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October 31, 2001

WHAYNE S. QUIN  
202-663-7274

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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 PUD and Air Rights Application

Dear Members of the Commission:

On behalf of Commerce Building Associates, a Joint Venture, and Riddell Building Joint Venture, applicants in the above-referenced case, we are submitting herewith the following materials to the record in response to requests from the Commission at the conclusion of the October 11, 2001 hearing.

1. Supplemental Architectural Drawings:

a. Sun Angle Diagrams. Pei Cobb Freed Architects have prepared sun angle diagrams of the alley cul-de-sac to illustrate the impact of the proposed public space projection on the light of the Barr Building. The diagrams demonstrate that there will be no decrease in the amount of direct sunlight on the Barr Building as a result of the public space projection, and only a modest decrease in the reflected light during the summer solstice.

b. Massing Model Photograph. A model study of a partial section of the proposed retail frontage along K Street has been photographed to illustrate the northern exposure lighting of this façade.

01-07C  
40

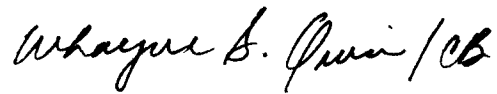
ZONING COMMISSION  
District of Columbia  
CASE NO.01-07  
EXHIBIT NO.40

- c. 17th Street Rendering: A perspective rendering of the 17th Street elevation from Farragut Square depicts the appearance of the proposed building in relationship to the park, the Barr Building, and the building at the northwest corner of Connecticut Avenue and K Street, N.W.
  - d. Garage Entrance Rendering: This perspective rendering was presented to the Commission during the hearing and is now being submitted in a printed version.
  - e. Powerpoint Presentation. One copy of a booklet containing the architect's Powerpoint Presentation is enclosed.
  - f. Architectural Drawings—Addendum 1. Seven copies of Addendum 1 to the architectural drawings dated September 2001 are enclosed.
2. DOES First Source and LSDBE Information. The attached letter from Commerce Building Associates and Riddell Building Joint Venture describes the history of their compliance with DOES First Source Agreements and LSDBE Memoranda of Understanding.
  3. Housing Linkage Information. The attached letter from Jubilee Enterprises of Greater Washington confirms the housing linkage program with Trenton Park Neighborhood Corporation and the use of the \$320,000.00 for affordable housing.
  4. Golden Triangle BID. A letter from the Golden Triangle Business Improvement District ("BID") describes how the \$70,000 contribution from the applicants will be allocated for improvements to the BID and Farragut Square.
  5. Estimated Tax Revenue. The new building is expected to generate more tax revenue for the city than the existing buildings. For example, based on projections provided by Colonial Parking, Inc., it is estimated that the parking garage would generate approximately \$100,000.00 a year in additional sales tax for the city. While it is difficult to accurately predict other retail sales tax without information on the prospective tenants, the owners of the building expect tax revenues to increase as the existing service tenant, Sun Trust Bank, is relocated and replaced with a traditional retail or restaurant use. Additionally, the new building will also increase its proportionate share of the BID tax and Arena tax.
  6. Zoning Interpretation of Light and Air Easement. The light and air easement on the property meets the definition of a "court niche" under the Zoning Regulations. While the niche was created to provide light and air, it was

created for the benefit of the adjacent property owner and not for the benefit of the subject property. Thus, it does not meet the definition of a court, which, when provided, is intended to supply light and ventilation to the property on which it is located. Instead, it is an architectural treatment designed to accommodate the perpetual easement. Without the easement, the proposed building would be built up to the adjoining property line.

Thank you for the opportunity to provide you with this supplemental information.

Respectfully submitted

Handwritten signature of Wayne S. Quin in cursive, followed by the initials "CB" in the bottom right corner.

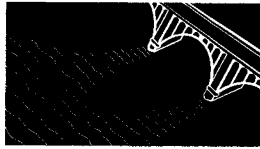
Wayne S. Quin

Handwritten signature of Carolyn Brown in cursive.

Carolyn Brown

Enclosures

cc: Cynthia Giordano, counsel for David Brooks (w/encl.)  
Advisory Neighborhood Commission 2B (w/encl.)  
Michael Gewirz  
Michael Tyler  
Roy Barris



October 23, 2001

Mr. Anthony Hood, Commissioner  
District of Columbia Zoning Commission  
441 Fourth Street, N.W.  
Second Floor  
Washington, D.C. 20002

Re: Zoning Commission  
Case # 01-07C

Dear Mr. Hood,

Thank you for your consideration of the proposed newest addition to the Central Business District, 1700 K Street, N.W. At the hearing you asked about the record of the applicant vis a vis DOES First Source Agreements and LSDBE Memoranda of Understanding. The applicants in this case, Commerce Building Associates and Riddell Building Associates, have never entered into either type of agreement before and have not been involved in projects requiring such agreements.

