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September 21, 2001

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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. 01-07C
1700 K Street, N.W. Planned Unit Development
Application (Square 126, Lots 56 and 851)

Dear Members of the Zoning Commission:

On behalf of Commerce Building Associates, a Joint Venture, and Riddell Building Joint Venture, the owners of the above-referenced property, we are filing herewith an addendum to the architectural drawings submitted as Exhibit A to the Applicants' Pre-Hearing Statement filed on August 7, 2001. This addendum more fully depicts the modifications to the 17th Street façade of the proposed building as set forth in the Pre-Hearing Statement and the preliminary sketch included as Exhibit B thereto. The revisions include an enlargement of the window openings, design improvements to the exterior fenestration, and a reorientation of the elevator core. Each of these changes was made to accommodate the internal layout preferences of a prospective tenant. Both the materials and overall composition of the 17th Street façade remain unchanged. Similarly, the design for the K Street façade has not been changed.

The 17th Street façade is designed with a masonry façade at a scale that is appropriate to the building's frontage on Farragut Square. The face is a two-foot deep light gray granite screen that adds shades and shadows to the park enclosure, increasing its dimensions and character and reinforcing its proper scale. The enhancements to the design will continue to convey the 17th Street façade as a rich boundary-defining urban wall for the square.

ZONING COMMISSION
 District of Columbia
 Case: 01-07C
 Exhibit: 22

ZONING COMMISSION
District of Columbia
CASE NO.01-07
EXHIBIT NO.22

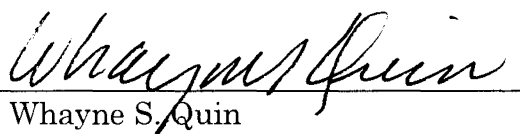
The fenestration pattern and window opening changes are intended to suit a 15-foot office planning module as well as to enhance the panoramic views of Farragut Square. The improved views of the square will be effected by an increase in the window opening from a seven foot width under the original design to an 11-foot width under the redesign, an increase of nearly 60%. The opening is set between stone clad piers placed at 15 foot centers. As with the original design, the window opening is divided into two units: a seven foot tall main unit with a two foot tall clerestory unit above. With the redesign, however, the seven foot tall main glass unit is now a full 10 feet wide, which is the largest insulated Low-E glass unit allowed by competitive industry standards.

The metal sunscreen elements continue to be compositionally interlaced with the stone frame, spanning the window opening at the height where the main and clerestory units meet. The slightly wider column footprint will allow the integration of the structural columns, which formerly projected into the office space, while still providing sufficient room for panelization of the stone cladding. Compared to the original design, the number of column and window units with the redesign is reduced by one-third. The redesign also allows for greater flexibility in the layout of office modules, ranging in width of 10 feet to 15 feet. The interior column layout also allows for a reorientation of the elevator core from a horizontal to vertical position, which further enhances the possible spatial configurations for interior offices.

The Applicants look forward to the opportunity to make a full presentation of their proposed plans, including the design modifications, at the hearing before Commission on October 11, 2001. Should your staff have any questions or need any additional information, they may contact Wayne Quin at (202) 663-7274 or Carolyn Brown at (202) 862-5990.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Wayne S. Quin


Carolyn Brown

Attachment

cc: D.C. Office of Planning
D.C. Department of Public Works
Advisory Neighborhood Commission 2B

Bernard S. Gewirz
Carl Gewirz
Michael Gewirz
Steven Gewirz
Edward H. Kaplan
Jerome Kaplan
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1700 K Street NW

Washington, D.C.

Addendum 1

Exhibit A:
PROPOSAL FOR A CONSOLIDATED
PLANNED UNIT DEVELOPMENT

September 2001 Supplemental Filing

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Associated Architect:

WDG WEIHE DESIGN GROUP PLLC

ZONING COMMISSION
District of Columbia

Case 01-07C

Exhibit 22-A

Filing Req't:	Drawing:
DCMR 11 Sec.:	■ PREFACE TO SEPTEMBER 2001 REVISION
	<i>Development Data:</i>
2406.11(e)	Z-1 ZONING TABULATIONS ¹
	<i>Site Information:</i>
2406.11(b)	S-1 LOCATION PLAN
	S-2 AERIAL PHOTOGRAPH
	S-3 SITE PHOTOGRAPHS / Key Plan
	S-4 SITE PHOTOGRAPHS
	S-5 SITE PHOTOGRAPHS
	S-6 SITE PHOTOGRAPHS
	S-7 SITE PHOTOGRAPHS
	S-8 NEIGHBORING STREET FRONTAGE PHOTOGRAPHS
	S-9 NEIGHBORING STREET FRONTAGE PHOTOGRAPHS
	S-10 NEIGHBORING STREET FRONTAGE PHOTOGRAPHS
2406.11(e)	C-1 EXISTING CONDITIONS SURVEY
2406.11(d,e)&12(c,d,f)	C-2 SITE & UTILITY PLAN ¹

Filing Req't:	Drawing:
DCMR 11 Sec.:	<i>Development Plans:</i>
2406.12(e,f)	* A-1 LEVEL B4 - B2 PLAN ¹
2406.12(e,f)	* A-2 LEVEL B1 PLAN ¹
2406.11(d,e)&12(e,f)	* A-3 LEVEL 1 PLAN ¹
2406.11(d,e)&12(e,f)	* A-4 LEVEL 2 PLAN ¹
2406.12(e)	* A-5 LEVEL 3 PLAN ¹
2406.12(e)	* A-6 LEVEL 4 - 11 PLAN ¹
2406.12(e)	* A-7 LEVEL 12 PLAN ¹
2406.12(e)	* A-8 ROOF LEVEL PLAN / Mechanical Penthouse Roof Level ¹
2406.12(e)	* A-9 K STREET ELEVATION
2406.12(e)	* A-10 17 th STREET ELEVATION
2406.12(e)	A-11 WEST ALLEY ELEVATION ¹
2406.12(e)	A-12 SOUTH ALLEY ELEVATION ¹
2406.12(e)	A-13 BUILDING SECTION / Transverse @ K Street Lobby ¹
2406.12(e)	A-14 BUILDING SECTION / Transverse @ Loading Docks
2406.12(e)	A-14.1 PARTIAL SECTION AT GARAGE ENTRANCE
2406.12(e)	* A-15 BUILDING SECTION / Longitudinal
	* A-16 PARTIAL ELEVATIONS / Typical Floor Level @ 17 th & K Streets
	* A-17 PARTIAL ELEVATIONS / Typical Floor Level @ West & South Alleys ¹
	* A-18 PARTIAL ELEVATIONS / Storefront Window @ 17 th & K Streets
	* A-19 PARTIAL ELEVATIONS / Storefront Entrance @ 17 th & K Streets
2406.11(d)&12(d)	* A-20 STREETScape PLAN / 17 th Street
	* A-20.1 LIGHTING PLAN / 17 th Street Streetscape
2406.11(d)&12(d)	A-21 STREETScape PLAN / K Street - East
	A-21.1 LIGHTING PLAN / K Street Streetscape - East
2406.11(d)&12(d)	A-22 STREETScape PLAN / K Street - West
	A-22.1 LIGHTING PLAN / K Street Streetscape -West
	* A-23 ELEVATION RENDERING / 17 th Street
	* A-24 ELEVATION RENDERING / K Street
	* A-25 PERSPECTIVE RENDERING / Corner View @ 17 th & K Streets
	A-26 PERSPECTIVE RENDERING / K Street View
	A-27 PERSPECTIVE RENDERING / K Street Lobby Entrance View
	A-28 PERSPECTIVE RENDERING / 17 th Street Streetscape
	A-29 PERSPECTIVE RENDERING / K Street Streetscape
	* A-30 PERSPECTIVE RENDERING / K Street Pedestrian View
	A-31 DETAIL VIEW OF SIDEWALK BENCH
	■ ARCHITECT'S STATEMENT
	■ PROJECT CREDITS

