

1000 Connecticut Avenue NW

PEI COBB FREED & PARTNERS Architects LLP

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Washington, D.C.

Addendum 2

Proposal for A Consolidated
Planned Unit Development
November 2006 Supplemental Filing

Owner & Developer:
1000 CONNECTICUT ASSOCIATES



ZONING COMMISSION
District of Columbia

RECEIVED CASE NO. 06-13

EXHIBIT NO. 33

ZONING COMMISSION
District of Columbia
CASE NO.06-13
EXHIBIT NO.33

Filing Req't:**Drawing:**

- PREFACE TO NOVEMBER 2006 REVISION
- * ■ ARCHITECT'S STATEMENT

DCMR 11 Sec.:**Development Plans:**

2406.11(a)

- * **Z-1** ZONING TABULATIONS*

Filing Req't:**Drawing:****DCMR 11 Sec.:****Development Plans:**

2406.11(a)(i)&(j)&(k)
2406.11(a)(i)&(j)&(k)
2406.12(a)
2406.12(a)

- * **A-6** LEVEL 1 PLAN**
- * **A-7** LEVEL 2 PLAN**
- * **A-8** LEVEL 3-12 PLAN**
- * **A-9** ROOF LEVEL PLAN / Mechanical Penthouse**

2406.12(a)

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2406.12(a)&(b)
2406.12(a)&(b)&(c)
2406.12(a)&(b)&(c)

- * **A-27** STREETSCAPE PLAN / K Street - West
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- * **A-35.2.1** PERSPECTIVE RENDERING / Connecticut Avenue Storefront Close-up View

■ PROJECT CREDITS

- * Indicates new or revised drawings in this Post-hearing Submission
- ** Indicates drawings that describe areas of proposed partial site closure

This revision to the PUD Application for the proposed 1000 Connecticut Avenue Building supplements or replaces selected drawings previously issued in the Exhibit A attachment to the original application dated October 2005. New and updated material included in this revision further illustrate the design, show additional development of the design, and provide additional information in response to comments received from the review authorities during the preliminary review period. The following drawings are new or revised:

Z-1	ZONING TABULATIONS Revised to reflect updated development plans.	A-31	PERSPECTIVE RENDERING - Corner View at Connecticut Ave. & K St. Revised facade design.
A-6	LEVEL 1 PLAN As above. Reflects revised facade design.	A-32	PERSPECTIVE RENDERING - K Street View & Connecticut Ave. Views. As above.
A-7	LEVEL 2 PLAN As above.	A-32.1	PERSPECTIVE RENDERING - Close-up Corner View. As above.
A-8	LEVEL 3-12 PLAN As above.	A-33	PERSPECTIVE RENDERING - Streetscape Corner View at Conn. Ave. & K St. As above.
A-9	ROOF LEVEL PLAN - Mechanical Penthouse. As above.	A-35.1	PERSPECTIVE RENDERING - K Street Storefront View. As above.
A-10	K STREET ELEVATION Revised facade design.	A-35.1*	PERSPECTIVE RENDERING - K Street Storefront View. New rendering. Close-in view of storefront.
A-16.1	PARTIAL ELEVATIONS - Roof Level at K Street. Reflects revised facade design.	A-35.2	PERSPECTIVE RENDERING - Connecticut Avenue Storefront View. As above.
A-19	PARTIAL ELEVATIONS - Storefront Window & Entry at K Street. As above.	A-35.2*	PERSPECTIVE RENDERING - Connecticut Avenue Storefront View. New rendering. Close-in view of storefront.
A-21	PARTIAL ELEVATIONS - Typical Floor Level at K St. & Connecticut Avenue. As above.		
A-21.1	PARTIAL ELEVATIONS - Roof Level at K St. & Connecticut Ave. As above.		
A-22	PARTIAL ELEVATIONS - Storefront Window & Entry at Connecticut Ave. As above.		
A-24	PARTIAL ELEVATIONS - Storefront Window & Entry at Connecticut Ave. As above.		
A-27	STREETSCAPE PLAN & ELEVATION - K Street - West. Reflects revised facade design.		
A-28	STREETSCAPE PLAN & ELEVATION - K Street - East. As above.		
A-29	STREETSCAPE PLAN & ELEVATION - Connecticut Avenue. As above.		

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 facade 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.

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November 2006

Zoning Tabulations

PROPERTY: (See Dwg. C-1 for Lot dimensions)

Square: 163
 Lots: 803-806 (16,527 SF) + 847 (16,480 SF)
 Property Area: 32,987 + 243 SF Partial Alley Closure = 33,231 SF Total Area

ZONING REGULATIONS: w / P.U.D. Development Standards Proposed P.U.D. Provided

Zoning	C-4	C-4
Uses	Proposed General Office and Retail Uses Permitted	Office 355,313 SF Retail 13,552 SF Total 369,295 SF
FAR	11.0 + 5% = 11.55 max.	11.11
Roof Structure FAR	37' max. additional for Mech/Equip	≤ 37
Lot Occupancy	100% max	96% @ Levels 1-2 97% @ Levels 3-12
Building Height	130' max.	130
Roof Structure Height	18.5' max.	18.5
Roof Structure Setback	1:1 setback to height	18.5' minimum, except North Alley where 7' 0" minimum
Side Yard	No requirement	-
Rear Yard	Min. Depth: 2 1/2' per ft. vertical height	None provided
Court	Min. Width: 3' per ft. vertical height	Provided in lieu of rear yard
Parking	Office > 2,000 GSF: 1 per 1,000 GSF (195) Retail > 30,000 GSF: 1 per 1,000 GSF (0) -25% Net retail proximity reduction Total spaces required	228 self park spaces + 8 H/C spaces 147
Loading	Office > 200,000 GSF: 3 berths @ 30' x 1 space @ 20' Retail < 100,000 GSF: No add'l req'd	3 berths @ 30' x 1 space @ 20'
Bicycle Parking	(min. 5% of parking requirements) 8 spaces	8 spaces

Gross Floor Area Tabulations

FLOOR LEVEL:	GROSS FLOOR AREA (General Office unless noted):		TOTAL G.F.A. BY LEVEL:
	A. Private Property	B. Alley Closure ¹	A + B
LEVEL 12	31,221	243	31,464
LEVEL 11	31,221	243	31,464
LEVEL 10	31,221	243	31,464
LEVEL 9	31,221	243	31,464
LEVEL 8	31,221	243	31,464
LEVEL 7	31,221	243	31,464
LEVEL 6	31,221	243	31,464
LEVEL 5	31,221	243	31,464
LEVEL 4	31,221	243	31,464
LEVEL 3	31,221	243	31,464
LEVEL 2	25,796	243	25,039
LEVEL 1	14,791 + 14,012 Retail	243	29,046 ²
LEVEL B1	-	(691) ³	-
LEVEL B2	-	(691) ³	-
LEVEL B3	-	(691) ³	-
LEVEL B4	-	(691) ³	-
LEVEL B5	-	(691) ³	-
TOTAL GSF:	366,809 GSF	2,916 GSF³	369,725 GSF
Basement Projection ⁴		(3,455 GSF) ³	(3,455 GSF) ³
Property Area:	32,987 SF	243 SF	33,231 SF
Proposed FAR:	11.12	-	11.12

Notes:

¹ Area below grade not included in Gross Floor Area

² Refer to drawings for locations of proposed partial alley closure and basement level projections at alley

³ Area of new 2 1/2' vehicular improvement easement not included in Gross Floor area