At the hearing, I did share with the Commission, other instances where my company, Potomac Investment Properties, Inc. (PIP), which does not have ownership in the subject property, has participated in partnerships or limited liability companies which have had DOES and LSDBE goals, as well as in another entity which did not have those goals but was able to meet the good faith requirements regardless. This latter project is a new, 282,000 square foot office building called 300 M Street, S.E. It is located on M Street, S.E. directly across from the Navy Yard and Southeast Federal Center and is the first building to be built in this new office submarket. Our General Contractor was the Gilbane Building Company; one of the top 10 GC's in the country. We "bought" the job in the summer of 1999, started the job in November of 1999 and finished in May of 2001. The results of our overall compliance are enclosed, but we were able to provide significant opportunity for small, local and disadvantaged businesses to participate in the project.

PIP also participates with Eakin/Youngentob Associates, Inc. in Capital Square which is a new, 93 unit, New Urbanist Townhouse Community located at 7<sup>th</sup>, 9<sup>th</sup> and G Streets, S.W. above the Maine Avenue Waterfront. This community was an RLA guided project to provide new, quality housing proximate to the Waterfront Metro Station. The community incorporates the three different styles of Victorian architecture that are most

Mr. Hood  
Page Two

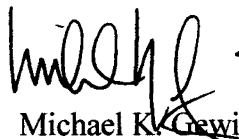
prominent throughout the City and 80% of the buyers are new residents of the City who previously lived in Virginia and Maryland. Capital Square is in compliance with the good faith requirements of both their DOES and LSDBE Goals and its efforts have resulted in quantifiable results.

PIP also is a participant in the Lofts at Adams Morgan where it is a partner with PNHoffman Construction. This mixed-use project is comprised of a 350 car parking garage, 63 new condominiums and 3,000 square feet of retail. It represents the largest single private investment in Adams Morgan to date. The project is in compliance with its DOES and LSDBE good faith requirements and monitors these requirements on a monthly basis. With regard to the First Source Agreement, the project has filed for assistance, including laborers and a carpentry foreman. The filings have been acknowledged by DOES but they have not acted upon the requests in a timely manner. Our experience with the LSDBE is indicative of our good faith effort. However, the agency is not positioned effectively to provide the assistance required for placement. The Commission has a list, which is inadequate in terms of scope and selection, and this is more the case with regard to residential projects. One area of note is in the Miscellaneous Metals category where we were able to find American Ironworks to whom we allocated our entire miscellaneous metals requirement for the building. We have also negotiated additional compliance in our contracts with our subcontractors.

I hope this letter is responsive to your inquiry. As the above indicates, we understand the DOES and LSDBE system and process and are thus best positioned to put it to productive use in order to respect the underlying goals. 1700 K will mean a very significant investment of private sector funds and thus it will mean a greater opportunity for LSDBE and DOES participation.

Best regards.

Sincerely,



Michael K. Gewirz  
Commerce Building Associates  
Riddell Building Associates

Company	Minority Status (% of contract value)
The Anderson Company 9469 Hawkins Drive Manassas, VA 20109	SBE (26%)
Superior Foundation, L.L.C. 8230 Old Courthouse Road, Suite 220 Vienna, VA 22182	0
For Myer Construction Corporation 2237 35 <sup>th</sup> Street, NE Washington, DC 20018-1505	DBE (100%)
Miller & Long Company, Inc. 4824 Rugby Avenue Bethesda, MD 20814	SBE (19%)
Arban & Carosi, Inc. 15800 Dawson Beach Road Woodbridge, VA 22191	0
Genco Masonry, Inc. 4835 Cardell Ave., Penthouse Six Bethesda, MD 20814	0
Rugo & Carosi, LLC 15800 Dawson Beach Road Woodbridge, VA 22191	0
Crystal Steel Fabricators, Inc. N. Second St. Ext. Route 2 Box 13 Delsea, DE 19940	DBE (100%)
Homswood General Contractors 9710 Monroe Street Cockeysville, MD 21030	SBE (100%)
James Myers Company, Inc. 12306 Conway Road Beltsville, MD 20704	DBE (100%)
Ridgeview Glass, Inc. 9625 Fallard Terrace Upper Marlboro, MD 20772	0
Ceilings & Partitions, Inc. 11850 Baltimore Avenue, Unit B Beltsville, MD 20705	0
David Allen Company 12176 Livingston Road Manassas, VA 20109	0
Higham Company, Inc. 5513 Vine Street Alexandria, VA 22310	SBE (100%)
Sun Control Systems 6610 Rockledge Drive, Suite 200 Bethesda, MD 20817	0
Woodawn Mechanical Contractors 8573 Atlas Drive Gaithersburg, MD 20877-4134	DBE (3%)
Montgomery KONE, Inc. 4420 Lottsford Vista Road Lanham, MD 20706	DBE (1%)
Varen/Mao Electrical Construction Co. 9010 Junction Drive Annapolis, MD 20701-1104	DBE (100%)
Reliance Fire Protection, Inc. 9512 Palmd Highway Baltimore, MD 21220	SBE (100%)