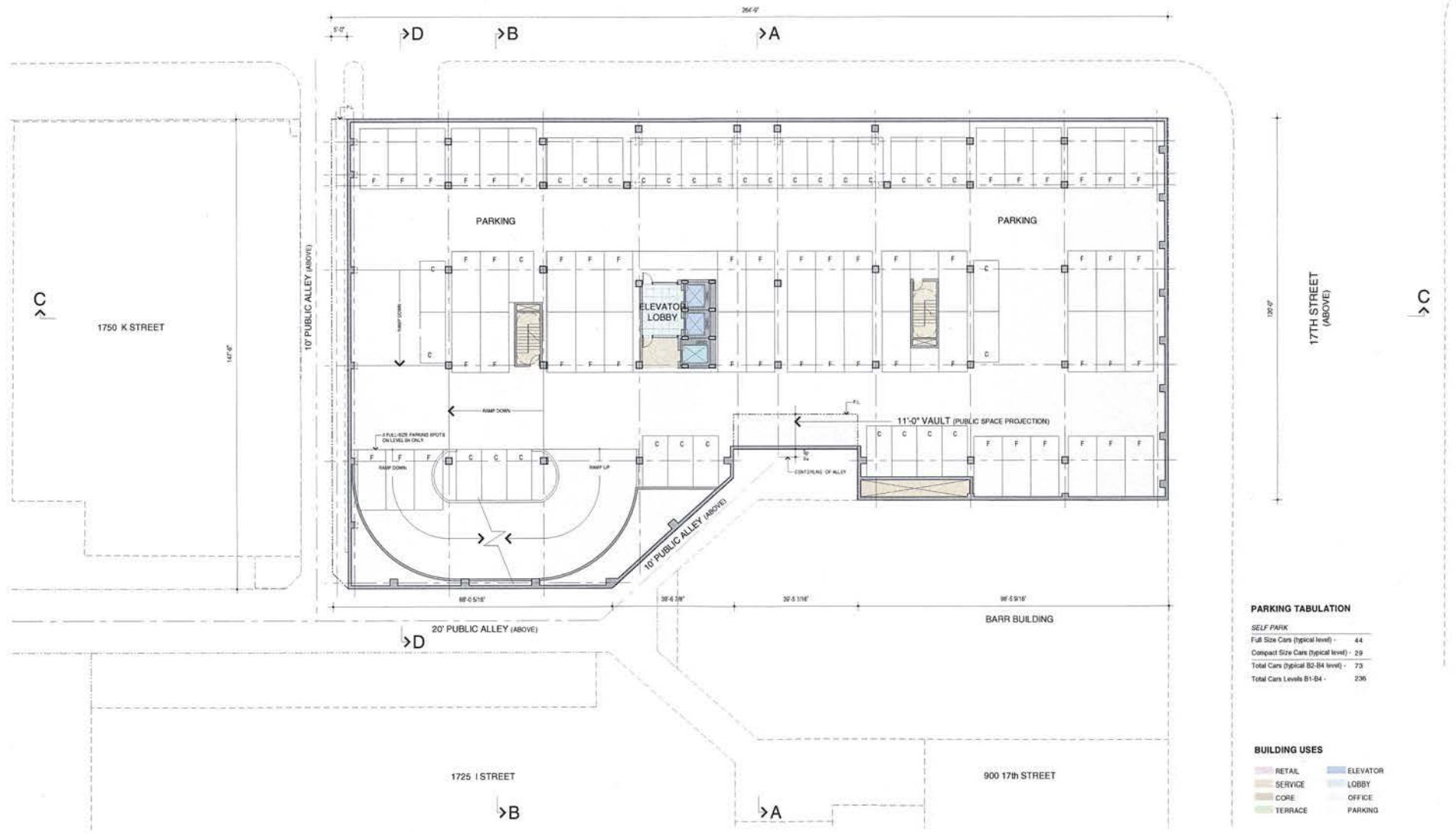
¹ Indicates drawings that describe proposed Public Space projections

* Indicates new or revised drawings in this September 2001 addendum issue.

This Addendum to the PUD Application for the proposed 1700 K Street NW Building supplements or replaces selected drawings previously issued in the Exhibit A attachment to the Pre-Hearing Statement dated August 7, 2001. New and updated material included in this revision further illustrate the design, or show additional development of the design. The following drawings are new or revised:

- | | | | |
|-------------|--|---------------|---|
| A-1 | LEVEL B4 – B2 PLAN
<i>Revised building core plan.</i> | A-15 | BUILDING SECTION C-C / Longitudinal
<i>Increased height of facade at east end (17th St. frontage)</i> |
| A-2 | LEVEL B1 PLAN
<i>As above.</i> | A-16 | PARTIAL ELEVATIONS / Typical Floor Level @ 17 th & K Streets
<i>Revised design at 17th Street elevation.</i> |
| A-3 | LEVEL 1 PLAN
<i>As above, and revised 17th St. frontage to 15' bay.</i> | A-18 | PARTIAL ELEVATIONS / Storefront Window @ 17 th & K Streets
<i>As above.</i> |
| A-4 | LEVEL 2 PLAN
<i>As above.</i> | A-19 | PARTIAL ELEVATIONS / Storefront Entrance @ 17 th & K Streets
<i>As above.</i> |
| A-5 | LEVEL 3 PLAN
<i>As above.</i> | A-20 | STREETSCAPE PLAN / 17 th Street
<i>Revised design fronting revised 17th Street facade.</i> |
| A-6 | LEVEL 4 – 11 PLAN
<i>As above.</i> | A-20.1 | LIGHTING PLAN / 17 th Street Streetscape
<i>As above.</i> |
| A-7 | LEVEL 12 PLAN
<i>As above.</i> | A-23 | ELEVATION RENDERING / 17 th Street
<i>Revised facade design, increasing height and incorporating 15' bays.</i> |
| A-9 | K STREET ELEVATION
<i>Increased height of facade at east end (17th St. frontage)</i> | A-25 | PERSPECTIVE RENDERING / Corner View @ 17 th & K Streets
<i>Revised design at 17th Street frontage.</i> |
| A-10 | 17 th STREET ELEVATION
<i>Revised facade design, increasing height and incorporating 15' bays.</i> | A-30 | PERSPECTIVE RENDERING / K Street Pedestrian View
<i>Rendering refinement.</i> |

K STREET (ABOVE)



PARKING TABULATION

SELF PARK

Full Size Cars (typical level) -	44
Compact Size Cars (typical level) -	29
Total Cars (typical B2-B4 level) -	73
Total Cars Levels B1-B4 -	236

