ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, December 17, 1998 @ 7:00 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W. – Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 98-14C (Consolidated PUD and Map Amendment at 1000 16th Street, N.W. – Square 184, Lots 59 and 842)

THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD COMMISSION-2B

On June 29, 1998, the Office of Zoning (OZ) received an application form the law firm of Wilkes, Artis, Hedrick and Lane, on behalf of JBG 6006 Limited Partnership. The application requests the Zoning Commission for the District of Columbia to approve a planned unit development (PUD) and to amend the Zoning Map from SP-2 to C-4 for a portion of the subject property in Square 184, Lots 59 and 842, located at 1000 16th Street, N.W.

The site comprises approximately 20,111 square feet of land area and is located at the northwest corner of the intersection of 16th and K Streets, N.W. It is improved with the existing eight-story Solar Building and a small, adjacent, six-story office structure on 16th Street. The property is currently split-zoned SP-2 and C-4.

The proposed PUD involves the renovation and expansion of the existing Solar Building, which includes an addition of three stories and a new below-grade, two-level parking garage for approximately 95 vehicles. The expanded building would include a gross floor area of approximately 205,132 square feet, including approximately 10,000 square feet of retail space. The existing adjacent six-story office building to the north on 16th Street would be replaced with the expanded floor area of the Solar Building and would provide the point of access to the new parking garage.

The applicant is seeking the rezoning of the SP-2 zoned portion of the property to C-4. With this, the site would be redeveloped under the C-4 PUD guidelines. The rezoning would allow the applicant to achieve a height and density for the Solar Building that are consistent with other buildings in the immediate area, along with the high density land use designation for the site depicted on the Generalized Land Use Map of the Comprehensive Plan.

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The site is located in both SP-2 and C-4 zone districts, with the SP-2 zone being 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 zone 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 zone is a high density district 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 floor area ratio (FAR) in the SP-2 zone is 6.0 for an apartment building or other residential uses, and 3.5 for other permitted uses, with a maximum FAR of 6.0. Office buildings for non-profit and professional office uses are permitted with Board of Zoning Adjustment (BZA) approval. Under currently pending amendments to the Zoning Regulations, general office use would be permitted in the SP zone district overall.

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

Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a final stage PUD. The Commission may also impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right regulations for height, FAR, lot occupancy, parking and loading, or for yards and courts. The Zoning Commission may also approve uses that are otherwise permitted as special exceptions by the BZA.

The authority to amend the Zoning Map is provided for by the Zoning Act (Act of June 20, 1938, 52, Stat. 797, as amended, Section 5-413 et seq., D.C. Code, 1981 ed.). This public hearing will be conducted in accordance with the provisions of Section 3022, District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (1995).

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request, and must comply with the provisions of 11 DCMR 3022.3.** A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the applicant and Advisory Neighborhood Commission 2B, a person wishing to participate as a party in a proceeding before the Commission shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, the following information:

1. A request to appear and participate as a party.

2. The requesting person's name and address.

3. Whether the person will appear as a proponent or opponent of the application.

4. Whether the person will appear through legal counsel, and, if so, the name and address of such legal counsel.

5. A written statement setting forth the following:

   a. The property the person owns, occupies, or has an interest in which will be affected by action upon the application, and the relationship the person has to that property (e.g. owner, tenant, trustee, mortgagee, resident, etc.).

   b. The distance between the person's property and the property for which action of the Commission is requested.

   c. The environmental, economic, and social impacts upon the person and the person's property which are likely to occur if the action requested of the Commission is approved.

   d. Any other matters which would demonstrate how the person would be affected or aggrieved by Commission action upon the application.

6. A list of witnesses who will testify on the person's behalf.

The Commission shall determine who will be recognized as a party. This determination will consider whether the provisions of 11 DCMR 3022.3 have been met and whether the specific information presented qualifies the person as a party.

Any person wishing to be considered a party should clearly state the request and should provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing.

Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record of the case.

The Zoning Commission hereby gives notice of the following special procedures applicable to this case. Any person requesting to appear as a party to this case shall submit the following additional information:

1. A summary of the testimony of each witness.

2. An indication of which witnesses will be offered as experts, the areas of expertise in which any experts will be offered, and the resumes of the qualifications of the proposed experts.

3. The total amount of time that will be required to make the presentation at the hearing.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR 3013.1, the information shall be filed no later than fourteen (14) days prior to the hearing.

If ANC-2B, which is automatically a party to the application under 11 DCMR 3099, intends to participate at the hearing, the ANC shall also submit the information cited above. However, the ANC's written report shall be filed no later than seven (7) days prior to the hearing. The information cited above must be filed no later than fourteen (14) days prior to the date of the hearing.

The Zoning Commission further gives notice that it intends to establish time limits for all oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

1. Applicant..... 60 minutes

2. Other Parties..... 15 minutes

3. Organizations..... 5 minutes

4. Individuals..... 3 minutes

The Commission intends to adhere to these time limits as strictly as possible in order to hear the case within a reasonable period of time. However, the Commission reserves the right to change the time limits if necessary. No time shall be seeded.

The Zoning Commission requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Interim Director, Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ALAN M. HANTMAN OR HERBERT M. FRANKLIN, JOHN G. PARSONS, JERRILY R. KRESS, ANGEL F. CLARENS, AND ANTHONY J. HOOD ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SHERI M. PRUITT-WILLIAMS, INTERIM DIRECTOR.

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