October 29, 2001

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

Re: Z.C. Case No. 01-07C  
1700 K Street, N.W., PUD and Air Rights Application

Dear Members of the Commission:

Thank you for the opportunity to confirm and clarify the testimony that Jubilee Enterprise of Greater Washington ("Jubilee") presented to the Commission on October 11, 2001, regarding the housing linkage requirements for the above-referenced PUD application. As stated in our testimony, the \$320,000.00 contribution that Jubilee will receive from the applicant will assist in the substantial rehabilitation of twenty-one units at the Trenton Park apartment complex. The units have been uninhabitable for dwelling purposes because they are in substantial violation of the housing regulations. These twenty-one units contain approximately 16,673 square feet space, which not only fulfills the housing requirement of 12,762 square feet, but exceeds that amount by almost twenty-five percent.

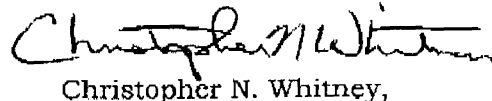
Jubilee will hold the money in escrow for the benefit of the Trenton Park Neighborhood Corporation ("TPNC"), the tenant association that currently holds title to the property. Because of the significant rehabilitation costs associated with the apartment complex, it was necessary for TPNC to seek an investor who could offer the financial assistance and experience to undertake the renovations now estimated to cost \$7.5 million. TPNC was fortunate to enter an agreement with Banc of America Community Development Corporation ("BACDC"), and the two groups have formed a limited partnership which will acquire the property in December. In forming the partnership, TPNC hopes to maintain significant ownership interest in the property. Together with Jubilee, it set a goal of establishing a twenty percent equity interest.

As a consequence of the \$320,000.00 contribution to capital, not only will the twenty-one units be built, but TPNC will be able to achieve this twenty percent goal. The money, when added to the capital reserve amounts for the project, will comprise a twenty percent interest in the project and the contribution will be invested directly into the rehabilitation of the twenty-one units. The ownership stake will also allow TPNC to enjoy a portion of the income stream generated by rents, which can be reinvested back into the Trenton Park community for social and other services. Jubilee is

pleased to accept this generous contribution on behalf of TPNC and looks forward to the successful completion of the project.

Thank you for the opportunity to provide you with these additional comments.

Very truly yours,

A handwritten signature in black ink that reads "Christopher N. Whitney". The signature is written in a cursive style with a large initial "C".

Christopher N. Whitney,  
Executive Director  
Jubilee Enterprise of Greater Washington, Inc.





October 22, 2001

Mr. Michael K. Gewirz  
Commerce Building Associates  
Riddell Building Joint Venture  
1730 K Street, N.W., Suite 1204  
Washington, D.C. 20006

Re: Follow-up on Contribution to the Golden Triangle BID

Dear Michael:

I would very much like to write 304 of these letters, one to each of our property owners, and accept offers to use donations towards our BID programs and services. Each one of our property owners is invested in the continued economic development of downtown Washington and the region. In addition to BID dues, financial donations that can be earmarked towards BID projects are always welcomed and very much appreciated.

As a follow-up to my previous letter regarding the donation of \$70,000 to the Golden Triangle BID, the gift would specifically be used for one or more projects in Farragut Park or Longfellow Park. We have been working with the National Park Service and to date have ordered furniture in the form of trash receptacles and benches for those two parks.

The next phase to be completed is landscaping. Obviously, significant landscaping can be done with a donation of that size. There is also the upgraded lighting phase for the parks. Directing funds to that improvement would be appreciated, as much work needs to be done.

The BID would earmark the funds for the exclusive use in our two parks. The BID is committed to making these improvements but obviously would welcome financial assistance. Thanks again.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcia", written in a cursive style.

Marcia Rosenthal  
Executive Director

RECEIVED  
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**PEI COBB FREED & PARTNERS** *Architects LLP*

**1700 K Street NW**

Washington, D.C.