BUILDING USES

RETAIL	ELEVATOR
SERVICE	LOBBY
CORE	OFFICE
TERRACE	PARKING

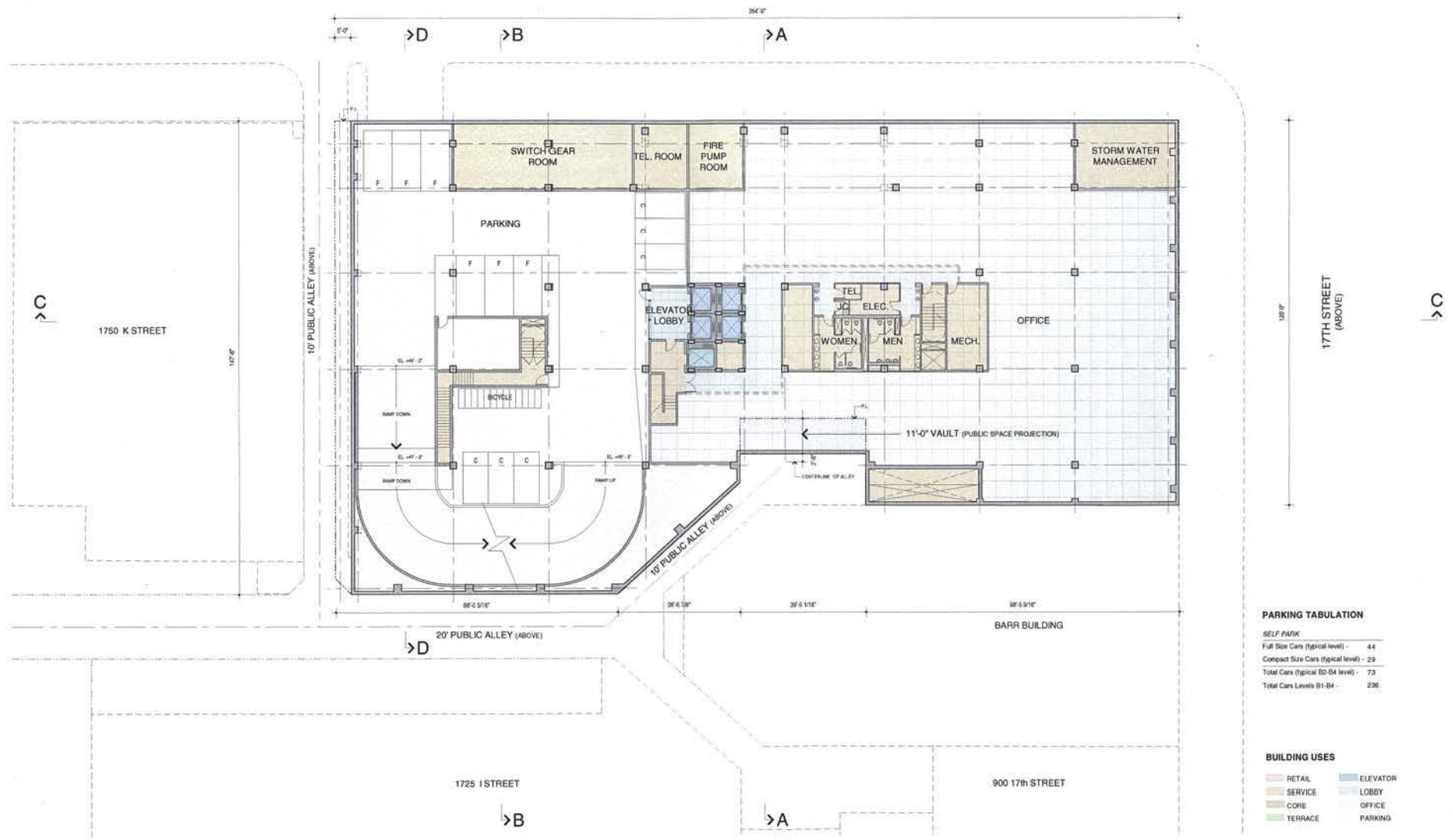
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1700 K Street NW Washington, D.C.

LEVEL B4-B2 PLAN
 September 2001
 A-1
 scale: 1" = 30'

K STREET (ABOVE)



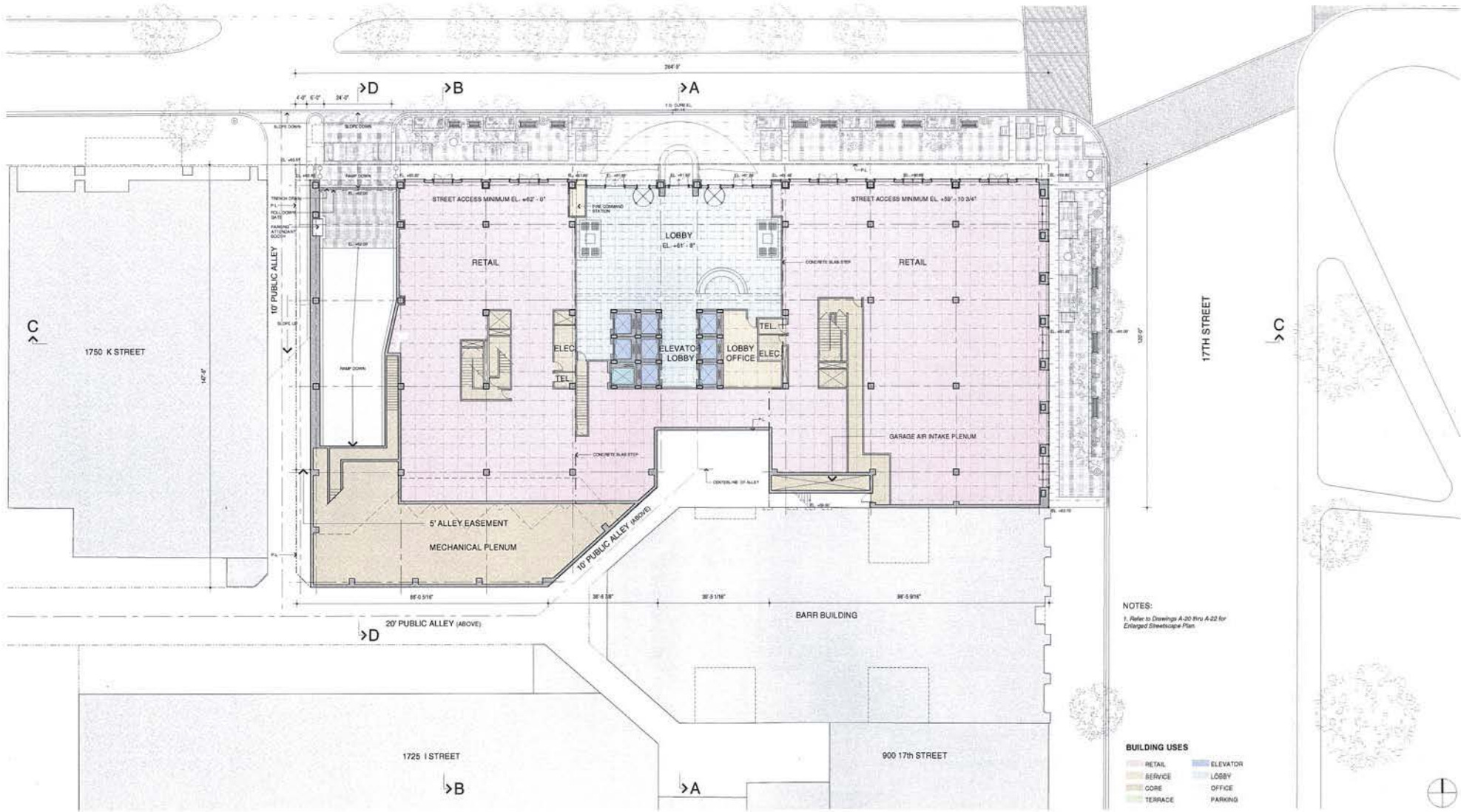
PARKING TABULATION

SELF PARK

Full Size Cars (typical level) -	44
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Total Cars Levels B1-B4 -	236

