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December 22, 2006

VIA HAND DELIVERY

Christine Saum, Director
Urban Design and Plan Review Division
National Capital Planning Commission
401 9th Street, N.W., Suite 500 North
Washington, D.C. 20004

Re: ZC Case No. 06-13
PUD – 1000 Connecticut Ave., N.W.

Dear Ms. Saum:

On behalf of 1000 Connecticut Avenue Associates and PNC Bank, Trustee, the Applicants in the above-referenced case, we are forwarding corrected drawings pertaining to the cornice of the proposed Planned Unit Development. These drawings respond to your request for clarification on the height of the building, which will be no more than 130 feet as measured from the center of the curb opposite the building to the highest point of the roof. While certain architectural detailing has been added at the roof edge to articulate the cornice, as described in the attached summary prepared by the architect, it is similar to the type of embellishment permitted under the Height of Buildings Act of 1910, such as a tower, spire or dome, and is fully consistent with the federal law.

The architectural treatment of the cornice was discussed at length by the Office of Planning and the Zoning Commission in its review of this project and was refined several times in response to those comments. The design intent is to complement the cornices of the building directly to the south at 1700 K Street, N.W., a PUD designed by Pei Cobb Freed & Partners, the same architectural firm for the proposed project. Across the street at 1700 K, the east façade was extended away from the building wall and above the roofline to create the effect of a floating masonry façade. In a similar fashion, the east façade of the proposed PUD extends above the roofline to recall the same architectural effect. Likewise, Pei Cobb Freed designed the K Street cornice of 1000 Connecticut to complement the 1700 K Street cornice, which features an aluminum pergola or bris soleil. The proposed PUD echoes this element with a masonry "bris soleil." As originally designed, it was a much more substantial embellishment but has since been

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CASE NO. 06-13
EXHIBIT NO. 38

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reduced in size and configuration to create a lighter appearance. The Zoning Commission was pleased with these revisions and approved the design accordingly.

The architectural embellishments at the roofline of 1700 K Street and the proposed 1000 Connecticut Avenue are modern interpretations of last century's spires and domes, and are consistent with many other buildings approved by NCPC. As such, they are fully consistent with the spirit and intent of the 1910 Height Act.

Should you have any questions or need any additional information, please do not hesitate to contact us. We look forward to the Commission's meeting on January 4, 2007.

Very truly yours,

A handwritten signature in cursive script, reading "Whayne S. Quin / CB".

Whayne S. Quin

A handwritten signature in cursive script, reading "Carolyn Brown".

Carolyn Brown

Encl.

cc: Office of Zoning

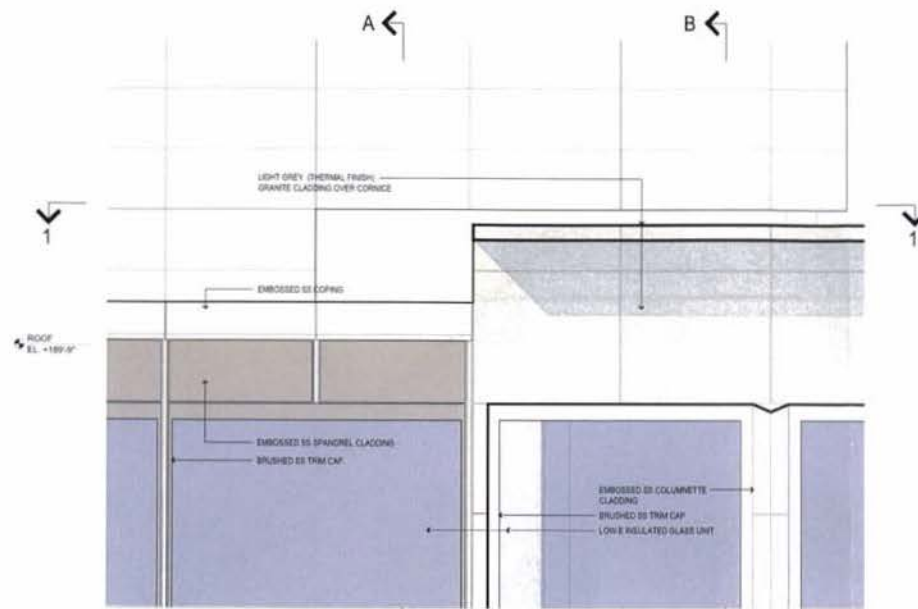
**1000 CONNECTICUT AVENUE NW, Washington, D.C.
ZC #06-13 Consolidated PUD**

