

1000 CONNECTICUT AVENUE, N.W.

**STATEMENT OF
1000 CONNECTICUT AVENUE ASSOCIATES
AND PNC BANK, TRUSTEE
IN SUPPORT OF AN APPLICATION
TO THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
PURSUANT TO 11 DCMR § 2400**

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ZONING COMMISSION

CASE No. 06-13

EXHIBIT No. 3 **ZONING COMMISSION**

District of Columbia

CASE NO.06-13

EXHIBIT NO.3

PREFACE

This statement is submitted by Connecticut Avenue Associates and PNC Bank, Trustee, (the "Applicant") in support of their application for consolidated approval of a planned unit development before the District of Columbia Zoning Commission in conformity with Chapter 24 of the District of Columbia Zoning Regulations. The property is located in the C-4 District at the northwest corner of Connecticut Avenue and K Street, N.W. and includes Lots 803, 804, 805, 806 and 847 in Square 163, as well as a small portion of a public alley to be closed. It is presently improved with two multi-story office buildings: 1000 Connecticut Avenue, N.W., and 1725 K Street, N.W. The Applicants are seeking PUD approval in order to construct a new twelve-story premier office building with ground floor retail space on the site of the two existing buildings.

The new structure will be constructed to a density of 11.11 FAR and contain 369,393 square feet of gross floor area. This density can only be achieved under the PUD guidelines for the C-4 District.

DEVELOPMENT TEAM

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Pei Cobb Freed & Partners Architects LLP
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Associate Architects:

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LIST OF EXHIBITS

Description

Exhibit

Notice of Intent to File, Certificate of Service, and List
of Property Owners within 200 Feet of Project

A

Architectural Plans and Drawings, including:
 Detailed Landscaping and Grading Plan
 Circulation Plan
 Tabulation of Development Data

submitted
separately

Traffic Analysis prepared by Gorove/Slade Associates

submitted
separately

Letter to Marshall Heights Community Development Organization

B

Draft First Source Employment Agreement

C

Draft LSDBE Memorandum of Understanding

D

Zoning Maps and Real Estate Maps

E

Estimated Quantities of Potable Water, Sanitary Sewage
and Storm Water

F

I. **INTRODUCTION**

This statement and the attached documents support the application of 1000 Connecticut Avenue Associates and PNC Bank, Trustee (the "Owners" or "Applicants") to the Zoning Commission of the District of Columbia ("Commission") for the consolidated review and one-step approval of a Planned Unit Development ("PUD"). The proposed PUD contemplates the construction of a new premier office building with retail space at the northwest corner of Connecticut Avenue and K Street, N.W., one of the most important and recognizable intersections in the city's commercial office corridor. The PUD process will allow the Applicant to provide a significant new commercial development to the city, which fulfills a specific objective for the Connecticut and K Street area of the Central Employment Area of downtown Washington to replace older buildings with new ones, as set forth in subsections 1329.1 and 1356 of the Comprehensive Plan for Ward 2. The project site is located in the C-4 District.

The new building will be constructed to a density of 11.11 FAR, which exceeds the matter of right density under the C-4 provisions, but is otherwise permitted under the PUD guidelines.

A. Project Summary.

The proposed development project contemplates the removal of two outdated office structures built during the 1950s and 1960s to allow the construction of a first-class office building with ground floor retail space at the highly visible corner of Connecticut Avenue and K Street, N.W. The new structure will contain approximately 369,393 square feet of gross floor area, of which 15,737 square feet will be devoted to retail uses. The proposed PUD site consists of 33,231 square feet of land area, including 244 square feet of the public alley to be closed. It is currently improved with a thirteen-story building at 1725 K Street and a thirteen-story building at

1000 Connecticut Avenue. The existing floor area ratio for the buildings, one of which was built prior to the 1958 Zoning Regulations, is 10.70. The floor area ratio of the proposed building is 11.11. The Generalized Land Use Map of the Comprehensive Plan designates the property in the high density commercial land use category.

The PUD is designed by James Ingo Freed, Partner, of Pei Cobb Freed & Partners, the award-winning architectural firm recognized world-wide for its innovation and design excellence. Pei Cobb Freed is associated on this project with the local architectural firm of WDG Architecture, PLLC.