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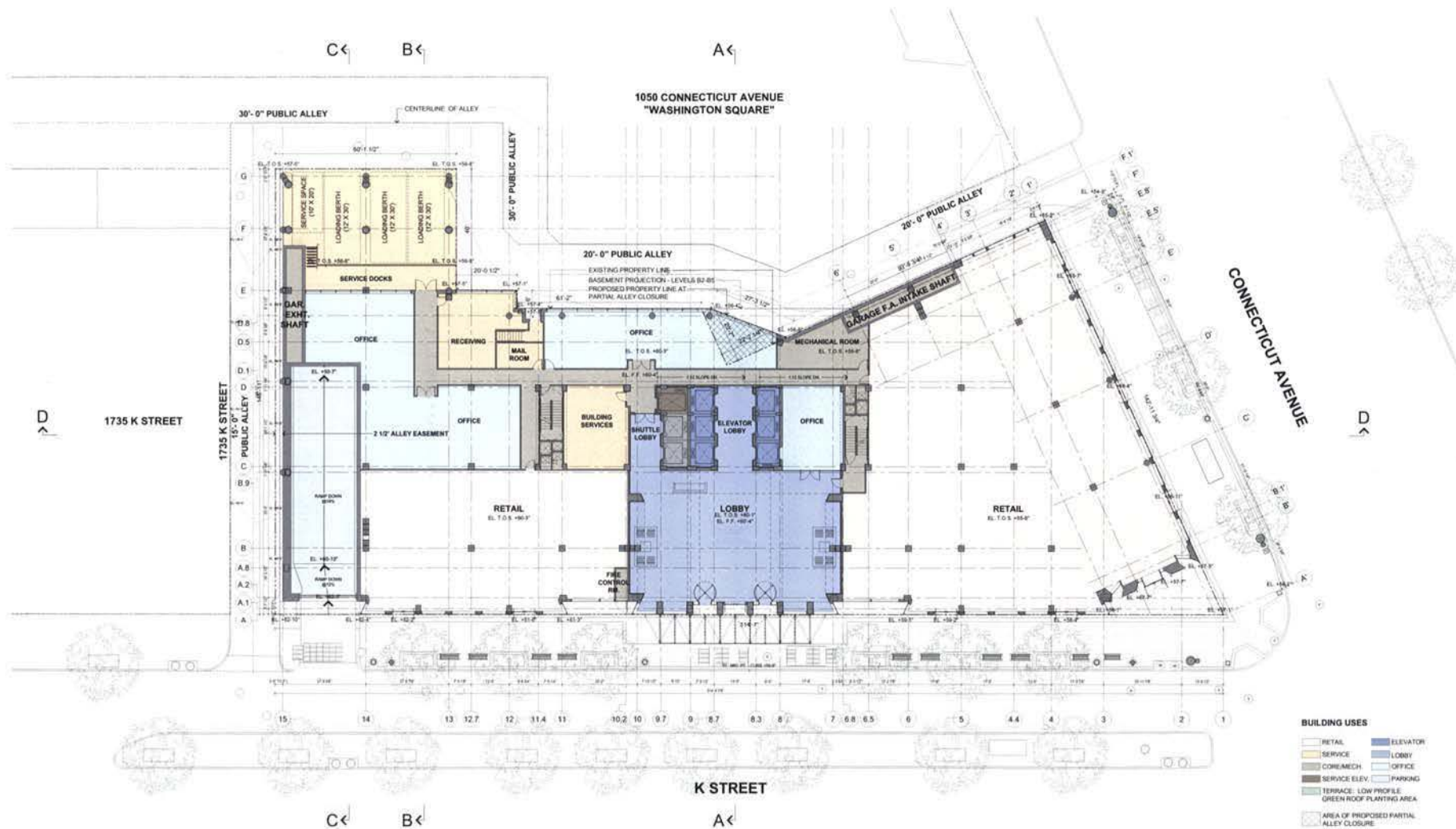
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ZONING TABULATIONS

Z-1

November 2006



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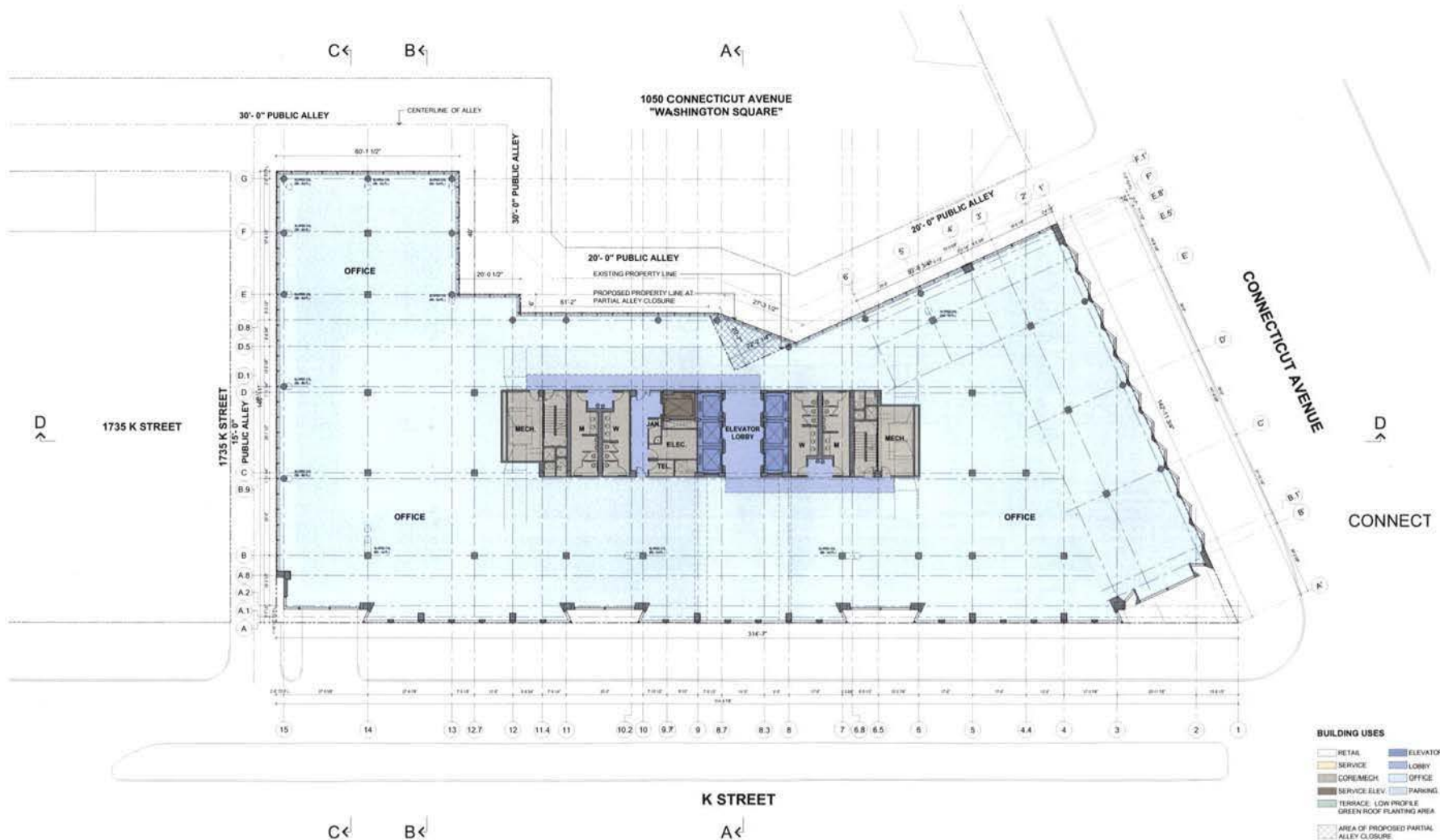
1000 Connecticut Avenue NW Washington, D.C.