Description of Roof Level Architectural Embellishments

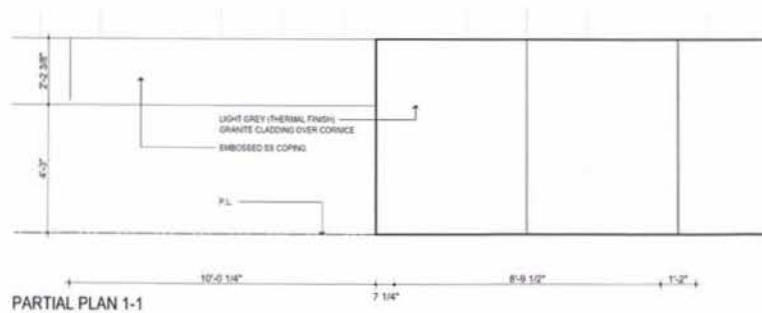
The proposed height of 1000 Connecticut Avenue will be measured from the level of the K Street sidewalk curb, opposite the mid-point of the combined existing properties, to the highest point of the main roof.

Along the main roof perimeter the roofline is embellished at three locations in order to define layered planes and volumes that collectively change and enrich the impression of the building's appearance from different vantage points, adding sculptural mass and greater urban variety:

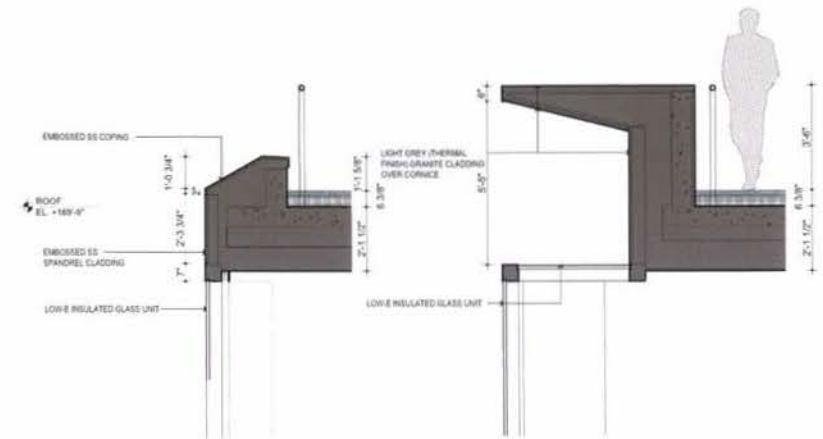
1. **K Street:** Along the top of the "stone" pavilions at K Street, a stone clad "cornice" provides important distinction and depth to each pavilion (ref. A-32, left hand image). The vertical dimension of the cornice extends 4 feet above roof level, while the horizontal section extends out to, but not over, the K Street property line.
2. **Connecticut Avenue:** On Connecticut Avenue, the bay windowed façade is framed by broad stone-clad piers at its north and south ends. At the roofline, the stone cladding carries across the top of the window bays and 4 feet above roof level, creating a stone screenwall that functions as a surround and essential background "staff" for the unique visual staccato of the zigzag window bays (ref A-32, right hand image).
3. **Corner:** At the corner of K and Connecticut, the corner façade introduces an embedded, yet discrete, "tower" form. The tower form, a pairing of large windows at its center, is articulated and framed top to bottom by deeply recessed symmetrical glass sidelights. At its top, the tower form pronounces itself by extending, as a somewhat transparent figure, above the roof level (as established by the flanking sidelights); but extending only to a height in union with that of the flanking K Street cornice and Connecticut Avenue screenwall. (Ref. image on A-32.1.)



