



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

April 29, 2016

Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: 2000 Florida Avenue NW (HPRB #16-258)

Dear Chairwoman Pfaehler:

At its regular meeting on April 13, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-0):

WHEREAS, the American Geophysical Union, located at 2000 Florida Avenue NW, was built in 1994, and is a non-contributing building located within the Dupont Circle Historic District and Dupont Circle ANC 2B,

WHEREAS, the project is targeting “net zero,” which produces as much energy on the premises as it consumes,

WHEREAS, the project would be the first net zero office conversion within the District of Columbia and will serve as a model for innovative sustainability across the country,

WHEREAS, sustainability and doing our part to protect the environment are not just strategically aligned with the mission of the American Geophysical Union, but are the values of District of Columbia and Dupont Circle residents as well,

WHEREAS, ANC 2B requested that the applicant approach the Historic Preservation Review Board only for comment in March so that we could facilitate and hold a stand-alone neighborhood meeting with the applicant and hold additional meetings and engagement surrounding the development,

WHEREAS, the applicant has responded positively to the neighborhood requests for maintaining the rich and unique façade of the non-contributing building—including the distinctive planets on the sidewalk,

WHEREAS, throughout ANC 2B's community outreach, neighbors within the Dupont Circle Historic District have reacted extraordinarily positively to the net zero concept, including the solar array,

WHEREAS, the primary concern of the solar array was the light and shadow impacts to properties across 20th Street NW from the project, but due to the permeable nature of the solar array and the penthouse being shorter than the current penthouse, those concerns have been ameliorated,

WHEREAS, since the March Historic Preservation Review Board meeting, the applicant has reduced the proposed height of the solar array even more with option two being only 11 feet 6 inches above the roof compared to a current penthouse height of 20 feet,

WHEREAS, ANC 2B and neighbors in the Dupont Circle Historic District prefer a distinctive solar array addition to the non-contributing building, especially of the earthy color of the initial proposal which appeared to the ANC's Zoning Preservation and Development Committee as a combination of earth, nature, and sun,

WHEREAS, ANC 2B believes that the solar array should be prominent and not blend into the surroundings, and that juxtapositions and contrasts will beautify the neighborhood, and

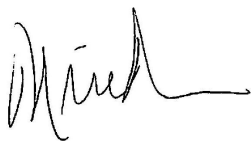
WHEREAS, ANC 2B believes that that our Historic District must be capable of including a visible solar array on a non-contributing building within the Historic District if we, as neighbors, are the live up to our values, and that the preservation of the look of a 22-year old building should not and cannot halt its retrofit to an innovative landmark and first of its kind building.

THEREFORE, BE IT RESOLVED that, for the reasons above, ANC 2B strongly supports the project as proposed and urges the Historic Preservation Review Board to not reduce the size of the solar array.

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Nicole Mann
Chair

cc:

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