LEVEL 1 PLAN

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A-6

scale: 1" = 30'



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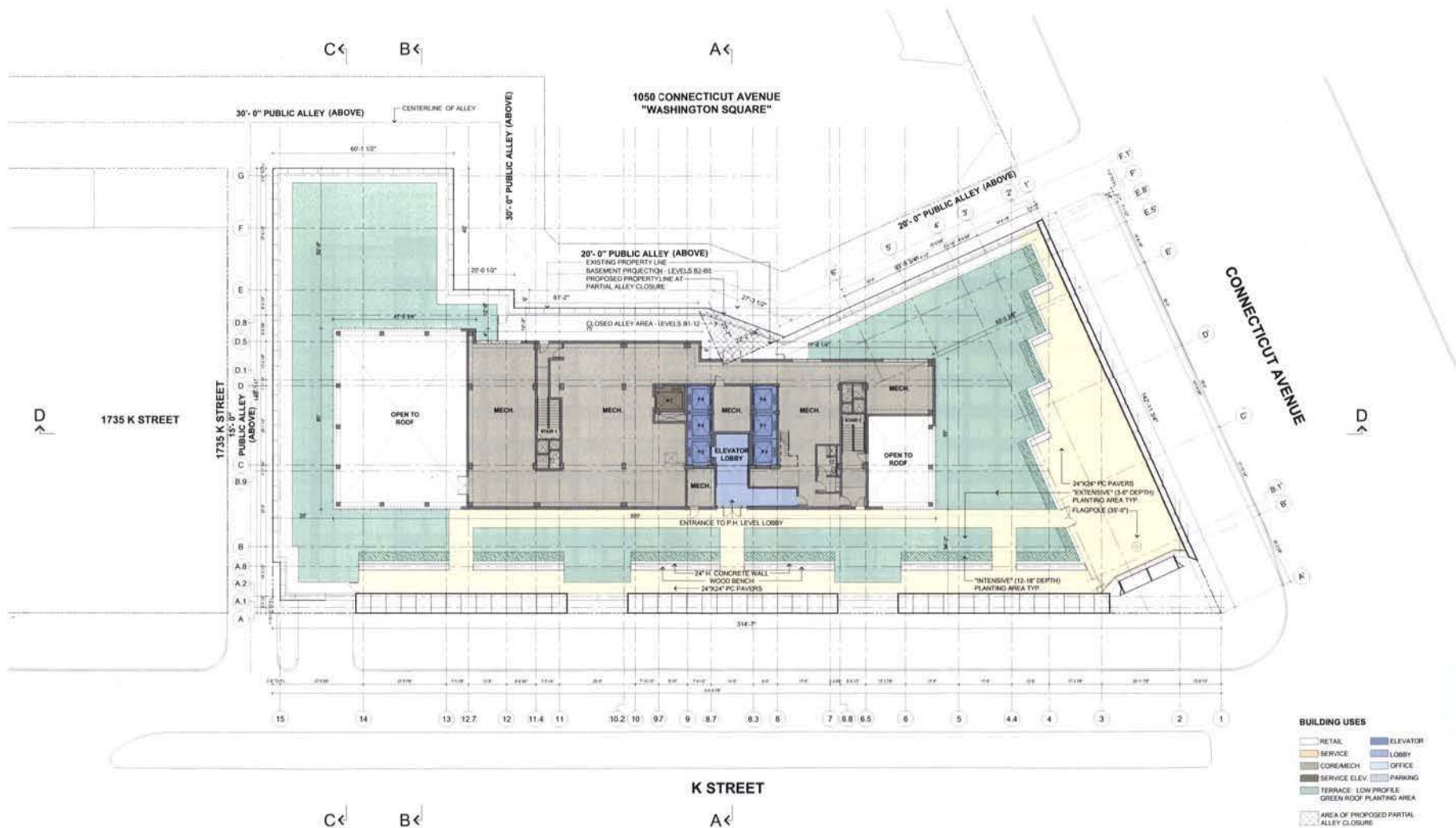
1000 Connecticut Avenue NW Washington, D.C.

LEVEL 3-12 PLAN

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A-8

scale: 1" = 30'



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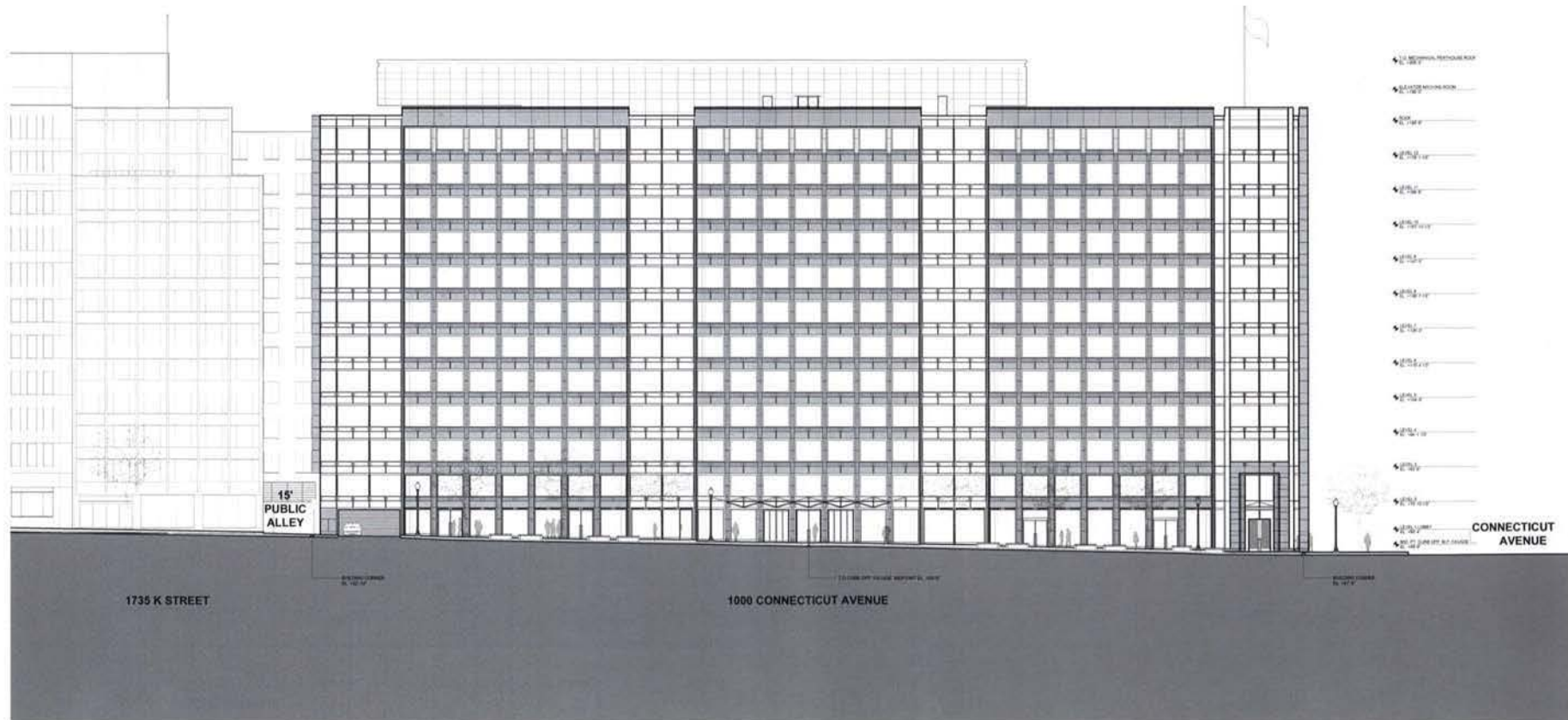
1000 Connecticut Avenue NW Washington, D.C.