BUILDING USES

RETAIL	ELEVATOR
SERVICE	LOBBY
CORE	OFFICE
TERRACE	PARKING



NOTES:
 1. Refer to Drawings A-20 thru A-22 for Enlarged Streetscape Plan

BUILDING USES

 RETAIL	 ELEVATOR
 SERVICE	 LOBBY
 CORE	 OFFICE
 TERRACE	 PARKING

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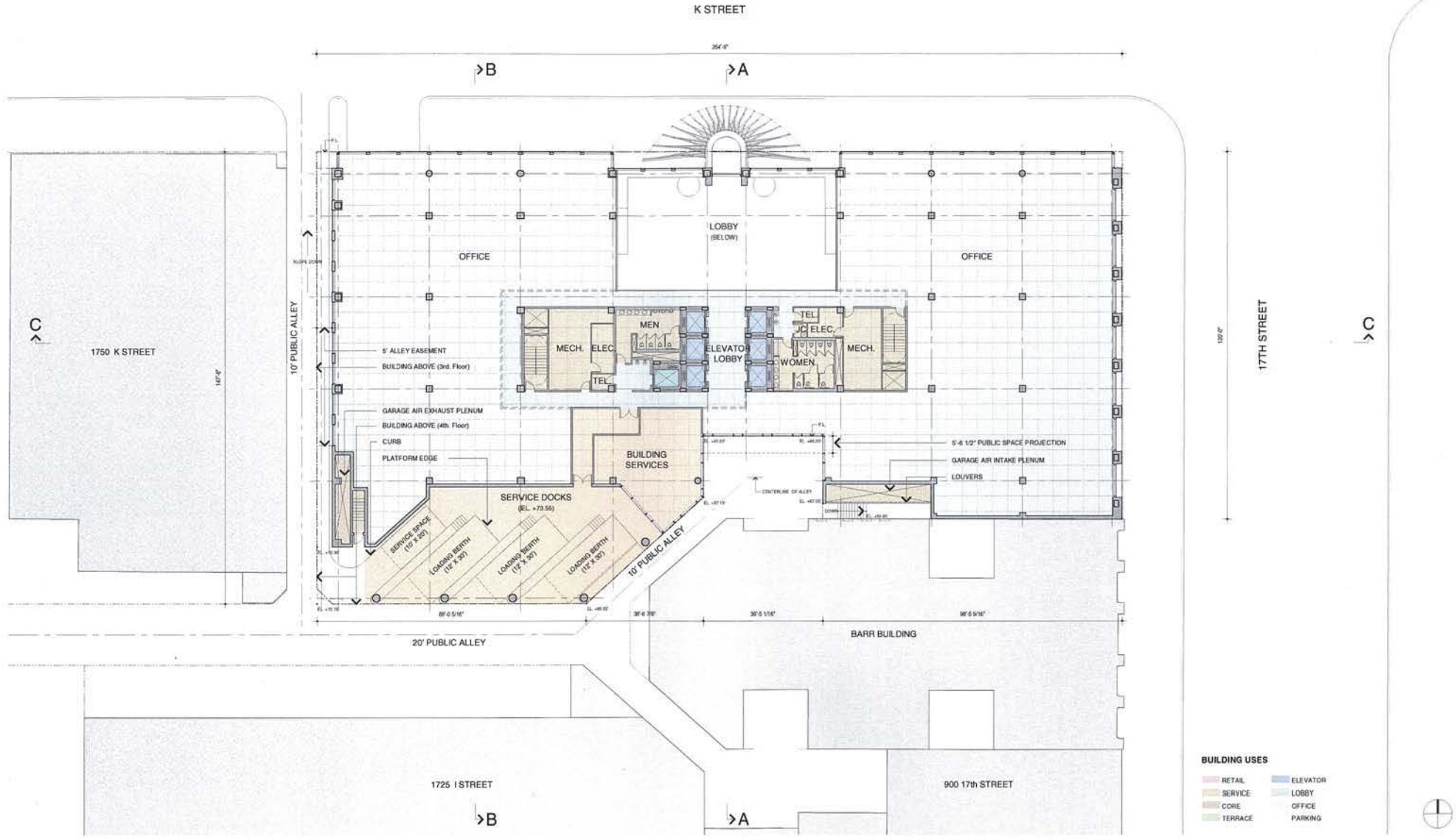
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LEVEL 1 PLAN

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A-3

scale: 1" = 30'



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1700 K Street NW

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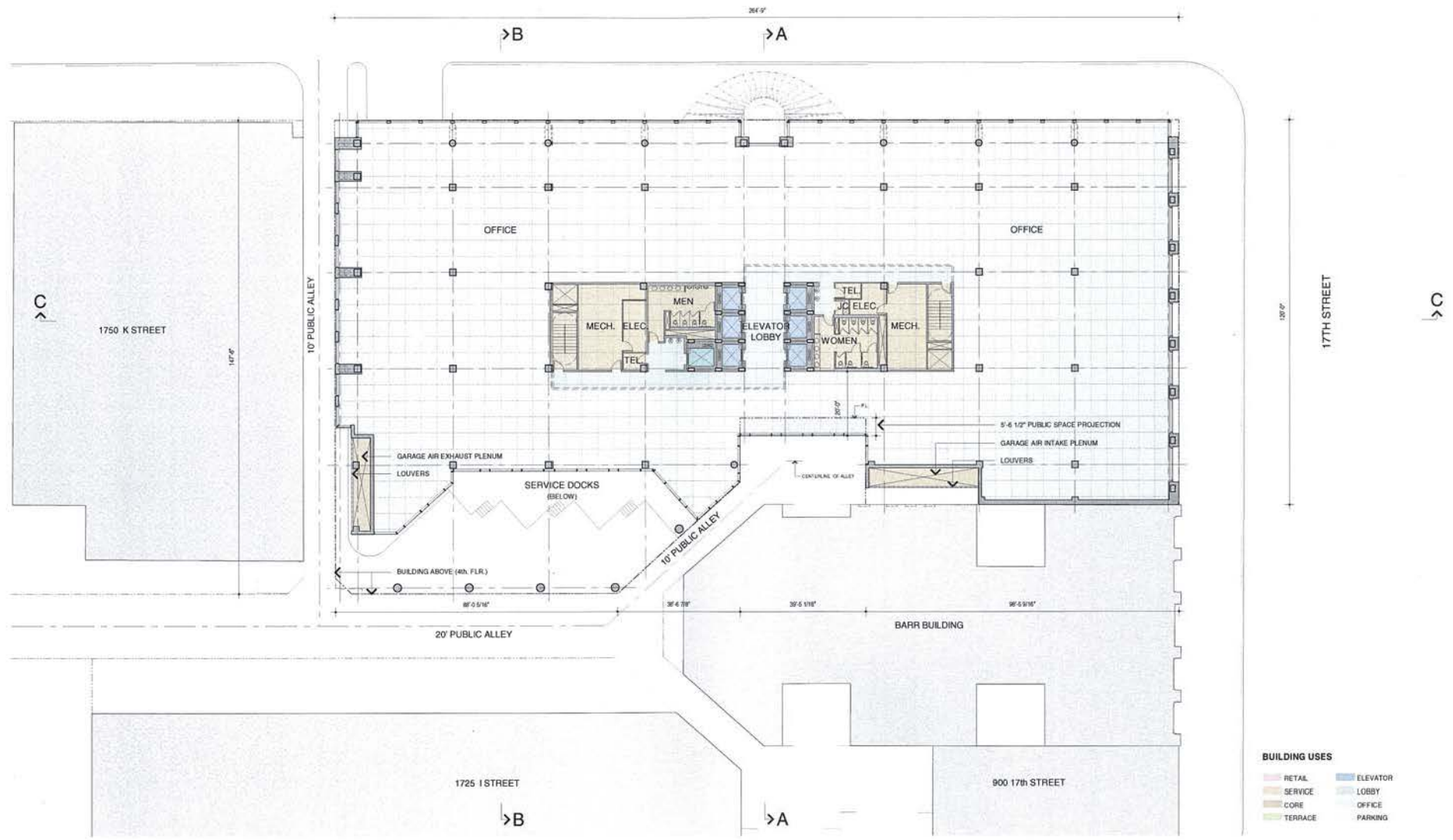
LEVEL 2 PLAN

September 2001

A-4

scale: 1" = 30'