B. The Applicant.

Bernard S. Gewirz, Edward H. Kaplan and Albert H. Small are the trustees of 1000 Connecticut Avenue Associates. Together these individuals and their associated companies bring over 100 years of collective experience and expertise in local Washington development to the PUD project. Their most recent project is the highly acclaimed office building at 1700 K Street, N.W., a PUD also designed by Pei Cobb Freed & Associates and completed in 2005.

**II.
PROJECT DESCRIPTION**

A. Site Location and Description.

The proposed PUD site includes Lots 803, 804, 805, 806, and 847 in Square 163 as well as a portion of a public alley to be closed. The site consists of 32,978 square feet of land area and is presently improved with two obsolete office structures. A small portion of the public alley to the rear of the site will be closed, adding 244 square feet of land area to the PUD site. The property is situated in Ward 2 at the northwest corner of Connecticut Avenue and K Street, N.W., in the city's principle commercial office corridor. The site has significant street frontage of approximately 316 feet along K Street and approximately 142 feet along Connecticut Avenue,

N.W. The site is located in the Connecticut Avenue and K Street area of the Central Employment Area under the Comprehensive Plan, which is characterized by high-density commercial structures. *See* 10 DCMR § 1356.

The junction of Connecticut Avenue and K Street, N.W., marks the intersection of two highly visible and character-defining features of the city. Large-scale contemporary office buildings spanning the last three decades dominate this major thoroughfare and are instrumental in establishing the area as the heart of the region's commercial sector and one of the most prominent sites in the Central Employment Area. Connecticut Avenue is one of the major thoroughfares into the city from the Maryland suburbs and Ward 3. At Dupont Circle, it transitions from a residential, retail and hotel corridor into a high density commercial office and retail area. It meets K Street at Farragut Square, continues diagonally across the park, and resumes on the opposite side. The flow of Connecticut Avenue's southbound traffic, however, feeds into 17th Street, which defines the western edge of the park.

Large office buildings with a predominant height of 130 feet are located to the east, west, north and south of the site. Across K Street to the south is a PUD development at 1700 K Street, N.W. that is 130 feet in height. The two buildings adjacent to that PUD site at 1750 and 1776 K Street consist of twelve stories at 130 feet in height. To the north of the site is Washington Square, a commercial office building with ground floor retail space, which is also constructed to a height of 130 feet.

B. Existing Topography.

The grade of the subject property varies, rising approximately seven feet from east to west.

C. Project Design.

The proposed PUD will serve as a new landmark for the Connecticut Avenue and K

Street, N.W., commercial corridor, one of the most prominent focal points in the central employment district. The statement provided by Pei Cobb Freed & Partners Architects LLP, the design architect for the project, at the end of the architectural drawings booklet submitted separately, provides a rich and detailed description of the design goals for the site. 1000 Connecticut Avenue will occupy an important corner in downtown Washington, where it connects the park and two commercial frontages. The building is located in the northwest quadrant of the intersection of K Street and Connecticut Avenue, with its prominent corner focused towards Farragut Square.

Connecticut Avenue is dominated by stone, masonry and pre-cast buildings with facades that are rarely articulated in response to views up or down that very broad street. The proposed design reflects a change in materials and expression to distinguish the new building in a way that would reinforce the block while shaping the façade. The K Street façade is more formal, composed primarily of granite and glass. It is very long, dominating most of the block visible from the park. In order to bring its scale back to that of neighboring buildings, modulating elements have been introduced. Recessed bays of oversized windows divide the street wall into three pavilions, the center of which defines the lobby.

The roof lines of the two structures further emphasize their individual treatment. The granite pilasters of the K Street pavilions extend above the roof-line, providing depth and mass to the granite frame, and composing a cornice above the top floor, through which the sky can be seen. By contrast, the zig and zag of the facets composing the Connecticut Avenue façade create a visual staccato along the roof-line through silhouette alone.

The buildings create a transparent yet well-defined façade at the pedestrian level. Storefronts are trimmed in stainless steel, accomplished in multiple finishes, and enlivened with

illuminated signage. An especially important feature is the setback of the façade at the corner. Here the recessed storefront creates a forecourt for a prime retail entrance, while managing the flow of pedestrian activity. The streetscapes include a sidewalk of the building façade stone that fronts the lobby pavilion and contrasting brick pavers bordered by the building stone on the remainder of sidewalks throughout the project. The streetscape is further enhanced by a street trees and distinctive benches.