MECHANICAL PENTHOUSE PLAN

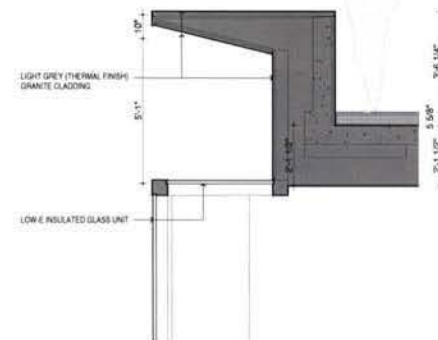
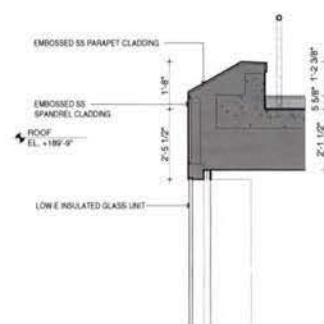
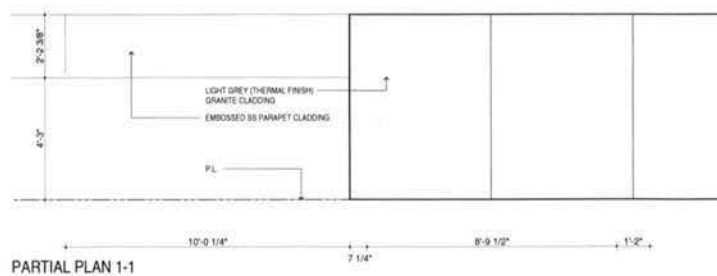
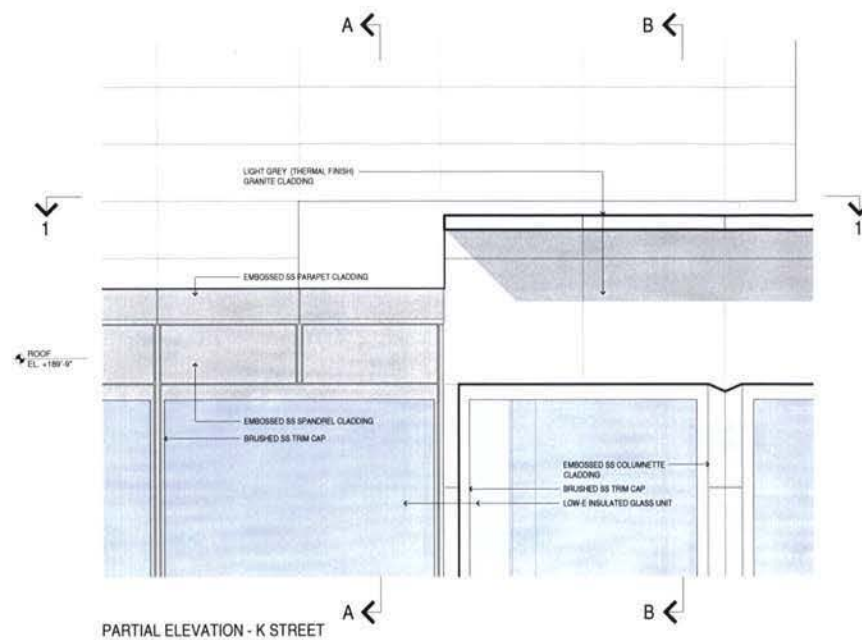
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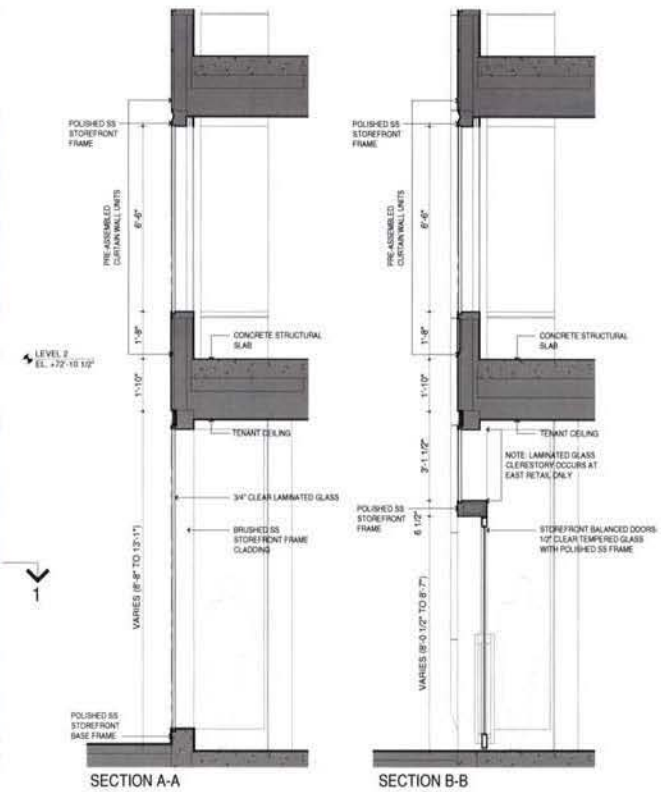
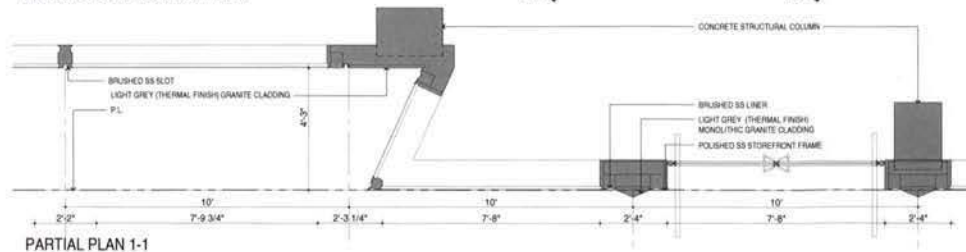
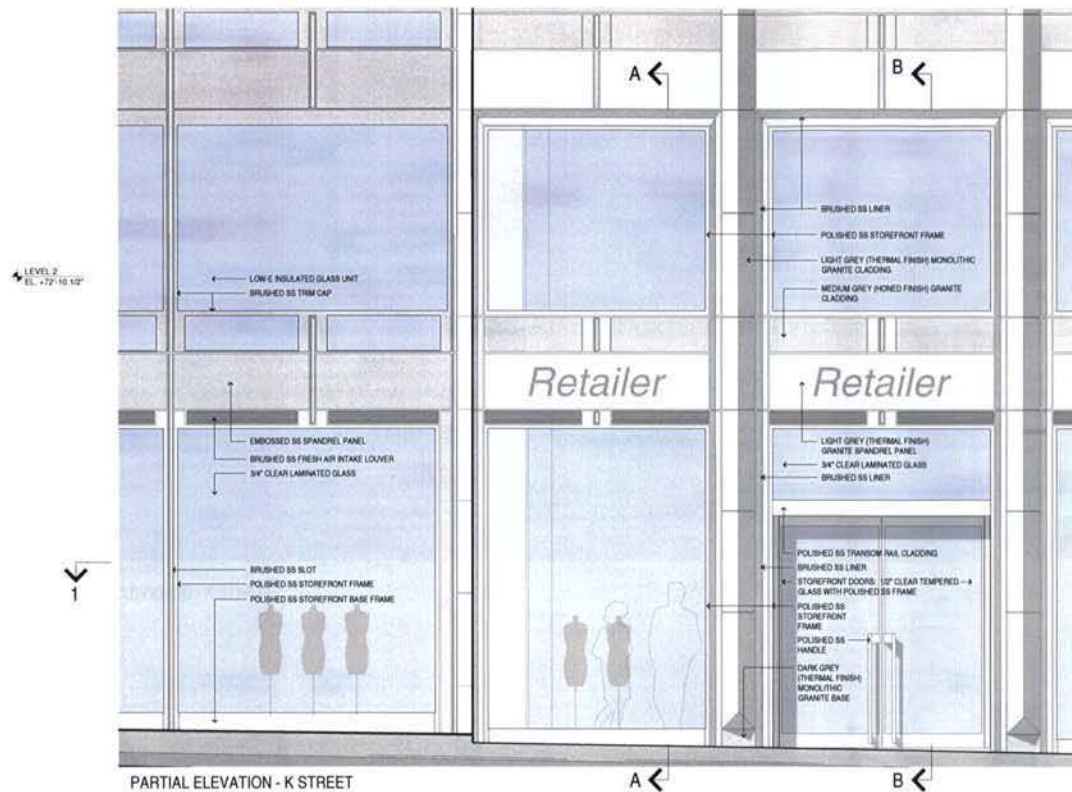
A-9