Posthearing Submission -  
Supplemental Drawings

PROPOSAL FOR A CONSOLIDATED  
PLANNED UNIT DEVELOPMENT

October, 2001

Developed by  
CHARLES E. SMITH  
COMMERCIAL REALTY

Owners:  
GOMMERCE BUILDING ASSOCIATES, A JOINT VENTURE  
& RIDDELL BUILDING JOINT VENTURE

Associated Architect

**WDG** WEIHE DESIGN GROUP PLLC

ZONING COMMISSION  
District of Columbia

Case 01-07C

Exhibit 40-A

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

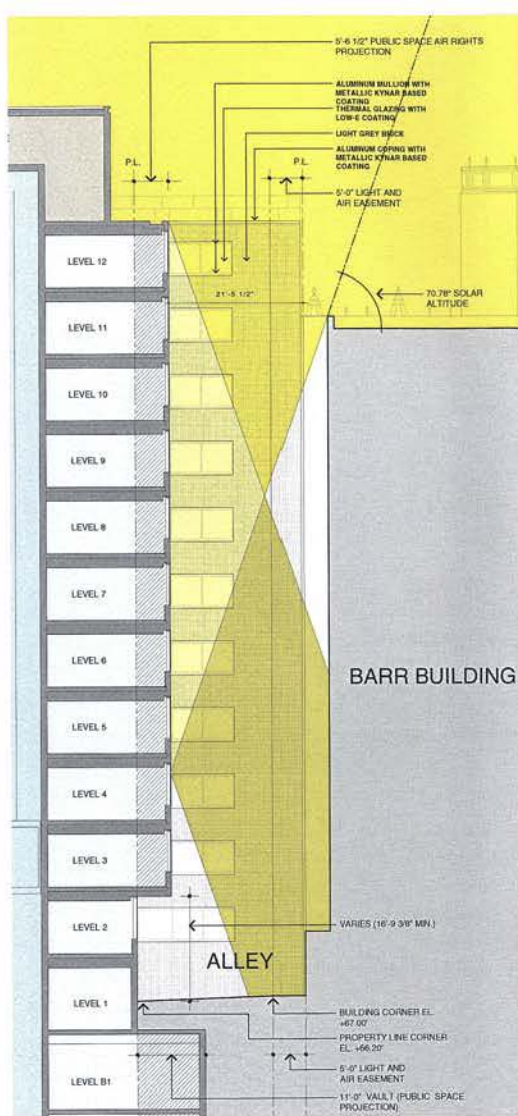
<b>Filing Req't:</b>	<b>Drawing:</b>
<i>DCMR 11 Sec.:</i>	<i>Development Plans:</i>
2406.12(e,f)	<b>A-1</b> LEVEL B4 – B2 PLAN <sup>1</sup>
2406.12(e,f)	<b>A-2</b> LEVEL B1 PLAN <sup>1</sup>
2406.11(d,e)&.12(e,f)	<b>A-3</b> LEVEL 1 PLAN
2406.11(d,e)&.12(e,f)	<b>A-4</b> LEVEL 2 PLAN <sup>1</sup>
2406.12(e)	<b>A-5</b> LEVEL 3 PLAN <sup>1</sup>
2406.12(e)	<b>A-6</b> LEVEL 4 – 11 PLAN <sup>1</sup>
2406.12(e)	<b>A-7</b> LEVEL 12 PLAN <sup>1</sup>
2406.12(e)	<b>A-8</b> ROOF LEVEL PLAN / Mechanical Penthouse Roof Level <sup>1</sup>
2406.12(e)	<b>A-9</b> K STREET ELEVATION
2406.12(e)	<b>A-10</b> 17 <sup>th</sup> STREET ELEVATION
2406.12(e)	<b>A-11</b> WEST ALLEY ELEVATION <sup>1</sup>
2406.12(e)	<b>A-12</b> SOUTH ALLEY ELEVATION <sup>1</sup>
2406.12(e)	<b>A-13</b> BUILDING SECTION / Transverse @ K Street Lobby <sup>1</sup>
	* <b>A-13.1</b> SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Summer Solstice
	* <b>A-13.2</b> SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Spring & Fall Equinox
	* <b>A-13.3</b> SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Winter Solstice
2406.12(e)	<b>A-14</b> BUILDING SECTION / Transverse @ Loading Docks
	<b>A-14.1</b> PARTIAL SECTION AT GARAGE ENTRANCE
2406.12(e)	<b>A-15</b> BUILDING SECTION / Longitudinal
	<b>A-16</b> PARTIAL ELEVATIONS / Typical Floor Level @ 17 <sup>th</sup> & K Streets
	<b>A-17</b> PARTIAL ELEVATIONS / Typical Floor Level @ West & South Alleys <sup>1</sup>
	<b>A-18</b> PARTIAL ELEVATIONS / Storefront Window @ 17 <sup>th</sup> & K Streets
	<b>A-19</b> PARTIAL ELEVATIONS / Storefront Entrance @ 17 <sup>th</sup> & K Streets
2406.11(d)&.12(d)	<b>A-20</b> STREETSCAPE PLAN / 17 <sup>th</sup> Street
	<b>A-20.1</b> LIGHTING PLAN / 17 <sup>th</sup> Street Streetscape
2406.11(d)&.12(d)	<b>A-21</b> STREETSCAPE PLAN / K Street – East
	<b>A-21.1</b> LIGHTING PLAN / K Street Streetscape – East
	<b>A-22</b> STREETSCAPE PLAN / K Street – West
	<b>A-22.1</b> LIGHTING PLAN / K Street Streetscape -West
2406.11(d)&.12(d)	<b>A-23</b> ELEVATION RENDERING / 17 <sup>th</sup> Street
	<b>A-24</b> ELEVATION RENDERING / K Street
	<b>A-25</b> PERSPECTIVE RENDERING / Corner View @ 17 <sup>th</sup> & K Streets
	<b>A-26</b> PERSPECTIVE RENDERING / K Street View
	<b>A-27</b> PERSPECTIVE RENDERING / K Street Lobby Entrance View
	<b>A-28</b> PERSPECTIVE RENDERING / 17th Street Streetscape
	<b>A-29</b> PERSPECTIVE RENDERING / K Street Streetscape
	<b>A-30</b> PERSPECTIVE RENDERING / K Street Pedestrian View
	* <b>A-30.1</b> MASSING MODEL PHOTOGRAPH / K Street Retail Frontage
	* <b>A-30.2</b> PERSPECTIVE RENDERING / Garage Entrance Views
	<b>A-31</b> DETAIL VIEW OF SIDEWALK BENCH
	* <b>A-32</b> PERSPECTIVE RENDERING / Farragut Square View
	■ ARCHITECTS STATEMENT
	■ PROJECT CREDITS