Upon completion, the new building will enhance this corner of visual prominence with a design appropriate for its significant role as the focal point of the Connecticut Avenue commercial corridor. It will set a new standard for design in downtown Washington, restore and enhance an important commercial sector, and act as a beacon for suburban businesses to return to the District.

The new building will have a density of approximately 11.11 FAR, only slightly above the existing density of 10.70. However, because matter of right zoning in the C-4 District only permits a maximum FAR of 10.0, the Applicants are proceeding under the PUD regulations.

D. Matter of Right Development Under Existing Zoning.

The subject site is located in the C-4 District, which is designed for the downtown core that comprises the retail and office centers of the District of Columbia. The C-4 District permits a maximum height of 130 feet if the property abuts a street which is at least 110 feet wide, such as K Street. In addition, the C-4 District permits a maximum density of 10.0 FAR if a building can be constructed to a height in excess of 110 feet.

E. Matter of Right Development Under Proposed Zoning.

Under the PUD guidelines for the C-4 District, the FAR for the project may be increased to 11.0 FAR. Additionally, in order to allow for the successful functioning of the PUD project,

the Zoning Commission may authorize an increase in FAR of up to five percent, or 11.55 FAR.

The proposed PUD contemplates a density of 11.11 FAR.

F. Tabulation of Development Data.

	C-4 Matter of Right	C-4 PUD Guidelines	With 5% Flexibility	Project
Minimum Area	—	15,000 s.f.	N/A	32,782 s.f.
Square Feet of Gross Floor Area	327,820 (max.)	360,602 s.f.	378,632 s.f.	363,292 sf Total 15,737 sf Retail 353,656 sf Office
FAR	10.0	11.0	11.55	11.11
Height	130 ft (on 110 feet wide streets)	130 feet	130 ft.	130 feet
Roof Structure Ht.	18.5' max.	18.5' max.	18.5' max.	18.5 ft.
Lot Occupancy	100%	100%	100%	97%
Parking	172 spaces	190 spaces	200 spaces	229 required 229-260 provided
Rear Yard	2.5" per ft. of vertical ht.	2.5" per ft. of vertical ht.	2.5" per ft. of vertical ht.	Court in lieu of rear yard

G. Flexibility Under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than may be possible under conventional zoning procedures. The Applicant, however, is not seeking any flexibility with regard to the applicable zoning requirements.

III.
THE PUD PROCESS IS THE APPROPRIATE
MECHANISM FOR THIS PROJECT

A. Benefits of the PUD Process.

The PUD process is the appropriate mechanism for guiding the redevelopment of the project site. It allows the Applicants to replace the existing outmoded buildings with a superior building that is not otherwise possible as a matter of right in the C-4 District. The PUD process will enable the Applicant to maintain a building envelope of approximately the same size, which defines this important intersection. In return for this flexibility of development, the Applicants will provide exceptional project amenities and public benefits to the community and the District as a whole, as outlined below, that would not otherwise be generated.

B. Goals and Objectives of the Proposed PUD.

The proposed PUD is designed to achieve several important goals and objectives of the city. First, it will upgrade and enhance the visual appearance of the site of two obsolete office buildings, thereby making a significant architectural contribution to an otherwise aging K Street corridor and enhancing a significant commercial sector. Additionally, the building will be environmentally sensitive, featuring a "Green Roof" and LEEDS-level efficiency. The project will assist in the construction of desperately needed affordable housing for the city by joining efforts with a non-profit housing provider.

The project has been sensitively designed to complement the surrounding high density commercial office buildings along K Street, one of the most prominent commercial corridors in the city. The project responds to the site's location at one of the most significant intersections in the City where two particularly wide and important streets, Connecticut Avenue and K Streets, converge. Under the proposed PUD, the height of the new building will match the 130-foot height of other large commercial office structures along Connecticut Avenue and on the north

and south sides of K Street, and the overwhelming majority of buildings lining K Street from Mount Vernon Square to Washington Circle. The highly sensitive architectural treatment of the building will enable the project to successfully blend in with its surroundings and help complete the urban character of Connecticut Avenue.