K STREET



BUILDING USES

 RETAIL	 ELEVATOR
 SERVICE	 LOBBY
 CORE	 OFFICE
 TERRACE	 PARKING



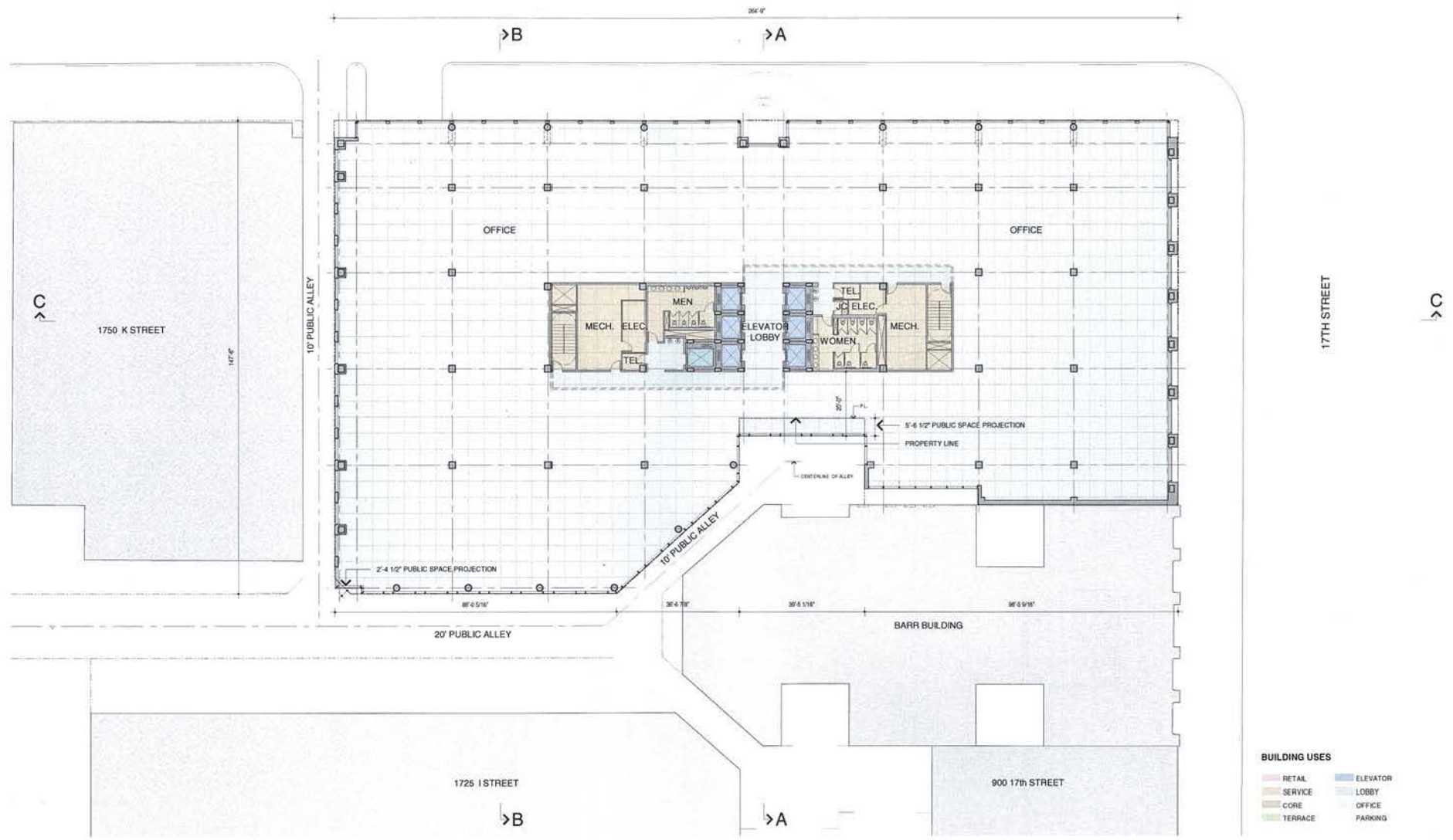
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1700 K Street NW Washington, D.C.

LEVEL 3 PLAN
 September 2001
 A-5
 scale: 1" = 30'

K STREET



BUILDING USES

 RETAIL	 ELEVATOR
 SERVICE	 LOBBY
 CORE	 OFFICE
 TERRACE	 PARKING

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LEVEL 4-11 PLAN

A-6

September 2001

scale: 1" = 30'



- BUILDING USES**
- RETAIL
 - SERVICE
 - CORE
 - TERRACE
 - ELEVATOR
 - LOBBY
 - OFFICE
 - PARKING

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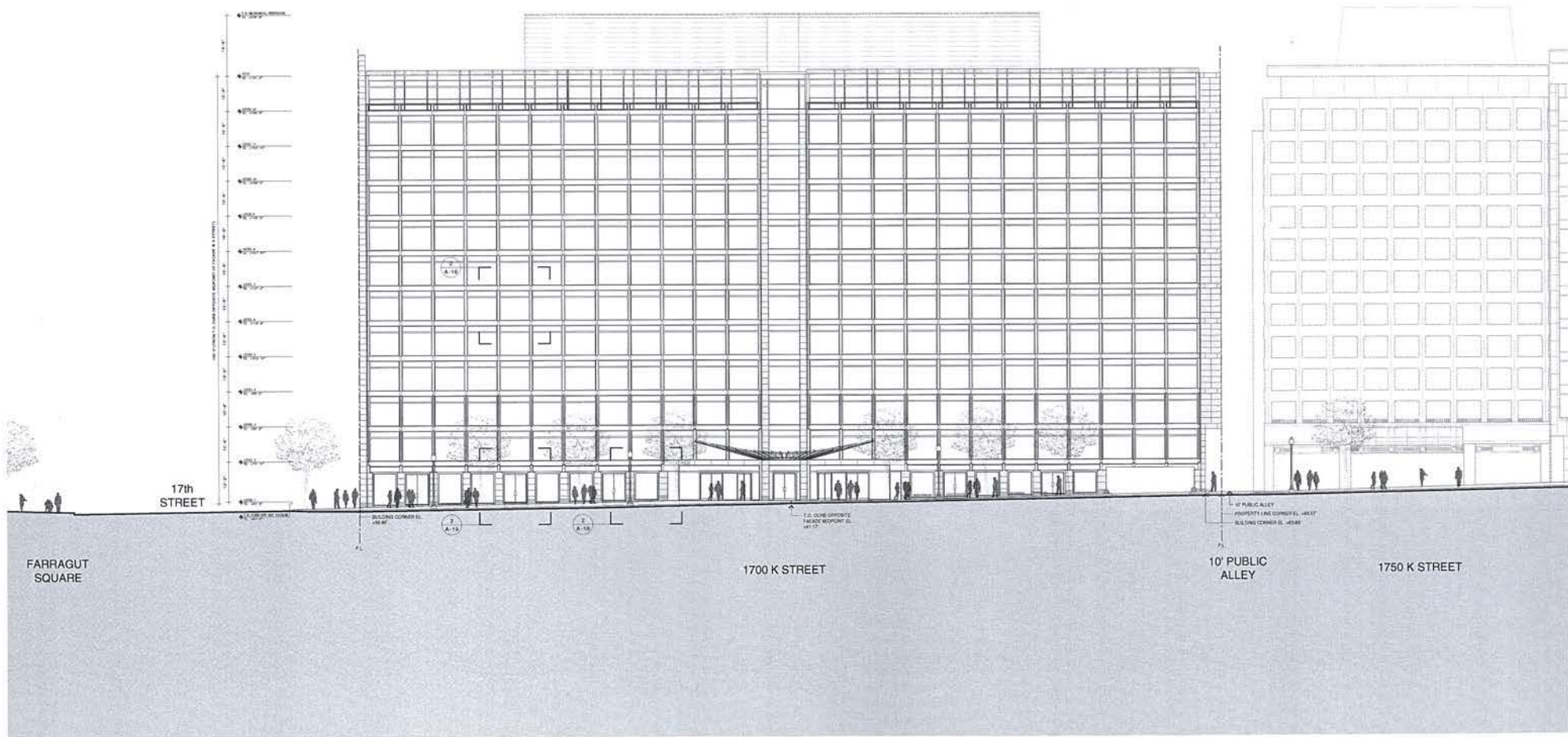
1700 K Street nw | Washington, D.C.