\* Indicates new drawings in this October 2001 Posthearing Submission.

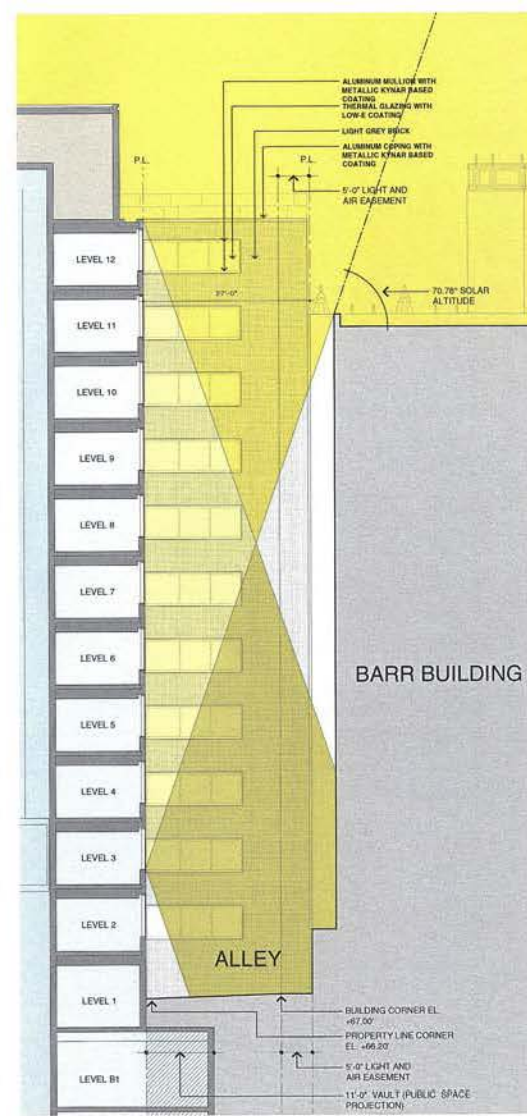
<sup>1</sup> Indicates drawings that describe proposed Public Space projections.

*This Posthearing Submission for the PUD Application for the proposed 1700 K Street NW Building supplements drawings previously issued in the Exhibit A attachment to the Pre-Hearing Statement dated August 7, 2001, and the Addendum 1 Supplemental Filing dated September 21, 2001. In response to requests from the Commission and Office of Planning, new material included in this submission further illustrates the design or show additional analyses of the design. The following drawings are new:*

- A-13.1** SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Summer Solstice  
*These diagrams illustrate the impact of the proposed Public Space projection (alley overhang) above the north side of the alley cul-de-sac as bounded by the 1700 K St. and Barr Building properties. Because the proposed projection is at the north (south facing) wall of the cul-de-sac, the North-South alley section is the relevant view, and the southernmost exposure angle (solar noon) is likewise most directly impacted by the proposed projection. These diagrams illustrate the angles of direct solar and primary reflected solar exposures, with and without the proposed projection. The diagrams on this sheet indicate the exposure angles at noon June 21.*
- A-13.2** SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Spring & Fall Equinox  
*These diagrams indicate the exposure angles at noon April 21 or Sept.21*
- A-13.3** SUN ANGLE DIAGRAM @ ALLEY CUL-DE-SAC / Winter Solstice  
*These diagrams indicate the exposure angles at noon January 21.*
- A-30.1** MASSING MODEL PHOTOGRAPH / K Street Retail Frontage  
*Model study of a partial section of the proposed retail frontage along K St. The model has been photographed outdoors facing North in order to emulate the planned northern exposure. Because of the slope of K St. rising to the west, the soffit of the cantilever varies in height from 9' to 13'-6" above the sidewalk. This model represents an area of approximately 11'-3" soffit height. The model does not incorporate the planned architectural lighting (illuminated signage band, soffit mounted downlights above the pilasters), or any retail display feature lighting, both of which would animate the realized frontage.*
- A-30.2** PERSPECTIVE RENDERING / Garage Entrance Views  
*These views show the proposed parking entrance located adjacent to the West Alley. Both open and closed situations are represented. For further description of lighting and finish materials, refer to Dwg. A-14.1 in the pre-hearing submissions.*
- A-32** PERSPECTIVE RENDERING / Farragut Square View  
*A new perspective of the 17th Street frontage, from a vantage near the center of Farragut Square.*