C. Benefits of the Project.

The PUD will allow the Applicants to achieve a density for the new building consistent with the surrounding area and the high density land use designation of the Comprehensive Plan's Land Use Map. In return for the zoning flexibility provided under the PUD process, the Applicants will provide several important amenities and benefits to the City and to the community. First, the Applicants have commissioned an exceptional architectural design for the new building that will significantly enhance and enrich the streetscape and revitalize the aging character of this highly visible corner of the Connecticut and K Street corridor. The design includes high quality finishes and public space improvements that cost approximately fifteen to twenty percent more than what is typically expended at other downtown office building sites. Second, the ground floor retail space will feature an average ceiling height of twelve feet, which is well above the standard of eight to nine feet. Third, the building will be environmentally sensitive, featuring a "Green Roof" and LEEDS-level efficiency. Fourth, the Applicants, through their relationship with Marshall Heights Community Development Organization, will provide gap financing for a minimum of 12,834 square feet of affordable housing to the residential market in a Housing Opportunity Area, in accordance with subsection 2404.6(a)(2) of the Zoning Regulations. Fifth, the Applicants will fund the installation of twenty signs for the Dupont Circle Historic District, which is located three blocks north of the site and within the boundaries of the same Advisory Neighborhood Commission. Finally, the Applicants will execute a First Source Employment Agreement with the Department of Employment Services and a

Memorandum of Understanding with the Department of Small and Local Business Development in an effort to ensure equitable employment and contracting opportunities for D.C. residents and small and disadvantaged business enterprises.

IV.

THE PROPOSED PROJECT MEETS THE STANDARDS OF THE PUD REGULATIONS

A. PUD Requirements Under the D.C. Zoning Regulations.

The proposed development has been evaluated relative to the PUD standards of Chapter 24 of the Zoning Regulations and the PUD guidelines of the C-4 District. The site area is approximately 32,782 square feet in size, which exceeds the minimum area requirements of 15,000 square feet for a PUD in the C-4 District. The project will achieve a height of 130 feet, as permitted for buildings fronting on streets that are at least 110 feet wide and the PUD guidelines for the C-4 District. The width of Connecticut Avenue at this location also allows the PUD to achieve a maximum density of 11.0 FAR, which may be increased by five percent pursuant to section 2405.2 of the Zoning Regulations. The Applicants propose an increase in density of less than one percent, or a total FAR of 11.11. The modest increase is essential to the successful functioning of the project and will allow the Owners to replace the existing structures. The Applicants propose to construct the new building to an overall density of 11.11 FAR.

B. Housing Linkage.

Section 20404 of the Zoning Regulations requires an applicant seeking an increase in the gross floor area devoted to commercial office space above what is permitted as a matter of right to comply with the housing linkage requirements of the regulations. Here, the Applicants are requesting an increase of 37,961 square feet of office space, pursuant to the calculations set forth

in section 2404.4(a).¹ Based on the formulas set forth in section 2406.6(a), the Applicants are required to provide approximately 12,527 square feet of housing within the Dupont Circle Advisory Neighborhood Commission ("ANC") or in a Housing Opportunity Area, or 18,980.5 square feet of housing outside these areas.

The Applicants have entered into a Contract Construction Agreement with the Marshall Heights Community Development Organization ("MHCDO"), a highly successful affordable housing provider in the District of Columbia, to \$641,700 to assist in writing down the cost of construction for a minimum of 12,834 square feet of residential units. A copy of the Letter of Intent between the Applicants and MHCDO is attached as Exhibit B. The affordable dwellings will be constructed on vacant land at 4th Street and Mississippi Avenue, S.E., which is located in the midst of the Wheeler Hills Estate and Washington Highlands Housing Opportunity Areas, as shown on the District of Columbia Generalized Land Use Policies Map. The housing will target households earning 80 percent of AMI or less.

C. Public Benefits and Project Amenities.

The PUD guidelines define public benefits as “superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely occur under the matter of right provisions ...” 11 DCMR 2403.6. A project amenity is further defined as “one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors.” 11 DCMR 2403.7.

¹Section 2404.4(a) provides that commercial floor area other than office space shall be excluded from the housing linkage calculations, provided that the matter-of-right commercial density of the existing zone district shall be reduced by 0.5 FAR to allow for normal retail use. Thus, the C-4 matter-of-right density of 10.0 FAR is reduced to 9.5 FAR, resulting in an allowable office density of 315,694.5 square feet of space at the PUD site. The proposed office density is 353,656 square feet, which represents an increase of 37,961 square feet of office space as a basis for the housing linkage computations.