LEVEL 12 PLAN

September 2001

A-7

scale: 1"=30'



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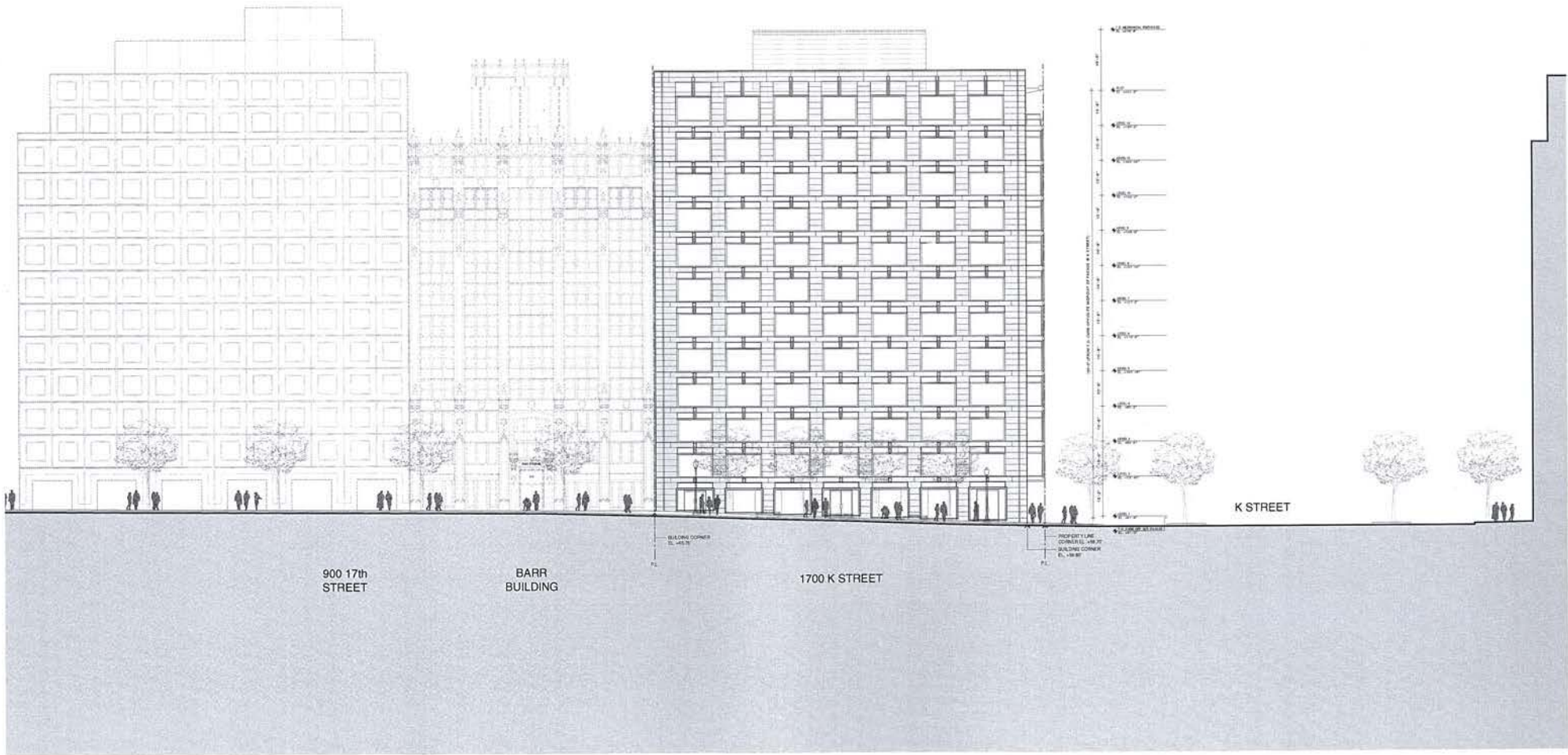
1700 K Street NW Washington, D.C.

K STREET ELEVATION

September 2001

A-9

scale: 1" = 30'



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1700 K Street NW

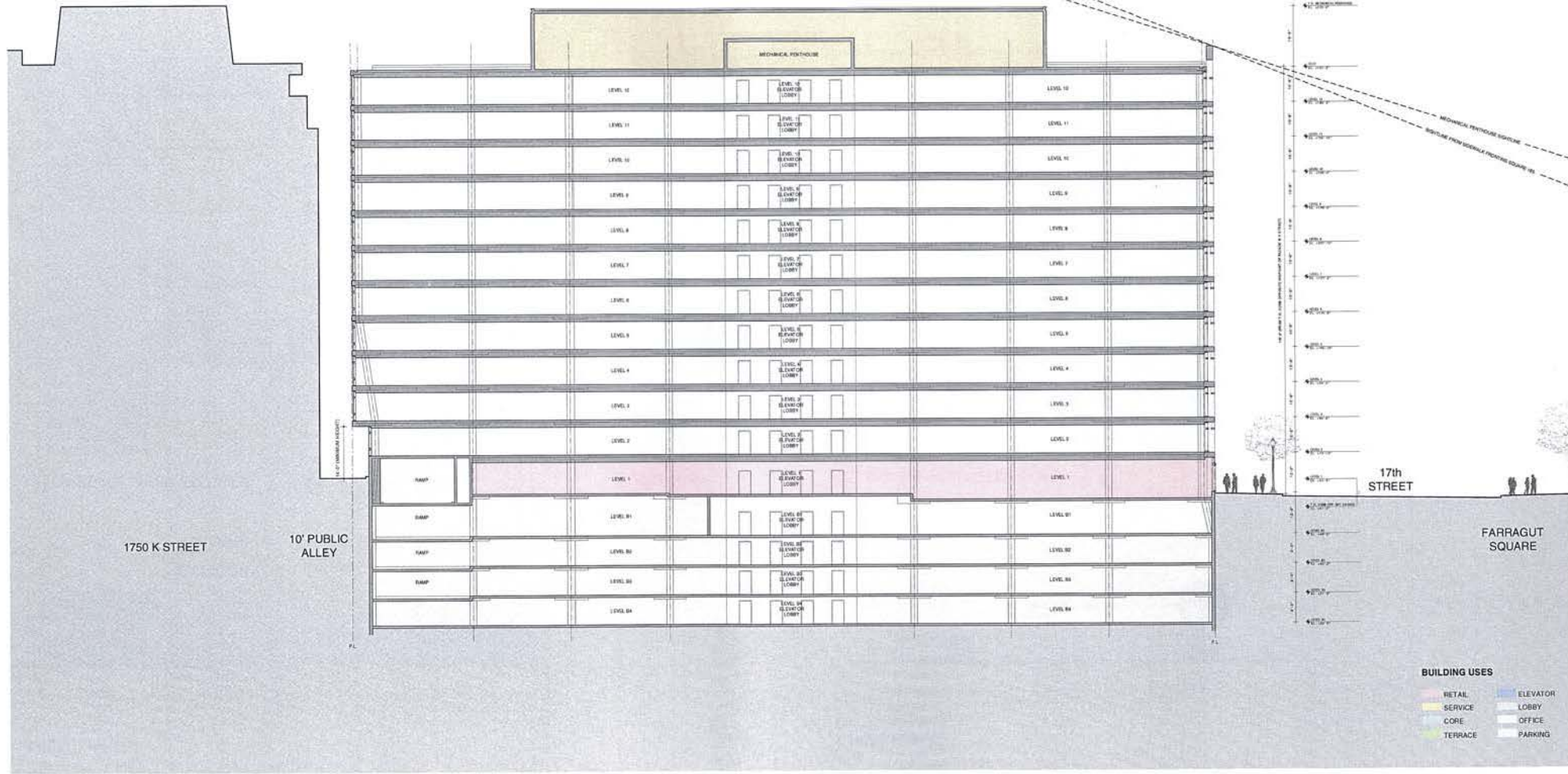
Washington, D.C.