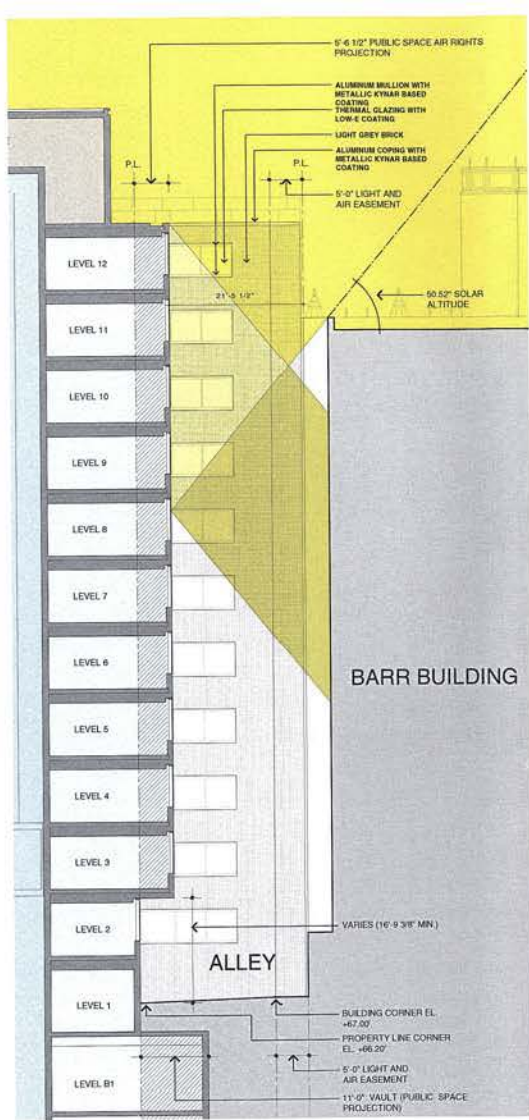
**1** ALLEY CUL-DE-SAC with PUBLIC SPACE PROJECTION



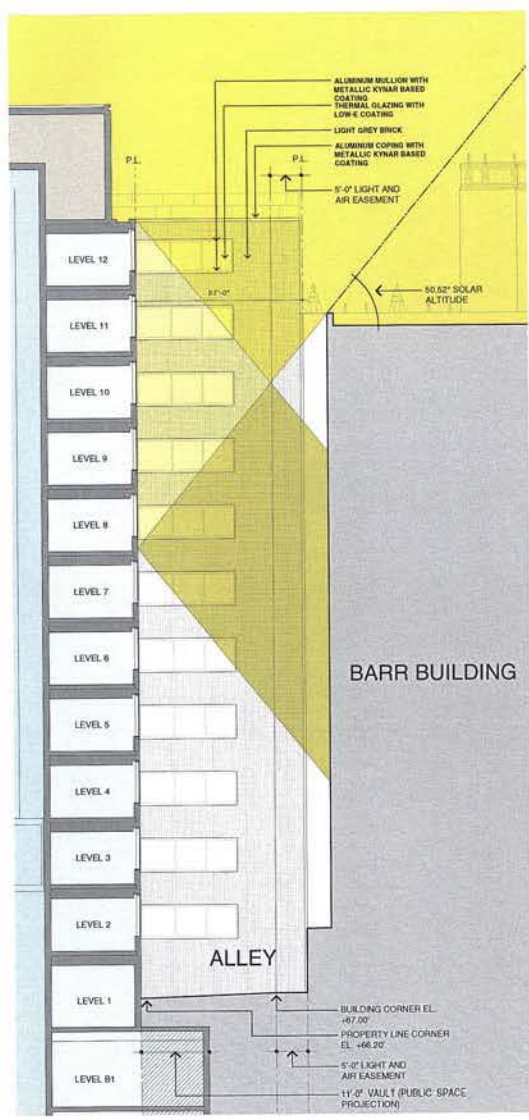
**2** ALLEY CUL-DE-SAC without PUBLIC SPACE PROJECTION