The flexibility requested in the instant PUD application will achieve the goals of the PUD process by providing high quality commercial development at the subject site with significant public benefits to the neighborhood and the city as a whole. The project's exceptional architectural design, its environmental elements of a "Green Roof" and LEEDS-level construction, and special value to the neighborhood are the exact types of public benefits the PUD process was designed to encourage in the District of Columbia, as set forth under section 2403.9 of the Zoning Regulations. By allowing the Applicant greater flexibility in the floor area ratio than would be possible under matter-of-right zoning, the proposed PUD will provide the following superior public benefits and amenities for the city.

1. Urban Design and Architecture.

The proposed new building has been sensitively designed to complement the surrounding large-scale commercial buildings and enhance the prominence of the key intersection of the city's business district. The appearance of the existing buildings are now dated, and their mechanical and programmatic systems obsolete, producing a out-dated image at a high profile location. The innovative architectural treatment of the new building is designed to reverse this downward trend and restore the corner to a prominent focal point. The superior design qualities are summarized as follows:

a. K Street Façade.

The façade along K Street will consist of a trio of 70-foot wide formal "masonry" pavilions composed of large, carefully proportioned windows that are framed by stone-clad lintels and piers. Each pavilion will be bordered by column-free corner windows folding back at acute angles, revealing recessed interstitial facades, composed entirely of glass and stainless steel. These design elements serve to break down and articulate what would otherwise be long building frontage. A high-quality material palette will consist of light colored and subtly

variegated granite exhibited in two finishes at the spandrels and beveled at the column covers, with windows of non-tinted low reflectivity glass trimmed with broad frames capped in brushed stainless steel. Spandrels and column covers at the interstitial facades will be of embossed texture stainless steel. At street level, the store frontage is designed as 10-foot wide bays of tall boutique windows trimmed in stainless steel, accomplished in multiple finishes, and set between monolithic stone clad piers. The overall design goal is to achieve both a textural and reflective façade, and a rich yet harmonious presence within the existing urban fabric of K Steet at Farragut Square.

A structurally expressive glass and metal marquee will crown the main lobby entrance, providing visual interest as well as rain shelter over 50 linear feet of the street frontage. Double height stainless steel framed glass windows will provide for clear views into the lobby over its 70-foot breadth. The façades of each of the three masonry pavilions are emphasized through vertical elongation of their stone piers above the main roof level. They will be capped with ornamental stone screens that provide the sculptural mass of a cornice, while functioning also as pergolas for the main roof level terrace.

b. Connecticut Avenue Façade

The Connecticut Avenue elevation of the building will feature an animated glass and metal façade composed of oversized floor to ceiling windows faceted into shallow 10-foot wide bay projections between the third and twelfth floors. A high-quality material palette shall consist of satin brushed stainless steel clad window frames, embossed texture stainless steel column and spandrel covers, and non-tinted low reflectivity glass. At street level, the store frontage is designed as 10-foot wide bays of extra tall boutique windows trimmed in stainless steel, accomplished in multiple finishes, and set between stainless steel clad piers with monolithic

stone bases. Turning the corner to the south, the park-facing façade will consist of a weave of stainless steel glass windows and “shadow box” glazed spandrels, layered with projecting stainless steel brise soleil for both function and visual interest. Turning the corner to the north, a symmetrical façade in material and quality (less sunscreen) shall clad the building some 35 feet down the alley, in response to its prominence from the Avenue.

In order to reduce the potential visual presence of the mechanical penthouse when viewed from the park, the position of the rooftop enclosure will be offset on the main roof approximately 75 feet back from the Connecticut Avenue façade parapet.