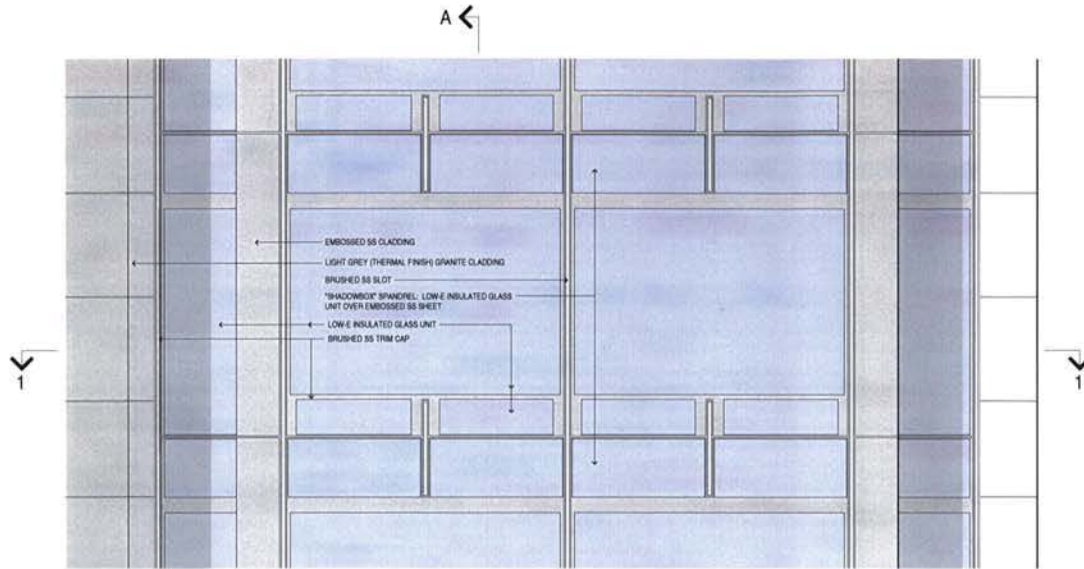
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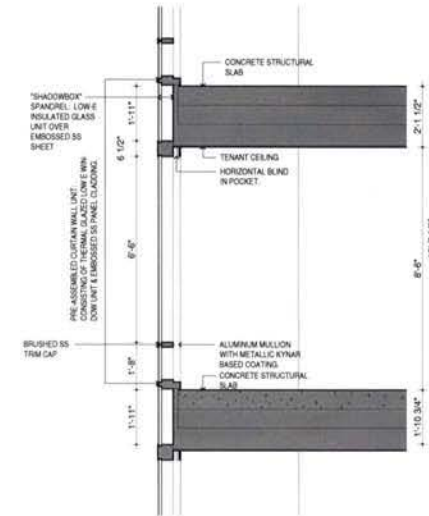
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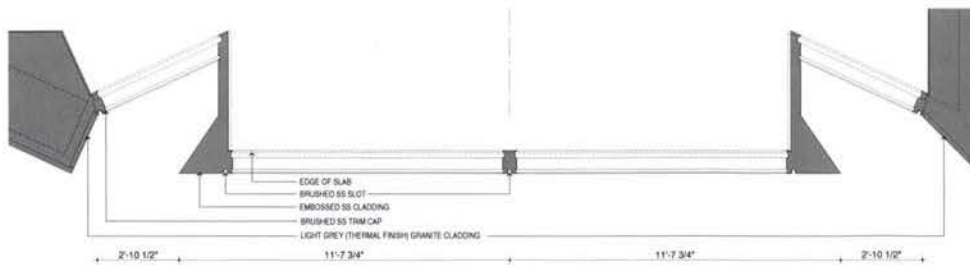




