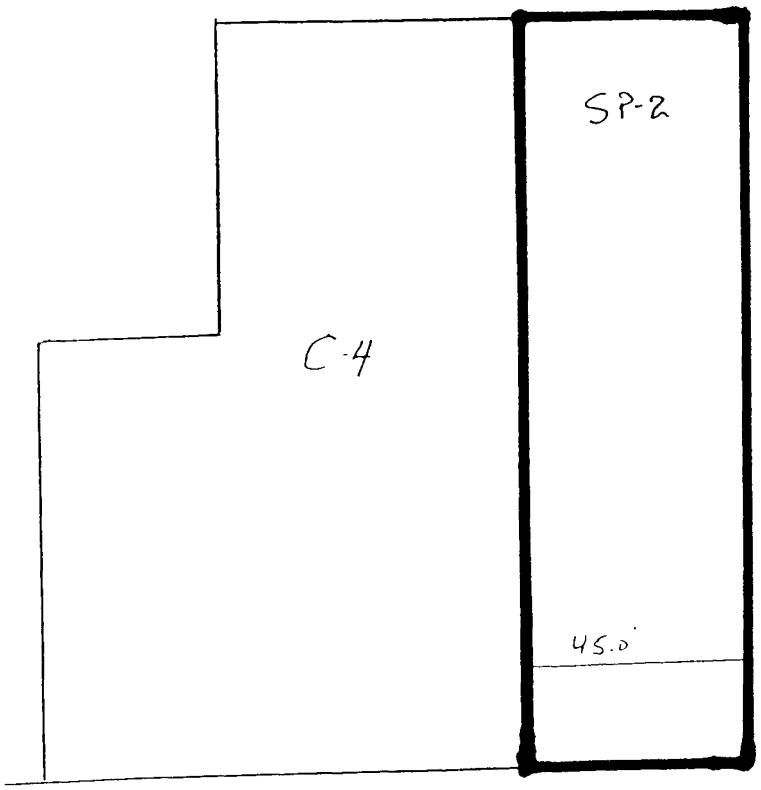


EXISTING

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



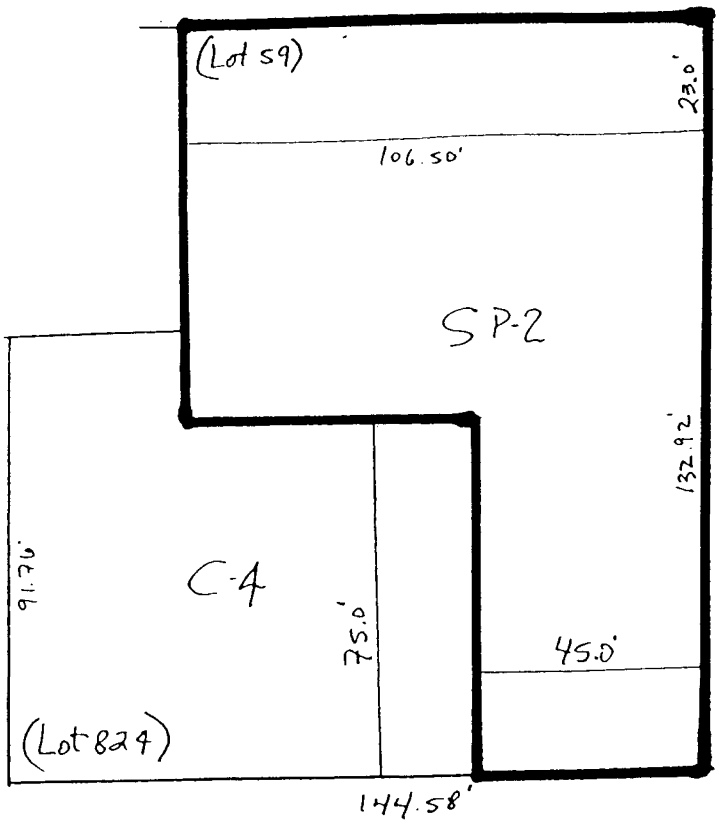
Community Consensus

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

ATTACHMENT A-2.

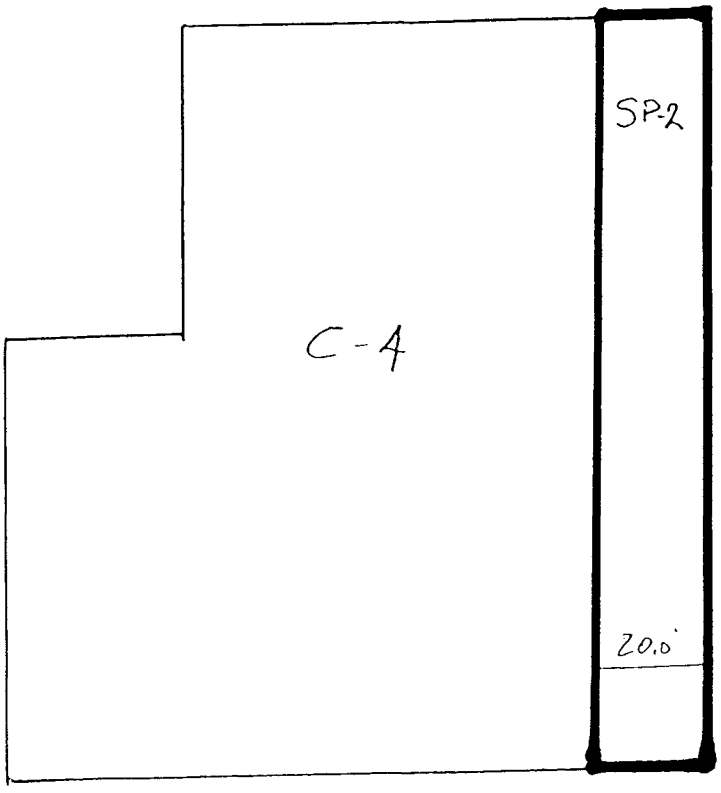


EXISTING

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

ATTACHMENT B

Areas of Agreement

1. The community requested "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."

   The applicant agreed to allow only one retail sign along the 16th Street frontage of the building that will note the retail use that is accessible from 16th Street. Further, the applicant agreed to limit the size of the sign to 30 square feet.

2. The community requested "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."

   The applicant agreed to include only one retail entrance along the 16th Street frontage. Further, the applicant agreed to limit uses on the SP-zoned portion of the site to a bank or financial institution, bar or cocktail lounge only as part of a restaurant, optician, jewelry store, restaurant (not including fast food), and reproduction services (in basement only). In addition, amenities offered as a part of concierge service may include: drycleaning, shoe shine, flower stand, and parcel delivery.

3. With regard to certain architectural elements, "the community applauds and supports the use of limestone and granite along the 16th Street facade and requests that the mental panels be replaced with a similar stone material."

   After the architect's explanation of the material selection, the community agreed with the use of metal panels.