**DAYLIGHT INTENSITY**

- DIRECT SUNLIGHT
- DIRECT AND PRIMARY REFLECTED SUNLIGHT
- PRIMARY REFLECTED SUNLIGHT

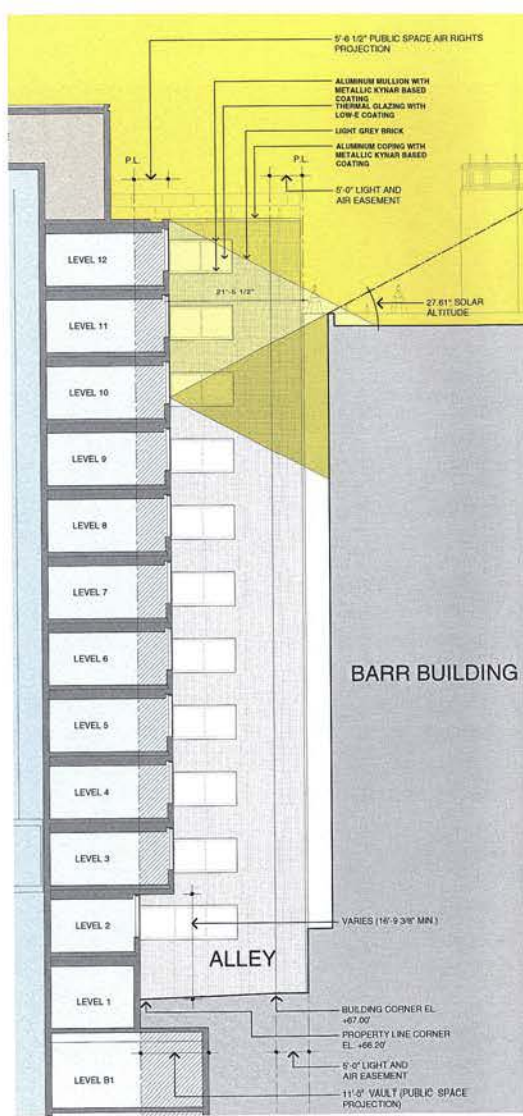


**1** ALLEY CUL-DE-SAC with PUBLIC SPACE PROJECTION

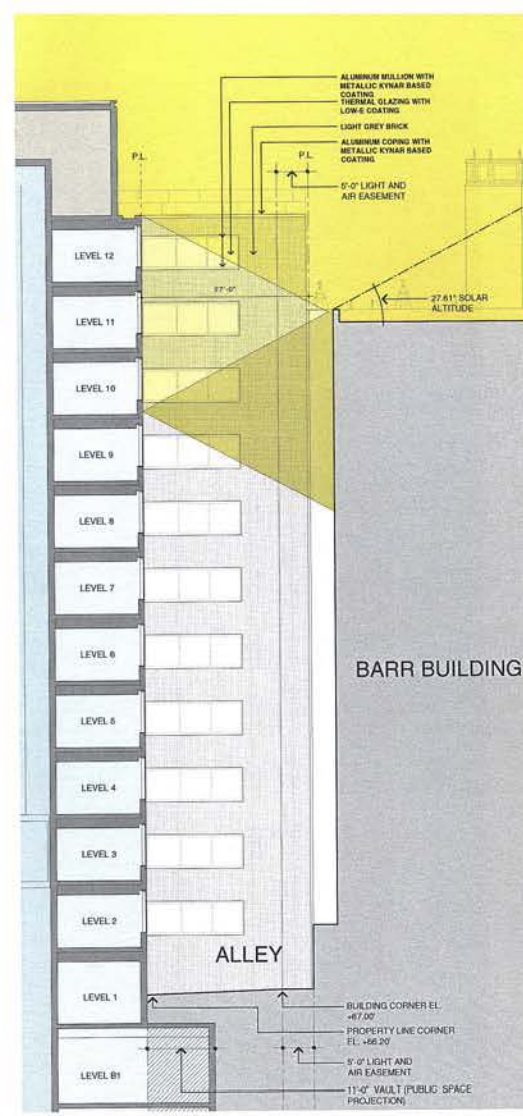


**2** ALLEY CUL-DE-SAC without PUBLIC SPACE PROJECTION

**DAYLIGHT INTENSITY**  
 ■ DIRECT SUNLIGHT  
 ■ DIRECT AND PRIMARY REFLECTED SUNLIGHT  
 ■ PRIMARY REFLECTED SUNLIGHT



**1** ALLEY CUL-DE-SAC with PUBLIC SPACE PROJECTION



**2** ALLEY CUL-DE-SAC without PUBLIC SPACE PROJECTION

**DAYLIGHT INTENSITY**  
 ■ DIRECT SUNLIGHT  
 ■ DIRECT AND PRIMARY REFLECTED SUNLIGHT  
 ■ PRIMARY REFLECTED SUNLIGHT







Jose I. Sanchez / CONTOUR STUDIOS



Jose I. Sanchez / CONTOUR STUDIOS

PEI COBB FREED & PARTNERS Architects LLP

WDG WEIHE DESIGN GROUP PLLC

Developed by  
CHARLES E. SMITH COMMERCIAL REALTY  
Owners:  
COMMERCE BUILDING ASSOCIATES, A JOINT VENTURE & RIDGELL BUILDING JOINT VENTURE

1700 K Street NW Washington, D.C.

PERSPECTIVE RENDERING  
Garage Entrance Views

October 2001

A-30.2

scale: N.T.S.



Jose I. Sanchez / CONTOUR STUDIOS

PEI COBB FREED & PARTNERS Architects LLP

WDG WEIHE DESIGN GROUP PLLC

Developed by:  
CHARLES L. SMITH COMMERCIAL REALTY  
Owners:  
COMMERCE BUILDING ASSOCIATES A JOINT VENTURE & RIDDLE BUILDING JOINT VENTURE

1700 K Street NW Washington, D.C.

PERSPECTIVE RENDERING  
Farragut Square View

October 2001

A-32

scale: N.T.S.