PARTIAL ELEVATION - K STREET



PARTIAL PLAN 1-1



SECTION A-A

SECTION B-B

PEI COBB FREED & PARTNERS Architects LLP



Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

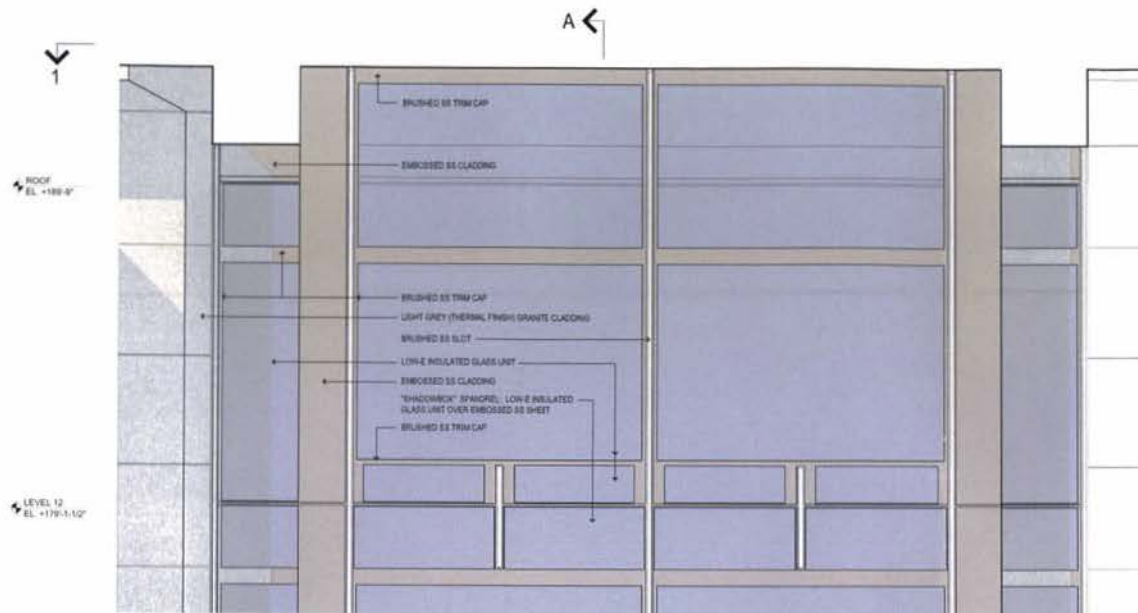
1000 Connecticut Avenue NW

Washington, D.C.

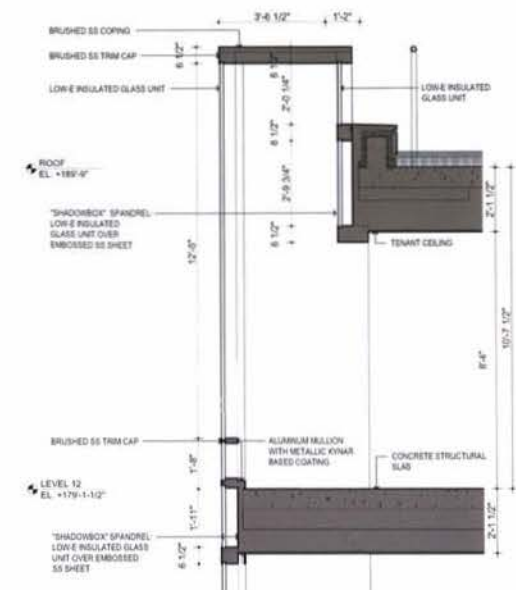
PARTIAL ELEVATIONS
Roofline @ K Street
December 21, 2006