17th STREET ELEVATION

September 2001

A-10

scale: 1" = 30'



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 Drawing
 COMMERCE BUILDING ASSOCIATES, A JOINT VENTURE & TRIGGEL BUILDING JOINT VENTURE

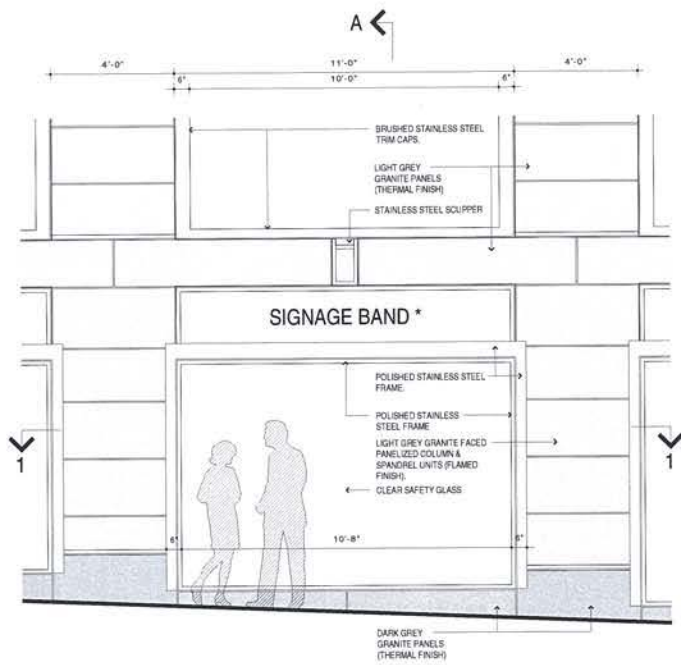
1700 K Street NW Washington, D.C.

BUILDING SECTION C-C
 Longitudinal

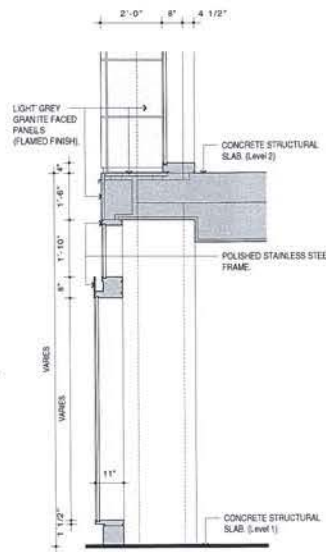
September 2001

A-15

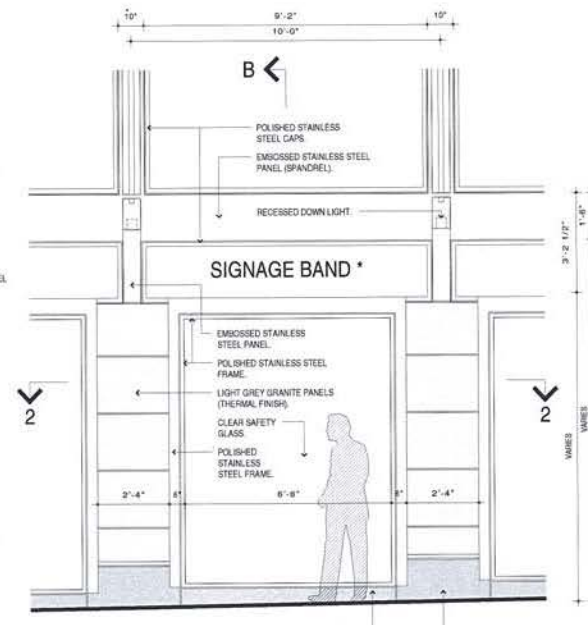
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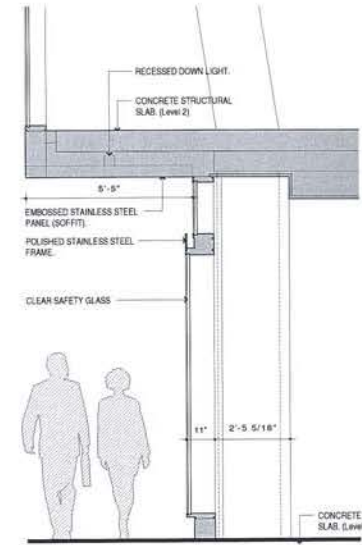
1 17th STREET PARTIAL ELEVATION



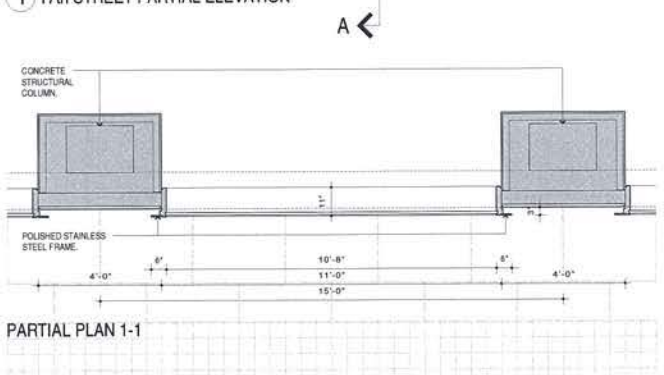
SECTION A-A



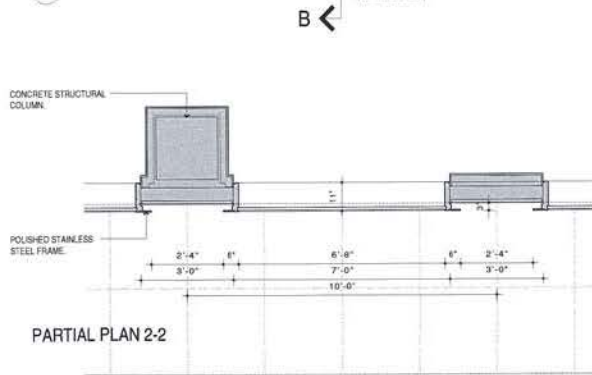
2 K STREET PARTIAL ELEVATION



SECTION B-B



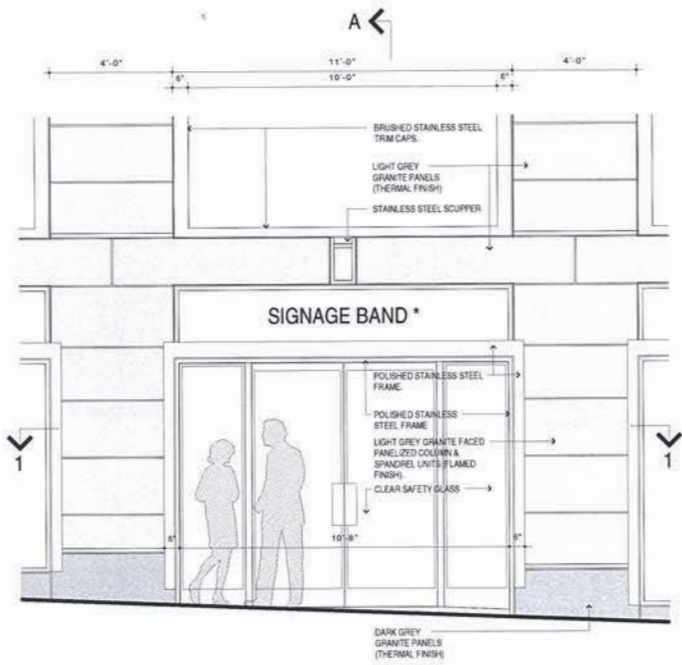
PARTIAL PLAN 1-1



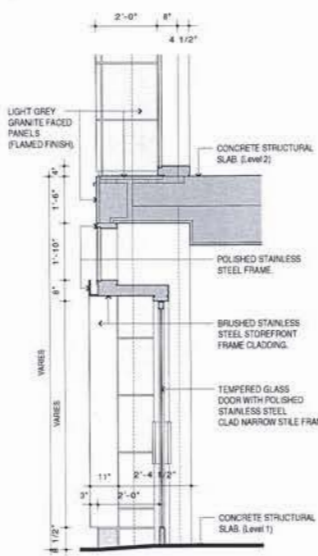
PARTIAL PLAN 2-2

*** SIGNAGE BAND OPTIONS:**

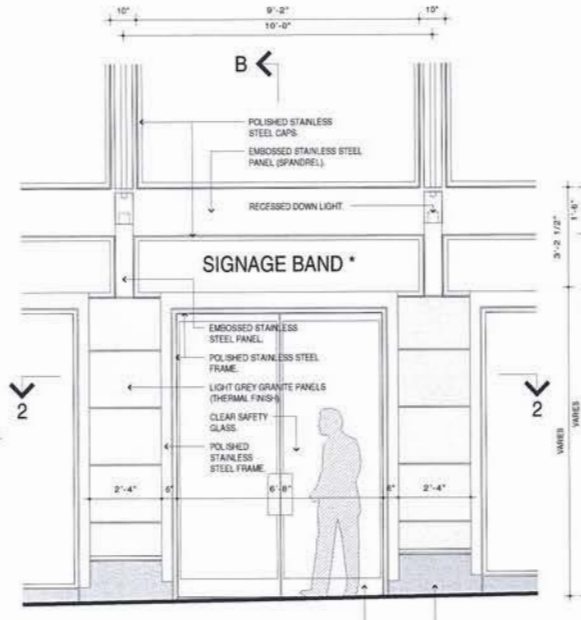
1. GLASS WITH LETTERS IN FRONT OR BEHIND.
2. ILLUMINATED LIGHT BOX.
3. STAINLESS STEEL PANEL WITH ILLUMINATED LETTERS.



