

Government of the District of Columbia  
OFFICE OF ZONING



**Z.C. CASE NO.: 01-07C (Consolidated PUD and Air Rights at 1700-1730 K Street, N.W. – Sq. 126, Lots 56 and 851)**

As Director of the Office of Zoning, I hereby certify that on ~~APR 25 2001~~ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. D.C. Register (Alberto P. Bastida)
2. Applicant(s)/Petitioner(s):  
Wayne S. Quin  
Holland & Knight LLP  
2099 Pennsylvania Avenue, N.W.  
Suite 100  
Washington, D.C 20006-6801
3. ANC Chairperson :  
Vince Micone  
ANC 2B  
St. Thomas Parish  
P.O. Box 33224  
Washington, D.C. 20033-0224  
  
Irvin D. Morgan  
ANC/SMD 2B07  
1718 P Street, N.W. - #620  
Washington, D.C. 20036
4. City Councilmember (Jack Evans – Ward 2 – Room 703)
5. Office of Planning (Andrew Altman, Ellen McCarthy, Julie Wagner)
6. Zoning Administrator (Michael Johnson)
7. Corporation Council (Alan Bergstein, Marie Sansone)
8. 30 copies to MLK Library (June Sweeney)

ATTESTED BY:

  
Jerrily R. Kress, FAIA  
Director

04.19.01GNF

441 4<sup>th</sup> Street, N.W., Suite 210-S, Washington, D.C. 20001  
Tel: (202) 727-6311 • Fax: (202) 727-6072

E-Mail: [zoning\\_info@dcoz.dcgov.org](mailto:zoning_info@dcoz.dcgov.org) • Web Site: <http://dcoz.dcgov.org/>

ZONING COMMISSION  
CASE NO. 01-07C  
9  
ZONING COMMISSION  
District of Columbia  
CASE NO.01-07  
EXHIBIT NO.9

Government of the District of Columbia  
OFFICE OF ZONING



MEMORANDUM

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**TO:** Arnold R. Finlayson, Administrator  
Office of Documents and Administrative Issuance

**FROM:** Jerrily R. Kress, FAIA  
Director

**DATE:** April 18, 2001

**SUBJECT:** Publication for the Office of Zoning

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Please publish the following in the D.C. Register on May 4, 2001:

1. Zoning Commission Notice of Filing  
(Z.C. Case No. 01-07C )

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Received By

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Date

Attachments (1)  
04.18.01GNF

**ZONING COMMISSION NOTICE OF FILING**  
**Case No. 01-07C**  
**(Consolidated PUD and Air Rights at 1700-1730 K Street, N.W.)**  
**April 23, 2001**

On April 11, 2001, the Office of Zoning received an application from Commerce Building Associates, a Joint Venture, and Riddell Building Associate, requesting consolidated review and one-step approval of a Planned Unit Development (PUD) under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended).

In conjunction with the PUD, the Applicant is also requesting the use of public air space under the Public Space Utilization Act.

The property that is the subject of the application is comprised of Lots 56 and 851 in Square 126 and is located at the southwest corner of Connecticut Avenue and K Street, N.W. It is presently improved with two thirteen-story office buildings: the Commerce Building at 1700 K Street, N.W., and the Riddell Building at 1730 K Street, N.W. The site consists of approximately 33,485 square feet of land area.

The Applicants are proposing to construct a new twelve-story commercial office building with retail space on the site of the two existing buildings. The new structure on Lots 59 and 851 will consist of approximately 17,000 square feet devoted to retail use. Four levels of below grade parking are proposed as well, providing spaces for approximately 225 to 260 cars. The proposed height of the building is 130 feet and the proposed floor area ratio (FAR) is 11.08. The Applicant also intends to rent public air space over a portion of the alley at the interior of Square 126, under the Public Space Utilization Act. This portion of the building is proposed to consist of approximately 2,244 square feet of gross floor area and have an FAR of 0.06.

The property is located in the C-4 District, which allows for a height of 110 feet and a building density of 10.0 FAR. The height may be increased to 130 feet in the C-4 District on streets having a width of 110 feet or greater, such as K Street. Further, PUDs constructed in the C-4 District, and facing a street at least 110 feet wide, may increase building density to 11.0 FAR. The Zoning Commission may also authorize an increase of not more than five percent (5%) in maximum height or FAR, provided that the increase is essential to the successful functioning of the project and is consistent with the purpose and evaluation standards of the PUD regulations.

**NOTICE OF FILING**  
**CASE NO. 01-07C**  
**PAGE NO. 2**

In accordance with the PUD process, the Applicants are proposing to provide the following amenities to the community: 1) exceptional architectural design of the project, together with superior landscaping and streetscaping elements, designed to make a significant contribution to this highly visible corner in the center of Washington's office corridor; 2) assistance in the production of affordable housing units through a non-profit housing provider; and, 3) significant contributions to the community through a First Source Employment Agreement, a Memorandum of Understanding with the Local Business Opportunity Commission, and improvements to Farragut Square, in consultation with the National Park Service.

