



Heart of the Golden Triangle B.I.D.

**CONNECTICUT AVENUE ASSOCIATION**

a community of professional's sharing a community of interests  
1730 K Street, N.W. (Suite 317)  
Washington, D.C. 20008  
202-223-4848  
tpinc@msn.com

October 11, 2001

Ms. Jerrily Kress, FAIA  
Director, Office of Zoning for the  
District of Columbia  
441 4th Street, N.W., Room 210S  
Washington, D.C. 20001

Re: **Z.C. Case No. 01-07C Planned Unit Development  
1700-1730 K Street, N.W., Square 116, Lots 851 and 56**

Dear Ms. Kress,

The Connecticut Avenue Association, formed over 70 years ago to promote the interests of business along Connecticut Avenue, is pleased to offer its support for the Planned Unit Development proposed for 1700-1730 K Street, N.W. As an organization formed to promote the interests of businesses, retailers and commercial office building owners and tenants along K Street, we applaud Commerce Building Associates and Riddell Building Joint Venture for their initiative in revitalizing this prominent corner in downtown Washington and restoring it to its position of prominence.

"Connecticut and K" is one of the most visible and well-recognized symbols of Washington's commercial office building sector and the proposed PUD will solidify this important image for the city. Designed by the world-renown architectural firm of Pei Cobb Freed & Partners, the new structures creates an exceptional architectural presence along K Street and a dignified border to Farragut Square.

It is ironic that the owners must go through the planned unit development process in order to achieve a building density for the new structure that is less than the two existing buildings on the site. For the insignificant increase in floor area ratio over what is presently allowed, the city is gaining very significant and highly valuable amenities. In addition to its superior architecture, the PUD will include high-quality improvements to the streetscape, a contribution to the enhancements to Farragut Square, affordable housing for low-income families, and efforts to hire District residents and provide opportunities to small, local and disadvantaged businesses. We understand that the owners intend to rent a nominal portion of the public airspace at the rear of the property, as well, which will generate income for the city. The trade-off to the city for allowing a building of lesser density than exists now is small, particularly in light of these significant benefits and amenities. We urge your approval of this important project.

Very Truly yours

William E. Stuart, Ph.D.  
Executive Vice President  
CONNECTICUT AVENUE ASSOCIATION

**ZONING COMMISSION  
District of Columbia**

Case 01-07C

**ZONING COMMISSION**  
District of Columbia  
CASE NO.01-07  
EXHIBIT NO.28