The architects for the project have produced an exceptional design that reinforces the broad and lively elements of the K Street commercial corridor while also creating a rich, boundary-defining urban wall for the Connecticut Avenue elevation. The PUD will provide high quality, superior design features to reinforce the visual identity of the Central Employment Area.

c. Street Level Frontage and the Pedestrian Experience

The store fronts are designed as boutique windows wrapped in frames of polished and brushed stainless steel, set between granite and stainless clad piers at 10 ft bay intervals. Approximately 80 percent of the combined K Street and Connecticut Avenue frontage shall be glazed window or door, and approximately 80 percent of the combined frontage shall be retail presence. Door locations are flexible depending on the tenant's needs, with entrance opportunities at nearly all bays. The total of glazed retail facade area provided will be approximately 2.75 times that provided at 1700 K Street, a building enclosing a slightly greater amount of retail floor area.

d. Expansive Floor-to-Ceiling Height.

One of the more significant features of the building is the expansive floor-to-ceiling height of the retail space. The average height of storefront along the combined frontages will be approximately 12 feet - 2 inches, not including the signage band along K Street. Along Connecticut Avenue specifically, the storefront shall achieve 14.75-foot average height. This is well in excess of the average eight to nine feet found in most ground floor retail in the downtown area.

The corner of the building at the intersection of K Street and Connecticut Avenue will also feature a dramatic setback of approximately 20 feet from the property line, creating a 500 square-foot forecourt. This unique design element forms a prime retail entrance for the adjoining tenant space, while easing the flow of pedestrians around this tight urban intersection.

e. Streetscape and Landscaping Improvements

Exceptional streetscape and landscaping elements have been incorporated into the design of the new building. The sidewalk along both street frontages shall be composed of borders and isolated fields of granite dimension pavers, with principal fields of special shaped brick unit pavers. This represents a considerable upgrade from the existing brick or poured-in-place concrete paving. New brick paving shall continue approximately 40 feet up the north side alley to enhance the visual appearance of what is normally the secondary, utilitarian side of the building.

The number of trees located along both frontages shall be increased threefold above existing quantities: six trees along K Street where only two exist today, and three trees along Connecticut Avenue to replace the single existing tree. In order to space the trees evenly along K Street, the Applicant is proposing to remove, or relocate away from the curb, one existing

PEPCO vault. All tree planters will be recessed and covered with 4-inch by 4-inch granite cobbles. Tree types will be Oak varieties.

Finally, the Applicant proposes to install sidewalk benches along the K Street frontage, where currently there are none. Approximately 70 linear feet LF of benches will be provided, which will feature a custom design consisting of natural wood seating surface over a granite-faced base. Because of the Connecticut Avenue sidewalk is dominated by transformer vaults and a bus stop, there is no opportunity for benches along this street frontage.

2. Environmental Benefits.

One of the most significant benefits to the project is the introduction of a privately funded "Green Roof" on a tall commercial office structure. Part of an innovative low impact environmental technology, a Green Roof is a rooftop planted with pollution-reducing vegetation that also enhances the energy efficiency of a building. Only a handful have been proposed for the city. In 2004, the Casey Trees Endowment and D.C. Greenworks teamed together with owners of the building at 1425 K Street, N.W., to create the city's first high-elevation "Green Roof." This demonstration project has been funded by a variety of sources, including grants from the Chesapeake Bay Small Watershed Grants Program administered by the National Fish and Wildlife Foundation, and by the Watershed Protection Division of the D.C. Department of Health.

Since that time, Green Roofs have been proposed for three residential PUD projects at St. Luke's, Calvert Street and Wisconsin Avenue, N.W.; 1200 R Street, N.W.; and 4600 Brandywine Street, N.W. Here, the Green Roof at the proposed PUD will be among the first privately-funded installations commercial office building in the city. Approximately 53 percent of the rooftop will be planted with low-growing succulent plants of various species.

While the demonstration project at 1425 K Street Green Roof is still in its infancy, experiences with Green Roofs in other American and European cities suggest that storm water runoff and rooftop temperatures will be reduced significantly at the PUD site. According to D.C. Greenworks, reduction of storm water runoff in the city and across the region is a top priority for improving water quality in area rivers and the Chesapeake Bay. Reduced temperatures also result in less air pollution, particularly on Code Orange and Red days in the summer. The inclusion of a Green Roof on this commercial office building will complement the environmental undertakings at 1425 K Street and other "green" efforts throughout the city, and is a significant and innovative public amenity of the project. It promises to encourage other developments to adopt these environmentally-friendly and energy-saving measures.