The developer for this proposal is the Charles E. Smith Co.; the architect is Pei Cobb Freed & Partners, with associate architects Weihe Design Group; and the land use counsel is Holland & Knight LLP.

For additional information, please contact, the Secretary to the Zoning Commission at (202) 727-6311.

Government of the District of Columbia  
OFFICE OF ZONING



April 18, 2001

Vince Micone  
ANC 2B  
St. Thomas Parish  
P.O. Box 33224  
Washington, D.C. 20033-0224

**Re: Z.C. Case No. 01-07C (Consolidated PUD and Air Rights at 1700-1730 K Street, N.W. – Sq. 126, Lots 56 and 851)**

Dear ANC Commissioner:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- ( ) amendments to the Zoning Map
- ( X ) approval of a planned unit development (PUD)
- ( ) modification to a previously approved PUD
- ( X ) use of public air space
- ( ) amendments to the District of Columbia Municipal Regulations, Title 11

The application is of interest to Advisory Neighborhood Commission (ANC) 2B. A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Ellen McCarthy, Deputy Director, Office of Planning, 801 North Capitol Street, N.E., 4<sup>th</sup> Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4<sup>th</sup> Street N.W., Suite 210, Washington, D.C. 20001; (202) 727-6311. If you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as other means.

Sincerely,

  
Jerrily R. Kress, FAIA  
Director

Enclosures (1)  
04.18.01GNF

Government of the District of Columbia  
OFFICE OF ZONING



April 18, 2001

Irvin D. Morgan  
ANC/SMD 2B07  
1718 P Street, N.W. - #620  
Washington, D.C. 20036

**Re: Z.C. Case No. 01-07C (Consolidated PUD and Air Rights at 1700-1730 K Street, N.W. – Sq. 126, Lots 56 and 851)**

Dear ANC Commissioner:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- ( ) amendments to the Zoning Map
- ( X ) approval of a planned unit development (PUD)
- ( ) modification to a previously approved PUD
- ( X ) use of public space
- ( ) amendments to the District of Columbia Municipal Regulations, Title 11

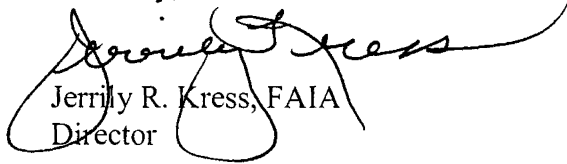
The application is of interest to Advisory Neighborhood Commission/Single Member District (ANC/SMD) 2B07. A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Ellen McCarthy, Deputy Director, Office of Planning, 801 North Capitol Street, N.E., 4<sup>th</sup> Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4<sup>th</sup> Street N.W., Suite 210, Washington, D.C. 20001; (202) 727-6311. If you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as other means.

Sincerely,



Jerrily R. Kress, FAIA  
Director

Enclosures (1)  
**04.18.01GNF**



Government of the District of Columbia  
OFFICE OF ZONING



April 18, 2001

Councilmember Jack Evans  
Ward 2  
441 4<sup>th</sup> Street, N.W.  
Room 703  
Washington, D.C. 20001

**Re: Z.C. Case No. 01-07C (Consolidated PUD and Air Rights at 1700-1730 K Street, N.W. – Sq. 126, Lots 56 and 851)**

Dear Councilmember Evans:

This is to inform you that an application has been filed with the Zoning Commission for the District of Columbia for:

- amendments to the Zoning Map
- approval of a planned unit development (PUD)
- modification to a previously approved PUD
- use of a public air space
- amendments to the District of Columbia Municipal Regulations, Title 11, Zoning


The application is of interest to Ward 2. A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you need information about the technical aspects of this case, please contact Ms. Ellen McCarthy, Deputy Director of the Office of Planning at 801 North Capitol Street, N.E., 4<sup>th</sup> Floor, Washington, D.C. 20002; or by phone, on (202) 442-7601.

If you need information regarding the procedures that govern the consideration of the case, please contact the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 210, Washington, D.C. 20001; or by phone on (202) 717-6311. If you wish to forward written comments to the Commission, please address your comments to the Office of Zoning.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as through other means.

Sincerely,



Jerrily R. Kress, FAIA  
Director

Enclosures (1)  
**04.18.01GNF**

Government of the District of Columbia  
OFFICE OF ZONING



MEMORANDUM

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**TO:** June Sweeney  
Library Services & Programs  
D.C. Public Library

**FROM:** Jerrily R. Kress, FAIA  
Director

**DATE:** April 18, 2001

**SUBJECT:** Distribution of Notice of Filing

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Please distribute the enclosed notice of filing to all branches of the D.C. Public Library.  
Contact me at (202) 727-6311 if there are any questions.

Enclosures (30)  
04.18.01