A-18.1

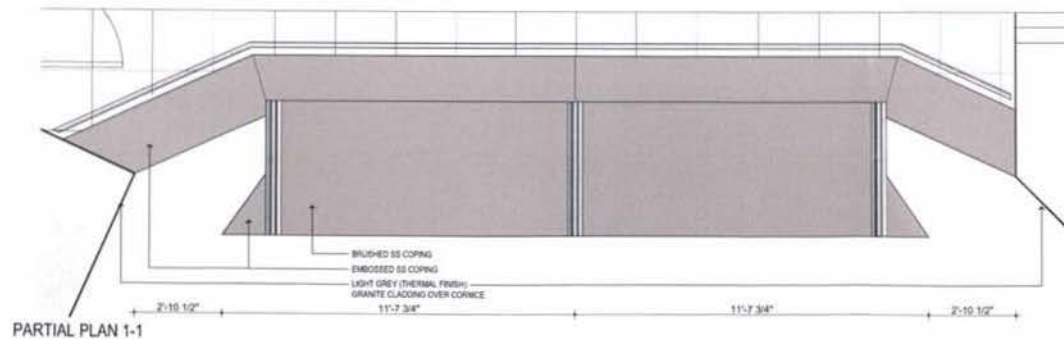
scale: 1/4" = 1'-0"



PARTIAL ELEVATION - K STREET



SECTION A-A



PARTIAL PLAN 1-1

PEI COBB FREED & PARTNERS Architects LLP



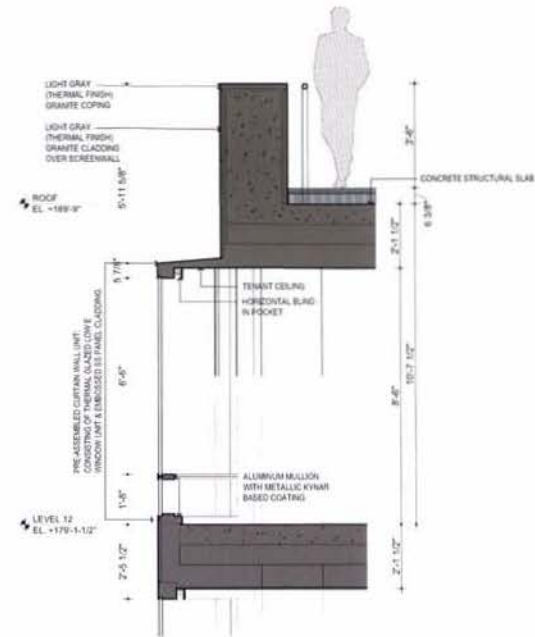
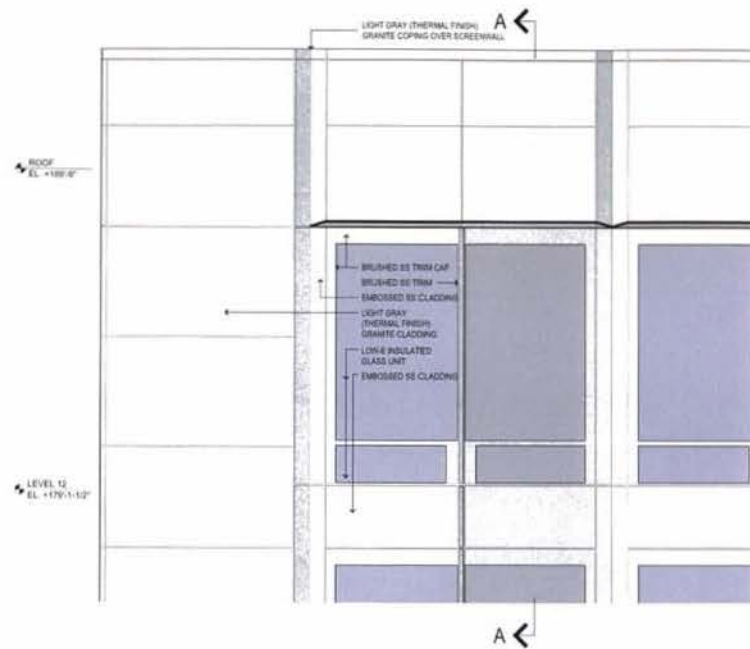
Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

PARTIAL ELEVATIONS
Roofline @ K Street and Connecticut Avenue
December 21, 2006

A-21.1

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



PEI COBB FREED & PARTNERS Architects LLP

WDG
ARCHITECTS

Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

PARTIAL ELEVATIONS
Roofline @ Connecticut Avenue

December 21, 2006

A-23.1

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