Additionally, the Applicant will design and construct the PUD utilizing the criteria of the LEED (Leadership in Energy and Environmental Design) Green Building Rating System, a voluntary, consensus-based national standard for development high-performance sustainable buildings. Among other things, the building will incorporate such LEED-level elements as reduced water usage, energy performance systems and materials, ozone protection, a green power energy contract through PEPCO, use of recycled or salvaged construction materials, carbon dioxide monitoring, a high-efficiency ventilation system, and low VOC finish materials. Such design and construction standards have been recognized by the Zoning Commission as an important public benefit and amenity of planned unit developments.

3. Special Value to the Neighborhood.

The Applicants will fund the installation of twenty signs to herald the Dupont Circle Historic District three blocks to the north of the site. This signage has the dual purpose of fostering civic pride in the historic neighborhood and notifying new residents of their obligations under the District's preservation law to protect historic resources in their neighborhood. This

contribution targets an identified need of special value to the neighborhood that also constitutes an important amenity of the PUD project.

4. Revenue for the District.

The provision of additional commercial office space and below grade parking will generate additional tax revenue for the District. Employment, sales and other revenue sources will further add to the District's income.

5. Local Business Opportunities.

The Applicant will enter into a Memorandum of Understanding with the D.C. Department of Small and Local Business Development in order to achieve, at a minimum, the goal of 50 percent participation by small, local and disadvantaged businesses in the contracted development costs for the design, development, construction, maintenance and security for the project to be created as a result of the PUD. This memorandum, a draft of which is attached as Exhibit D, contributes significantly to the District of Columbia goal of ensuring adequate opportunities for small and local businesses to participate in development projects throughout the city.

6. First Source Employment Opportunities.

Likewise, in furtherance of Mayor's Order No. 83-265 and D.C. Law 5-93, the Applicant will work with the Department of Employment Services (DOES) to execute a First Source Employment Agreement in order to achieve the goal of utilizing District of Columbia residents for at least fifty-one percent of the jobs created by the PUD project. The Applicant will use DOES as its first source for recruitment, referral and placement of new hires for employees whose jobs are created by the PUD. A draft of the agreement is attached as part of Exhibit C.

V.
COMPLIANCE WITH D.C. COMPREHENSIVE PLAN

The provision of additional commercial office space fulfills a specific objective for the Connecticut Avenue and K Street area of the Central Employment Area of downtown Washington, as set forth in Subsection 1327.1 and 1337.1(b) and (d) of the Comprehensive Plan for Ward 2. Those subsections recognize the need for high quality office space to help the city compete with suburban Maryland and Virginia locations.

The housing objectives for Ward 2 under the Comprehensive Plan also call for the development of low and moderate income housing in areas targeted for housing development. 10 DCMR 1304.1(a). The Applicant will meet this objective by working with MHCDO to assist in the construction of affordable dwelling units as described above.

The proposed PUD is consistent with and, in fact, fosters the goals and policies stated in the elements of the District of Columbia Comprehensive Plan, D.C. Law 5-76, 10 DCMR (Planning and Development) § 100 et seq. (1984), particularly those within the Land Use Element.

The purposes of the District of Columbia Comprehensive Plan Act are to:

(1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation stabilization and improvement of each neighborhood and community in the District.

D.C. Code §1-245(b) (1994 Supp).

The proposed project significantly advances these purposes by promoting the social and economic development of District residents through the provision of quality commercial office development, achieving the community goal of adequate parking, promoting economic growth

for the District and its residents, increasing employment opportunities in the District, maintaining the architectural assets of the District, and stabilizing and improving the Connecticut Avenue and K Street vicinity.

A. Compliance with Major Themes.

Among the major themes advanced under the Comprehensive Plan (“Plan”) is the goal of respecting and improving the physical character of the District. The Applicants’ proposal is consistent with this theme through the development of an exceptional design that will significantly enhance the prominence of the Connecticut Avenue and K Street commercial area and improve the appearance of the vicinity as a whole. The renovation and addition will match the height and massing of surrounding buildings while at the same time introduce an innovative architectural treatment to the streetscape.

B. Compliance with Major Elements.

The Comprehensive Plan contains eleven major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Housing Element.

It is the goal of the District to “encourage the private sector to provide new housing to meet the needs of present and future residents” 10 DCMR § 301.3 (a).

The Applicant will provide for the construction of affordable housing by working with MHCD to meet the needs of present and future District residents.