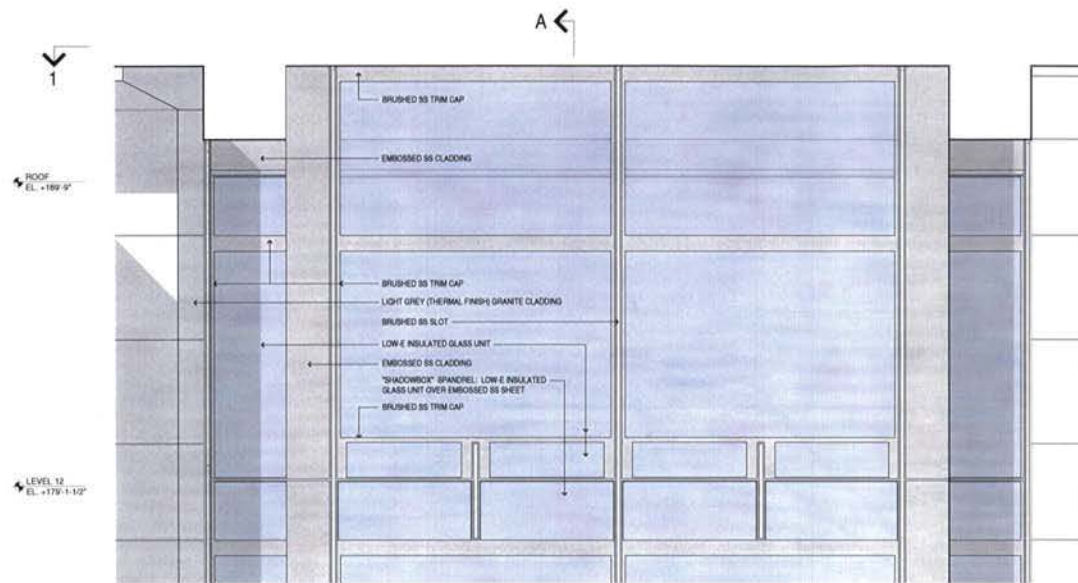
PARTIAL ELEVATION - K STREET



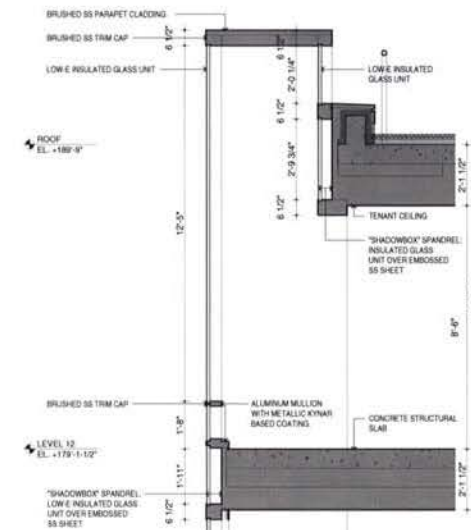
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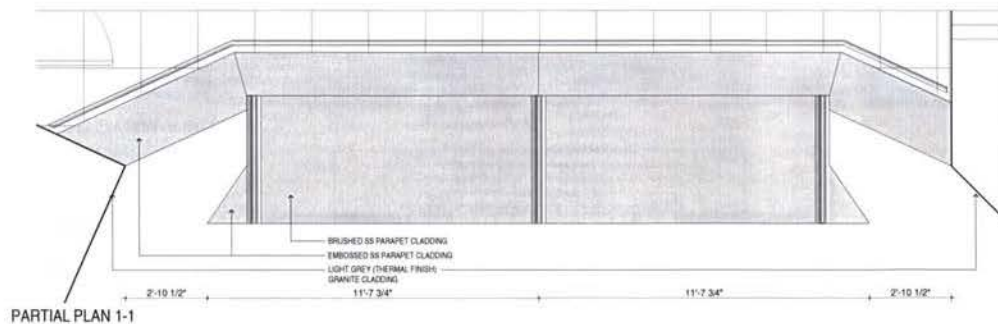
PARTIAL PLAN 1-1



PARTIAL ELEVATION - K STREET



SECTION A-A



PARTIAL PLAN 1-1

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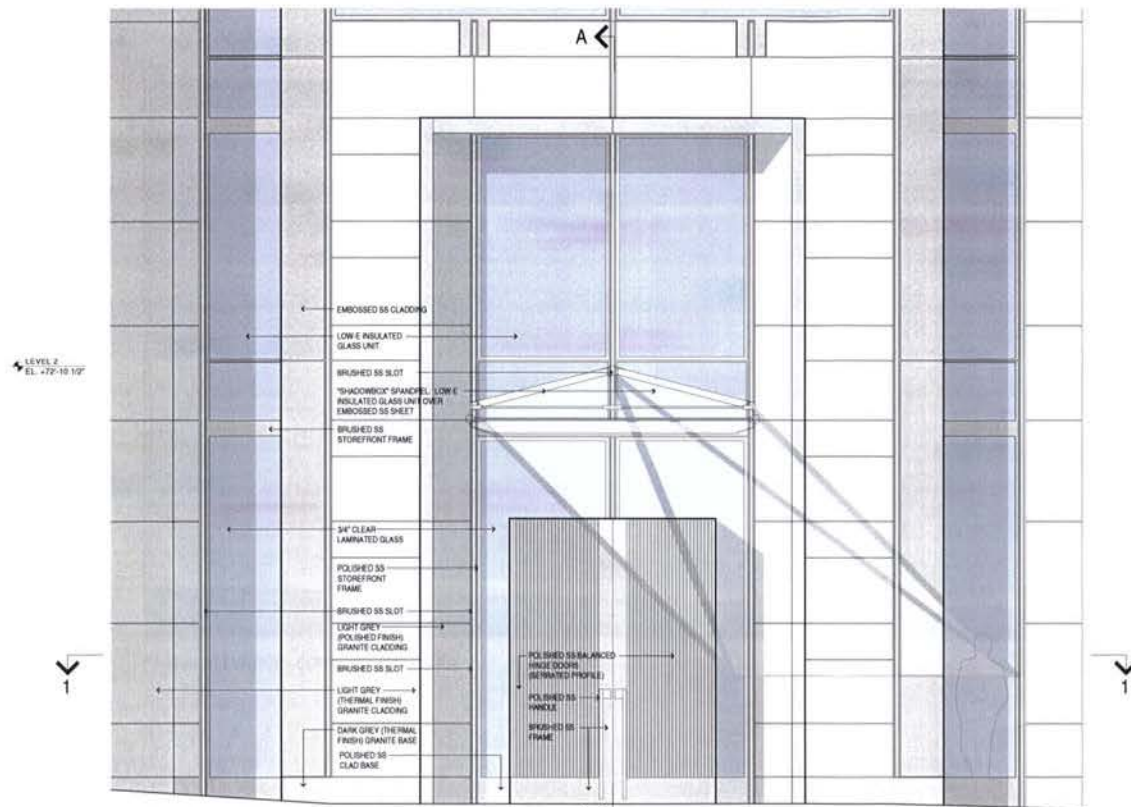
1000 Connecticut Avenue NW Washington, D.C.

PARTIAL ELEVATIONS
Roof Parapet @ K Street and Connecticut Avenue

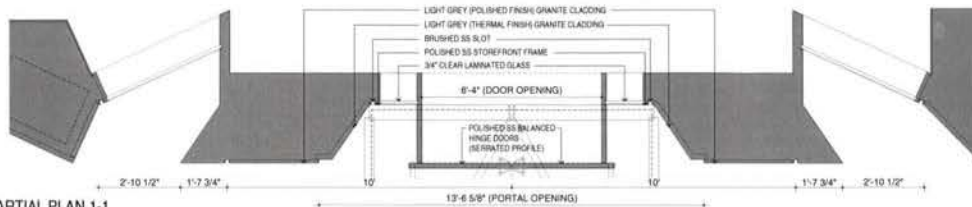
November 2006

A-21.1

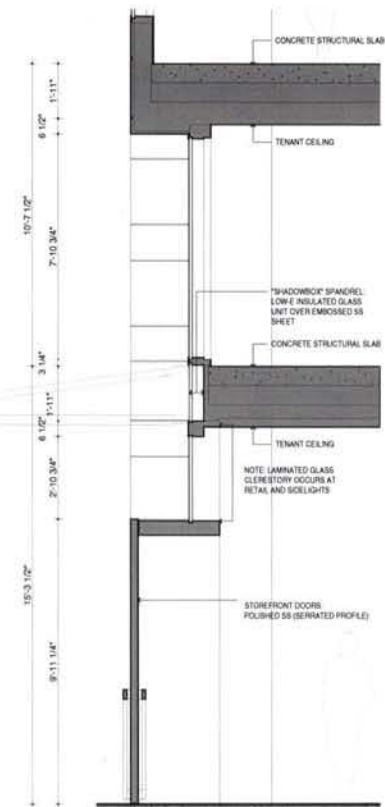
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PARTIAL ELEVATION - K STREET



