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**ZONING COMMISSION
District of Columbia**

October 3, 2006

CASE NO. 06-13
EXHIBIT NO. 22

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 06-13
1000 Connecticut Avenue, N.W. PUD

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D.C. OFFICE OF ZONING
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Dear Members of the Commission:

On behalf of Connecticut Avenue Associates and PNC Bank, Trustee, (the "Applicant"), we are submitting herewith supplemental information on the above-referenced application for a Planned Unit Development ("PUD") at 1000 Connecticut Avenue, N.W., in Square 163 pursuant to section 3013.8 of the Zoning Regulations.

1. Modification of Plans

Since the time of its pre-hearing submission, the Applicant has refined the PUD design to emphasize the prominence of the corner site and subtly reflect the differing characters of the K Street and Connecticut Avenue street frontages. The rooftop embellishments along K Street have also been significantly reduced and simplified and now read as a cornice. A description of the changes and the architect's design intent is attached hereto as Attachment A. The pertinent development data for the building is as follows:

	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.	369,295 sf Total 13,982 sf Retail 355,313 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 236 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

Because the roof structure will not be set back from the rear building line a distance equal to its height, the Applicant is seeking flexibility from roof structure provisions of section 770.6 (b) of the Zoning Regulations. Copies of the revised drawings dated October 2006 and identified as Addendum 1, are submitted herewith.

2. Project Amenities and Public Benefits

The PUD will allow the Applicant 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 Applicant will provide several important project amenities and public benefits to the City and to the community. First, the Applicant had commissioned an exceptional architectural design by James Ingo Freed and the firm of Pei Cobb Freed & Architects 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 Applicant will make an additional \$200,000 contribution to the Marshall Heights Community Development Organization, to assist in the production of additional affordable housing units over and above the requirement of the housing linkage provisions of section 2404 of the Zoning Regulations. Fifth, the Applicant will contribute \$20,000 to the Dupont Circle Citizens Association to assist in the renovations of the National Park Service Park located at 20th and Q Streets, N.W., immediately north of the north entrance to the Dupont Circle Metrostation. Sixth, the Applicant will contribute \$100,000 to the Golden Triangle Business Improvement District to assist with several of their community programs. 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.

3. Community Outreach

The Applicant met with Advisory Neighborhood Commission 2B at its August meeting. The ANC voted unanimously to support the Planned Unit Development. As noted above, the Applicant has also worked with the Dupont Circle Citizens Association and is contributing \$20,000 to its efforts to improve the small triangular park at 20th and Q Streets, N.W.

The Applicant respectfully submits this addition information and documentation for the Zoning Commission's consideration at its October 23, 2006, hearing in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Whayne S. Quin
Carolyn Brown

Attachments

cc: Maxine Brown-Roberts, OP (w/attach.)
Advisory Neighborhood Commission 2B (w/attach.)
Dupont Circle Citizens Association (w/o attach.)
Marshall Heights Community Development Organization (w/o attach.)

**Planned Unit Development
1000 Connecticut Avenue, N.W.**

Architects' Statement of Design Intent

2006 OCT - 11

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The building known as 1000 Connecticut Avenue will occupy an important corner in downtown Washington, where it connects park and commercial frontages. The building is located northwest of the intersection defined by K Street and Connecticut Avenue, its prominent corner focused towards Farragut Square, where it forms both a boundary defining corner to the park and a gateway to the avenue extending north. The building's principal façades frame the corner individually, and at the same time complement each other in a variety of ways, convening to turn the corner in a distinctive and unexpected fashion.

The south facing façade along K Street is the building's more formal, composed primarily of granite and glass as foil to the stainless and glass façade of 1700 K Street opposite. The K Street frontage 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. Oversized windows are set in broad stainless frames, and distinctively divided by pilasters of granite beveled to add shadow and dimension, and by spandrels composed of granite panels in two finishes. Recessed facades of contrasting windows framed entirely in stainless steel, divide the street wall into three 70 ft. width pavilions. Each pavilion is bordered by column free glazed corners, where windows are folded back at acute angles in resonance with the geometry of the site. At street level, the center pavilion defines the breadth of the lobby, whose frontage is enlivened by a crystalline glass marquee, while the flanking pavilions to east and west showcase retail tenancies.

Along Connecticut Avenue, stone, masonry and pre-cast buildings dominate, their facades rarely articulated in response to views up or down that very broad street. In order to complement the area, but not disappear into it, we have proposed here a change in materials to distinguish the new building in a way that would reinforce the block while shaping the facade into shallow bay windows that add reflections and shadows to the street wall. The skin is folded into reflective pleats of glass and stainless steel, increasing its dimension and character, as well as its prospect of the Avenue and its visual interest from the park. At street level, the entire frontage showcases high ceiling retail.

The two principal façades meet the sky, again, in individual ways. The flanking granite pilasters of each K Street pavilion merge above the top level windows, cantilevering out to the property line to compose a cornice at roof level, providing distinction and depth to the pavilion volumes. 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.

At the prominent corner, a broad weave of glass wall layered with brise soleil is set perpendicular to the Avenue, mediating between the flanking K and Connecticut frontages. Here is the building's most transparent facade, open and focused towards the core of Farragut Square and to Lafayette Square beyond. To the north, a façade of symmetrical figure and quality (less sunscreens) folds well down the alley, in response to its visibility from the Avenue.

The layered planes and roof-lines collectively change and enrich the impression of the building's appearance from different vantage points, adding sculptural mass and greater urban variety. From a distance the building can be read as separate yet interrelated structures, unique, but comfortable within the existing fabric.

At pedestrian level, the facades are both transparent and well defined, organized in a cadence of carefully tailored 10' width glazed bays that ultimately attain a height of 15 ft. along Connecticut Avenue. Storefronts :

are trimmed in stainless steel, accomplished in three types of finish, and enlivened with illuminated signage. At K Street, storefront windows are separated by beveled stone pilasters, and at Connecticut, separated by inversely beveled stainless steel pilasters. In order to alleviate the protracted K Street frontage, the three pavilions are anchored by corner display windows at each pavilion end. An especially important feature is the setback of the façade at the major corner. Here the recessed storefront creates a forecourt for a prime retail entrance (where presently there is no entrance at all), while easing the flow of pedestrians around this acute urban intersection. The streetscapes are simple in design, but rich in material and furnishing. The building façade stone will carpet the corner forecourt and the full length of sidewalk fronting the lobby pavilion. Elsewhere, a weave of contrasting brick pavers will be used for sidewalk fields, with the building stone re-introduced as surrounding borders. A threefold increased complement of trees, alternating with distinctive benches set between, further enriches the pedestrian experience. Using a simple and synchronized palette of means, our aim is to create a lively street-front and lively storefront without reducing qualitative elegance.

We have designed a building with a very good skin, and more – the result of a number of rigorous investigations that penetrate far beyond the surface. We investigated the view to and from the park and what it would take to focus upon it. We explored appropriate responses to the two shopping streets and studied how to respectively amplify and enrich their activity. We carefully investigated the requirements of a building that is 2/3 of a square long. How to break it up? How to maximize its key downtown site? How to turn the corner? And ultimately how, on the site, to articulate the mass where one side gets its liveliness from reflectivity while the other side relieves its extent through a balance of formal gesture, symmetry and layering?

Our solution provides a new business address and a distinguished design that is unique among other buildings in Washington. At the same time, this building remains quite respectful of its context, and maintains a strong commitment to urban continuity.

Pei Cobb Freed & Partners Architects LLP
October 2006