

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



August 30, 2010

Mr. George Blankenship
Vice President of Design and Store Development
Tesla Motors, Inc.

Dear Mr. Blankenship:

I have had an opportunity to review the materials submitted at our meeting of August 10, 2010 regarding Tesla Motor's proposed gallery/ showroom and service use at 1050 K Street, NW for zoning compliance with the applicable zoning regulations. As was represented to me and described in those materials, the ground floor lease space at 1050 K Street will be used a showroom for Tesla's High Performance Electric Vehicles as well as a service area for the vehicle's computer based components to be repaired or replaced.

Under the District's Zoning map, the site is zoned DD/C-3-C, which is the Downtown District Overlay in the Major Business and Employment Centers Commercial District. I have determined that the gallery/showroom and service use envisioned for this space is consistent with the applicable regulation set forth in 11 DCMR Section 1710.1 which allows "*other similar professional/consumer service establishment or retail uses, including assemblage and repair clearly incidental to the principal use.*"

The use of this space meets the intent of the DD Overlay District per Section 1700.3 by providing a balanced mixture of uses with the proposed use projected to be a gathering spot, sales environment and educational and information center. In addition, as per Section 1702.1, not less than 50% of the gross floor area is used for retail, and the space will be merchandised to provide for a highly visible storefront to enhance the retail environment from the street. No curb cut is being requested and temporary ramps will be used to rotate the cars in the showroom at hours specified in a traffic control plan.

Upon submission, my office will approve a building permit and certificate of occupancy application for Tesla Motors at 1050 K Street NW, that is consistent with the information I reviewed on August 10, 2010, and assuming all other zoning and building code regulations are satisfied.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

File :Determination Ltr re 1050 K St NW – Tesla Motors to Blankenship 8-30-10