PARTIAL PLAN 1-1



SECTION A-A

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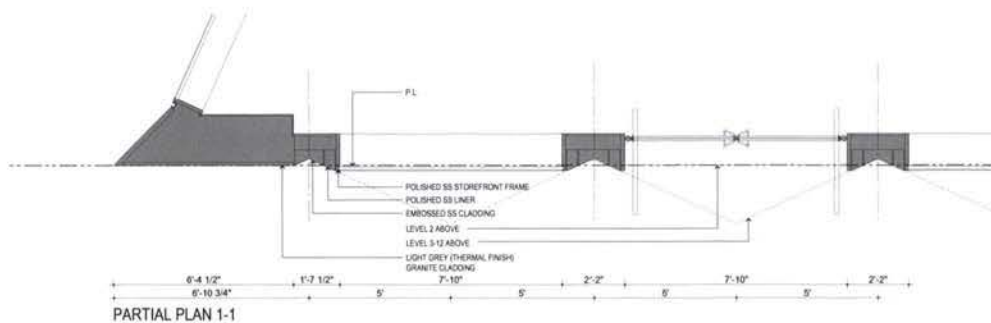
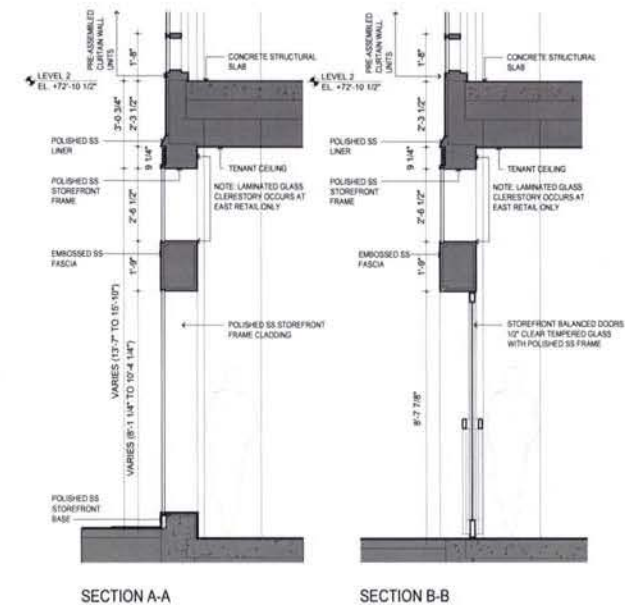
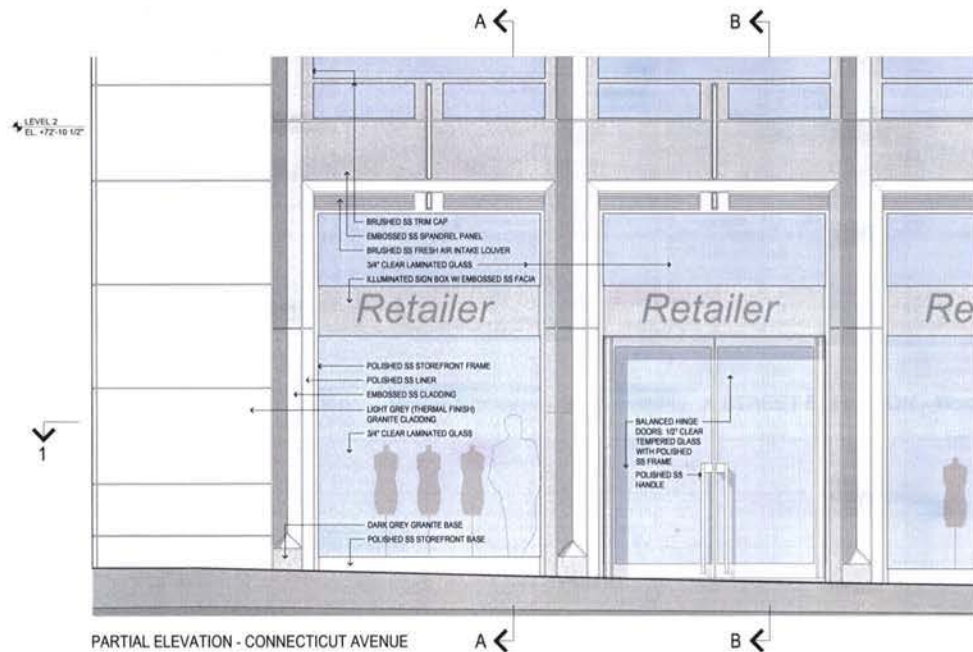
1000 Connecticut Avenue NW Washington, D.C.

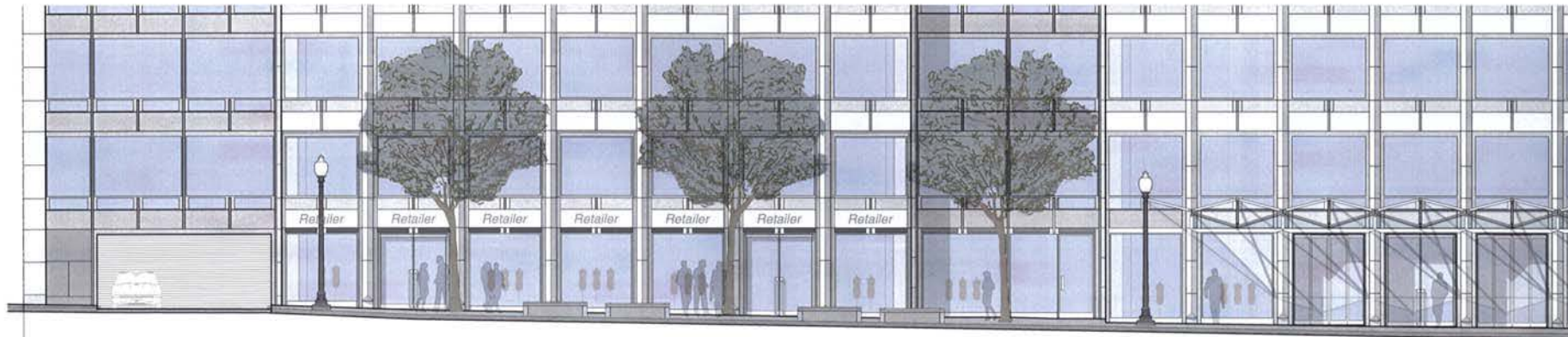
PARTIAL ELEVATIONS
Lobby Entry @ K Street