2. Environmental Protection Element.

It is the goal of the District to “protect the environment, to resist threats to its overall quality, and to act to maintain and enhance its positive features in the interest of residents, workers and visitors....” 10 DCMR § 401.1.

The Applicant will comply with all the applicable rules and regulations of the District to promote energy conservation, improve air quality and protect the natural environment.

3. Transportation Element.

It is the goal of the District to “[p]romote the increased use of mass transit, in the District and the region.” 10 DCMR § 503.2(c).

Development of the project at the present site, within close proximity to the Farragut North and Farragut West Metrorail Stations and numerous Metrobus routes, will promote and stimulate the use of existing mass transit service. Additionally, the creation of 229 to 260 new parking spaces will greatly reduce parking shortages in the downtown area. The proposed new building generates a parking requirement of 192 spaces. The Applicant will exceed this requirement and provide a minimum of 229 to 260 spaces. The exact number of parking spaces will depend upon existing building conditions and tenant issues.

The Traffic Impact Study prepared by Gorove/Slade Associates, Inc. concludes that the proposed development will not have a negative impact on the surrounding roadway network as additional trips can be accommodated by the current roadway configuration and capacity.

4. Urban Design Element.

It is the goal of the District to “preserve and enhance the outstanding physical qualities of the District neighborhoods.” 10 DCMR 702.1(b).

The proposed PUD will enhance the large-scale commercial quality of the Connecticut Avenue and K Street segment of the Central Employment Area through superior design elements that respect the special character of this prominent commercial corridor.

It is the goal of the District to “encourage new development within areas of strong architectural character to contribute to the physical identity and character of the area.” 10 DCMR 710.2(d).

The proposed project will provide a distinguished design that provides a rich and vibrant texture to this prominent corner and enhances the vibrancy of the Connecticut Avenue commercial corridor.

5. Land Use Element.

It is the goal of the District to "promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods...." 10 DCMR §1108.1(a).

The proposed project responds to this goal by providing a high density commercial office structure of superior design that will foster the continued growth of the District's economy and employment base and serve as a landmark to this focal point for commercial Downtown.

6. Generalized Land Use Maps.

The Comprehensive Plan Generalized Land Use Maps depict the project site as located in a high density commercial land use category. The proposed PUD is consistent with the Generalized Land Use Maps.

7. Ward 2 Element.

The Ward 2 Element encourages construction of additional office space in the Connecticut Avenue and K Streets segment and other areas of the Central Employment Area to compete with suburban Maryland and Virginia locations. The proposed PUD is consistent with this Ward 2 Plan goal.

**VI.
AREAS OF FLEXIBILITY**

The Applicant has made every effort to provide a level of detail that conveys the architectural significance of the proposed project and does not require flexibility to make changes that will diminish its significance. Nonetheless, some flexibility is necessary to address the needs of future tenants and other issues that cannot be anticipated at this time.

The Applicant requests flexibility in the following areas:

1. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building;

2. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction; and

3. To make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the D.C. Building Code or that are otherwise necessary to obtain a final building permit.

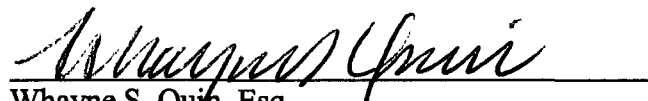
VII. **CONCLUSION**

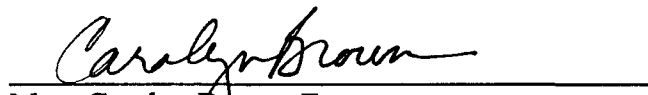
For the foregoing reasons, 1000 Connecticut Avenue Associates and PNC Bank, Trustee, submit that the PUD plan meets the standards of Chapter 24 (Article 75) of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; advances important goals and policies of the District of Columbia and, therefore, should be opted by the Zoning Commission.

It is appropriate to use the flexibility afforded by the PUD process to approve this proposed development plan. The scale, density and use of the project are compatible with uses intended for the Connecticut Avenue and K Street segment of the Central Employment Area, and falls within the acceptable standards permitted under the PUD guidelines. Accordingly, the Applicants requests the Zoning Commission to approve the PUD plan.

Respectfully submitted,

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February 21, 2006