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Mary Carolyn Brown
202 862 5990
carolyn.brown@hklaw.com

November 20, 2006

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

Dear Members of the Commission:

At the conclusion of the hearing on the above-referenced planned unit development, the Zoning Commission requested the applicant, Connecticut Avenue Associates and PNC Bank, Trustee, to restudy the architectural design of the building at the corner and along the cornice line. In response to that request, the Applicant is pleased to submit the enclosed amended architectural drawings for the building.

As described in the attached summary of changes prepared by Pei Cobb Freed & Partners, the corner façade has been strengthened through the introduction of a discrete "tower" form. The base of the tower is anchored by a monumental storefront entrance to reinforce and celebrate the prominence of this major intersection. The redesigned element projects slightly beyond the plane of the previous design by two feet, but still maintains a substantial setback at the corner for enhanced pedestrian traffic flow. This enhancement results in an additional 430 square feet of gross floor area, increasing the proposed density of the building from 11.11 FAR to 11.12 FAR. This slight increase is essential to the successful functioning of the building design at this preeminent corner in the city.

The granite cornice along the K Street elevation has also been refined into a more tapered form, resulting in a lighter appearance to the top of the building and unifying the cornice line with Connecticut Avenue facade. The storefront designs along Connecticut Avenue and K Street have also been enhanced through the introduction of new framing elements, creating a two-story effect and amore distinctive element from the surrounding textured stainless pilasters and spandrels.

ZONING COMMISSION
District of Columbia

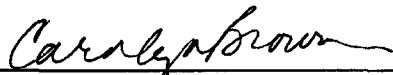
CASE NO. 06-13

EXHIBIT NO. 32 ZONING COMMISSION
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EXHIBIT NO.32

As a result of these changes, the building without question achieves an exceptional level of architectural design that celebrates the significance of this corner and Washington as a whole. The design is a significant public benefit of the PUD and, together with the other project benefits and amenities, meets the standards for approval by the Commission. We therefore respectfully request that the Commission grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Whayne S. Quin
Carolyn Brown

Attachments

cc: Maxine Brown-Roberts, OP (w/attach.)
Advisory Neighborhood Commission 2B (w/attach.)

**1000 CONNECTICUT AVENUE
Washington, D.C.**

16 November 2006

PUD Addendum 2 – Summary of Design Changes

The following summarizes revisions to features of the PUD architectural design in response to the comments received from the Zoning Commission and Planning Department staff during the October 23rd, 2006 Zoning Commission public hearing:

A. Corner Facade

1. *Tower form:* The corner façade has been strengthened through the introduction of a discrete “tower” form, its figuration inspired to some extent by the existing corner condition. The projecting tower form, a pairing of large windows at its center, is symmetrically framed top to bottom by three layers construction. The projection is bordered along each side by broad stainless framing elements and flanked by deeply recessed symmetrical glass sidelights, which in turn are flanked by beveled face piers of stone. At its top, the tower pronounces itself by extending, as a somewhat transparent figure, above the roof line (as established by the flanking sidelights); but extending only to a height in union with that of the adjacent K Street and Connecticut Avenue frontages. The tower finish and fenestration continues the existing design vocabulary of sharp corners, careful framing, and articulation through use of surfaces of varying reflectivity.
2. *Corner Retail Entrance:* The base of the tower is anchored by a monumental storefront entrance. A two story presence is created by a imposing portal clad in polished granite. The rendered scheme envisions this “urban scale” portal in turn surrounding, at street level, a smaller pedestrian scale portal faced with highly ornamental stainless steel doors. The doors will be sheltered above by a glass and stainless canopy more modest in size than, but of similar character to, the canopy fronting the building lobby. Signage at the retail entrance might take the form of metal letters set across the head of the granite portal.
3. *Fortification of the original diagram:* The design of the new corner tower, while creating a discrete new figure of building volume, still reinforces important features of the original design. The setback at the corner, for easement of the pedestrian condition, and for creation of a forecourt for the retail entrance, is preserved. The orientation towards the heart of Farragut Square is maintained.
4. *Floor Area increase:* The face of the tower form projects 2 feet forward of the original design location, contributing an overall increase of approximately 430 GSF of floor area. Proposed development FAR would therefore increase from 11.11 FAR to slightly in excess of 11.12 FAR

B. K Street Storefront

1. *Storefront design:* The scale and distinction of the K Street storefront at the base of the stone pavilions has been enhanced through the introduction of new

framing elements. New stainless steel liners flanking the granite pilasters now extend alongside and across the head of the Level 2 windows. The liners are inversely beveled with respect to the projecting granite form of the pilasters. Also, the Level 2 (office) windows now have discrete frames, capped with polished stainless to match the design and finish of the Level 1 display windows. Our aim is to project a two-story presence for the store frontage, as distinguished through the additional shadow relief created by the shaped liners and the increased reflectivity of the additional framing elements.

2. *Signage design:* Signage along the K Street frontage will be accomplished with polished metal letters “floating” in front of thermal finish granite panels. The letters should contain internal LED strip illumination, rear illuminating upon the face of the stone panels.

C. Connecticut Avenue Storefront

1. *Storefront design:* The definition of the storefront at Connecticut Avenue has been enhanced also through the introduction of new framing elements. New beveled stainless steel liners flank the stainless steel pilasters, and wrap across the head of the store frontage. The liners are beveled parallel with respect to the inverted form of the pilasters, and are polished in finish, adding volume and reflectivity to the display window frames. The end result is a storefront more distinct from the surrounding textured stainless pilasters and spandrels.
2. *Signage design:* Signage along the Connecticut Avenue frontage will be accomplished with internally illuminated translucent letters emerging from polished stainless steel clad signage band / light boxes.

D. K Street Cornice

The granite cornices at roof level above the K Street pavilions have been become substantially tapered forms, through canting of the bottom face of the cantilever (in order for the surface to receive more ambient light), culminating in a substantially thinned leading edge. The result lightens the visual weight of the cornice, while maintaining its masonry materiality.