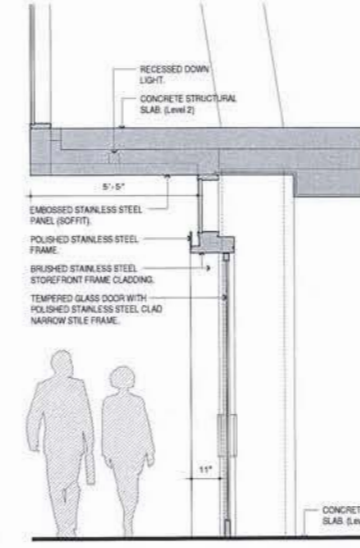
1 17th STREET PARTIAL ELEVATION



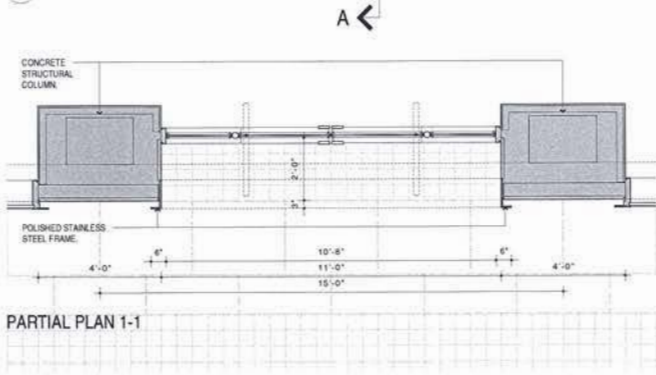
SECTION A-A



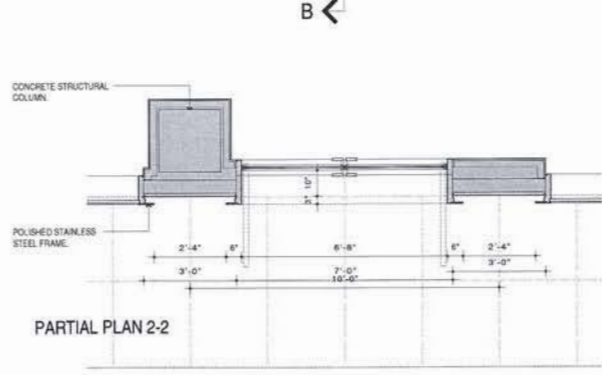
2 K STREET PARTIAL ELEVATION



SECTION B-B



PARTIAL PLAN 1-1



PARTIAL PLAN 2-2

- * SIGNAGE BAND OPTIONS:
1. GLASS WITH LETTERS IN FRONT OR BEHIND.
 2. ILLUMINATED LIGHT BOX.
 3. STAINLESS STEEL PANEL WITH ILLUMINATED LETTERS.





Jose I. Sanchez / CONTOUR STUDIOS

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1700 K Street NW | Washington, D.C.

ELEVATION RENDERING
17th Street

September 2001

A-23

scale: N.T.S.



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PERSPECTIVE RENDERING
Corner View @ 17th & K Streets

September 2001

A-25

scale: N.T.S.



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1700 K Street NW | Washington, D.C.

PERSPECTIVE RENDERING
K Street Pedestrian View

September 2001

A-30

scale: N.T.S.

The building known as 1700 K Street is located at an important corner in downtown Washington, where it connects both park and commercial frontages. The building occupies the northwest corner of the block, facing Farragut Square on 17th Street, where it forms a rich boundary-defining urban wall for the park. The building's more animated façade on K Street reinforces that very broad and lively shopping street. To articulate the different streetscapes and also the diverse events that animate the city, we have designed this building to harmonize with, and indeed to continue, the particular character of the area without however disappearing into it. The building's two exposed facades respond individually in a variety of ways.

Limestone and precast concrete buildings give 17th Street, and to a lesser degree also K Street, a relatively light and warm tonality. In order to complement the area, but not disappear into it — the building is, after all, an anchor piece for an important change in materials and direction — it became necessary to distinguish it in a way that would reinforce the unity of the block while accommodating the changing fabric of the city. We have designed the street wall of 17th Street as a masonry façade at a scale that is appropriate to its park frontage. This façade is a 2-foot-deep light gray granite screen that adds shades and shadows to the park enclosure, increasing its dimension and character and reinforcing its proper scale.

The K Street façade, by contrast, is primarily glass and metal and is a reflective foil to the street. It is very long, dominating most of the block. In order to bring its scale back to that of neighboring buildings (as well as adjusting to the building's own smaller scale along 17th Street), modulating elements have been introduced. Oversized windows, for example, are framed by recessed miniature colonettes, while a vertical slot is cut at the midpoint of the facade, dividing the street wall into two. The resulting slot is inset 7 ½ feet and is approximately 15 feet wide, marking the entrance of the building. The entrance is both further anchored and enlivened by a projecting glass marquis, which, in its position and crystal-like construction, reads as a large urban chandelier.

The two facades meet the sky, again, in individual ways. The K Street cornice is a bracketed tube housing a series of metal trellis elements for summer shading of a top floor terrace. The cornice cantilevers flush with the facade, but the top floor has been set back to create the illusion of a lower building. By contrast, the masonry screen seems to elongate the 17th Street façade by opening a space above the top floor through which the sky can be seen.

The layered planes and roof-lines collectively change and enrich the building's appearance from different vantage points, adding sculptural mass and greater urban variety. The K Street façade turns and slides behind the screen on 17th Street at the corner. From a distance, the building may be read as separate overlapping structures, unique, but comfortable with the existing fabric.

The streetscapes are both simple and delicate. Contrasting stone pavers (6"x6") will be used for the sidewalk fields, with the building stone re-introduced to achieve a large-scale sidewalk grid. Storefronts are trimmed with stainless steel and enlivened with illuminated signage. An especially important element of the pedestrian experience is the setback on K Street. Here the ground floor is recessed five feet back from the cantilevered second floor, which remains at the building line. The result of the setback is a net widening of the sidewalk, and the creation of an active "open arcade" that both shelters and invites. An increased complement of trees and benches placed along the two sides of the building further enriches the pedestrian experience. Our aim is to create a lively street-front and a lively façade without reducing qualitative elegance. In other words, we have employed simplicity of means to achieve rather complex ends.

Over the past decade I have designed more than a half dozen buildings in greater Washington, and find that it is one of my favorite venues for making architecture. It is a city that has strong lines and lots of parks. Greenery is especially important here, as is the limit on the heights of buildings; the low of the buildings is even more important. When we started to think about this building, we determined to achieve something really worthwhile, something that would be more than just a building with a very good skin — although that by itself is much indeed.

We have, in fact, 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 park and what it would take to focus and contain it; we explored appropriate responses to the shopping street and studied how to amplify and enrich its activity. We carefully investigated the requirements of a building that is about 1/3 of a block wide and 2/3 of a block long. How to break it up? How to maximize its key downtown site? How to turn the corner? And how, on the site, to articulate the mass when one side gets its liveliness from reflectivity while the other side gets it from the framing of the view?

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.

James Ingo Freed
August 2001

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Project Credits

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