November 2006

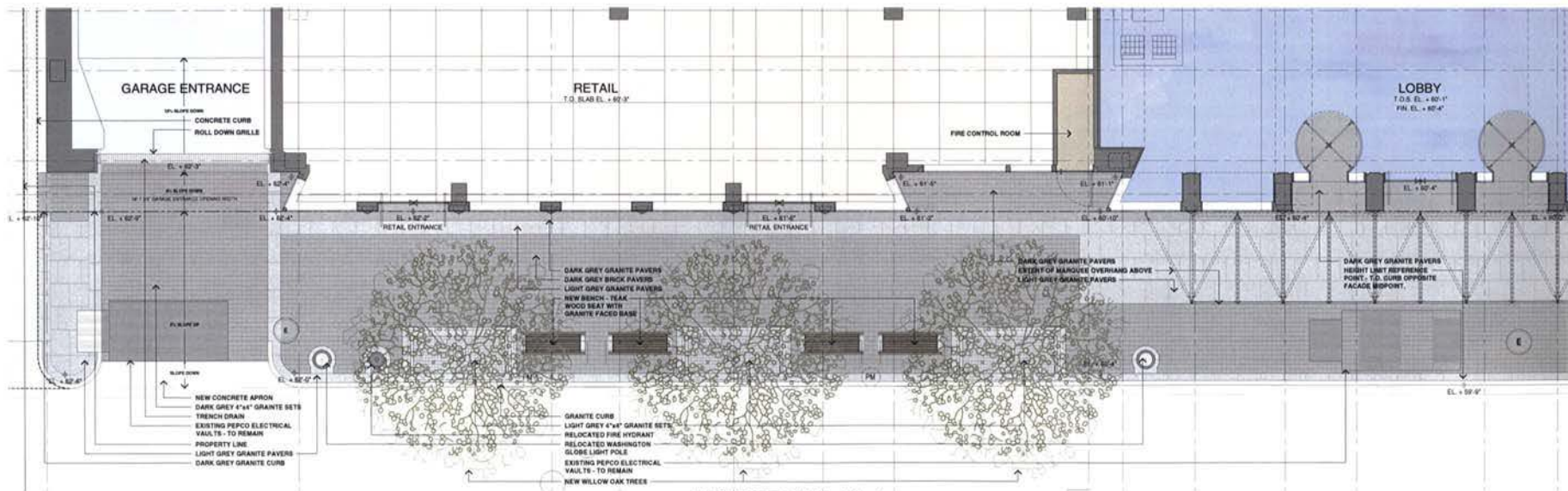
A-22

scale: 1/4" = 1'-0"





K STREET ELEVATION - West



K STREET PLAN - West

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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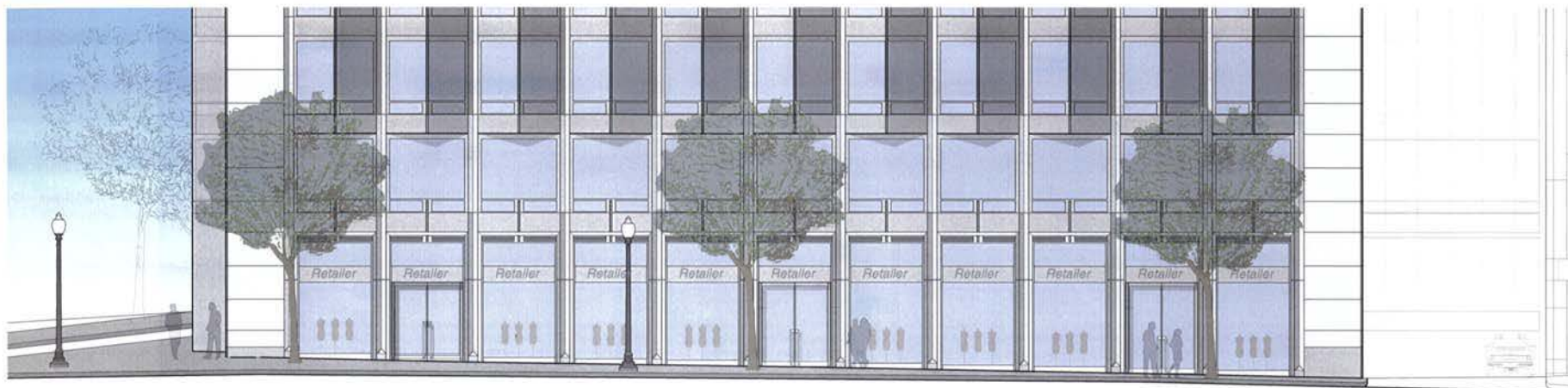
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STREETSCAPE PLAN & ELEVATION
K Street - West

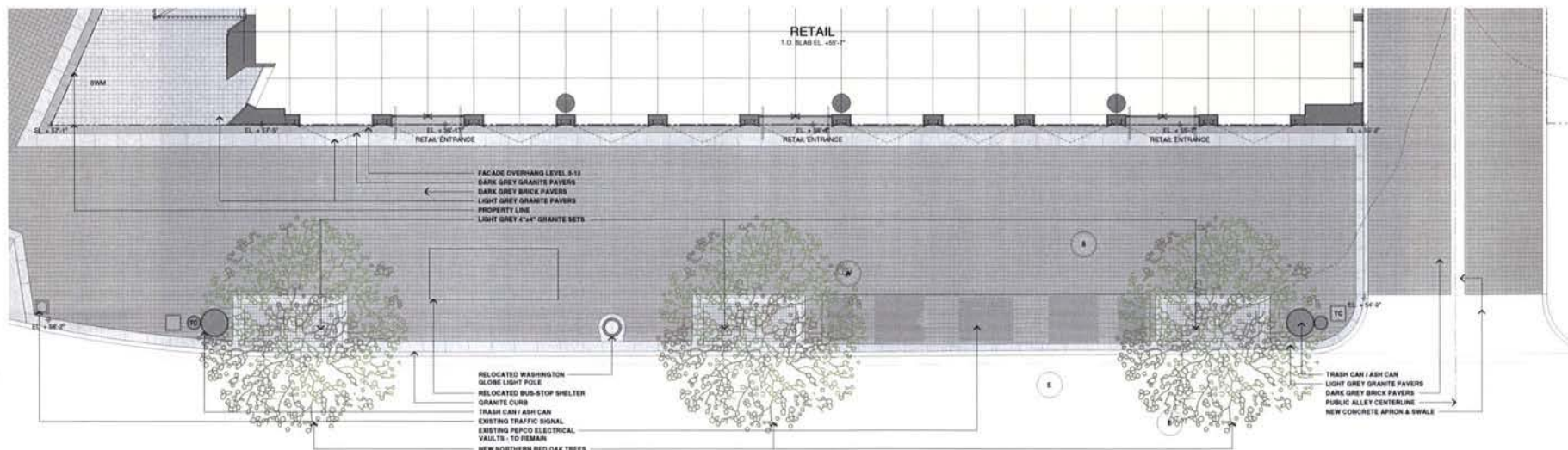
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A-27

scale: 3/32" = 1'-0"



CONNECTICUT AVENUE ELEVATION



CONNECTICUT AVENUE PLAN

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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STREETSCAPE PLAN
Connecticut Avenue
November 2006

A-29

scale: 3/32" = 1'-0"



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1000 Connecticut Avenue NW

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PERSPECTIVE RENDERING
Corner View @ Connecticut Avenue & K Street
November 2006

A-31

scale: N.T.S.



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PERSPECTIVE RENDERING K Street View
PERSPECTIVE RENDERING Connecticut Avenue View
November 2006

A-32

scale: N.T.S.



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PERSPECTIVE RENDERING
Close up Corner View

November 2006

A-32.1

scale: N.T.S.



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PERSPECTIVE RENDERING
Streetscape Corner View @ Connecticut Avenue & K Street
November 2006

A-33

scale: N.T.S.



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PERSPECTIVE RENDERING
K Street Storefront View

November 2006

A-35.1

scale: N.T.S.



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PERSPECTIVE RENDERING
K Street Storefront Close-in View

November 2006

A-35.1a

scale: N.T.S.



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PERSPECTIVE RENDERING
Connecticut Avenue Storefront View

November 2006

A-35.2

scale: N.T.S.



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PERSPECTIVE RENDERING
Connecticut Avenue Storefront Close-in View
November 2006

A-35.2a

scale: N.T.S.

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