**Developer**

CHARLES E. SMITH COMMERCIAL REALTY  
1666 K Street, N.W. • Suite 600  
Washington, D.C. 20006  
(202) 833 5800

**Owners**

COMMERCE BUILDING ASSOCIATES, A JOINT VENTURE  
& RIDDELL BUILDING JOINT VENTURE, Washington, D.C.  
c/o The Charles E. Smith Companies  
1666 K Street, N.W. • Suite 600  
Washington, D.C. 20006  
(202) 833 5800

**Architects**

PEI COBB FREED & PARTNERS Architects LLP  
88 Pine Street  
New York, NY 10005  
(212) 751 3122

WEIHE DESIGN GROUP PLLC  
1025 Connecticut Avenue, N.W. • Suite 300  
Washington, D.C. 20036  
(202) 857 8300

**Land Use Counsel**

HOLLAND & KNIGHT LLP  
2099 Pennsylvania Avenue, N.W. • Suite 100  
Washington, D.C. 20006  
(202) 955 3000

**Civil Engineer**

VIKA, Inc.  
8180 Greensboro Drive • Suite 200  
McLean, VA 22102  
(703) 442 7800

**MEP Engineer**

GIRARD Engineering  
1355 Beverly Road  
McLean, VA 22101  
(703) 442 8787

**Traffic Consultant**

GOROVE/SLADE ASSOCIATES, Inc.  
1140 Connecticut Avenue, N.W. • Suite 700  
Washington, D.C. 20036  
(202) 296 8625

**PEI COBB FREED & PARTNERS Architects LLP**

**WDG** WEIHE DESIGN GROUP PLLC

Developed by:  
CHARLES E. SMITH COMMERCIAL REALTY

Owners:  
COMMERCE BUILDING ASSOCIATES, A JOINT VENTURE & RIDDELL BUILDING JOINT VENTURE

**1700 K Street NW** | Washington, D.C.

**Project Credits**

October 2001

**1700 K Street NW**

Washington, D.C.

Zoning Commission Public Hearing  
Presentation Materials

October 11, 2001

PROPOSAL FOR A CONSOLIDATED  
PLANNED UNIT DEVELOPMENT

Developed by  
CHARLES E. SMITH  
COMMERCIAL REALTY

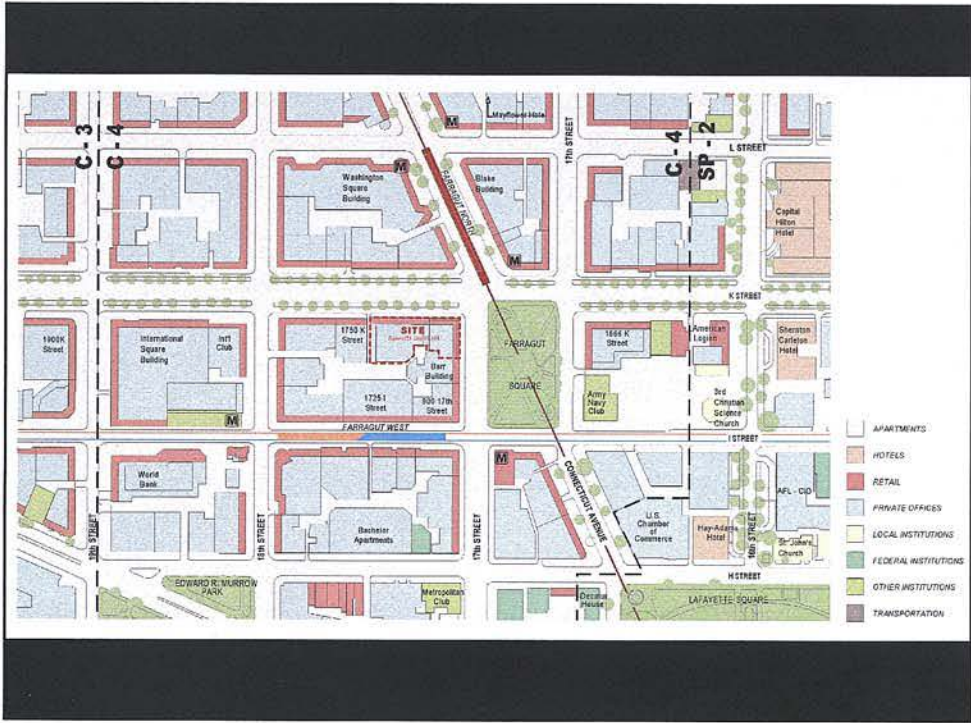
Owners  
COMMERCE BUILDING ASSOCIATES, A JOINT VENTURE  
& RIDDELL BUILDING JOINT VENTURE

**WDG** WEIHE DESIGN GROUP PLLC

**ZONING COMMISSION**  
**District of Columbia**

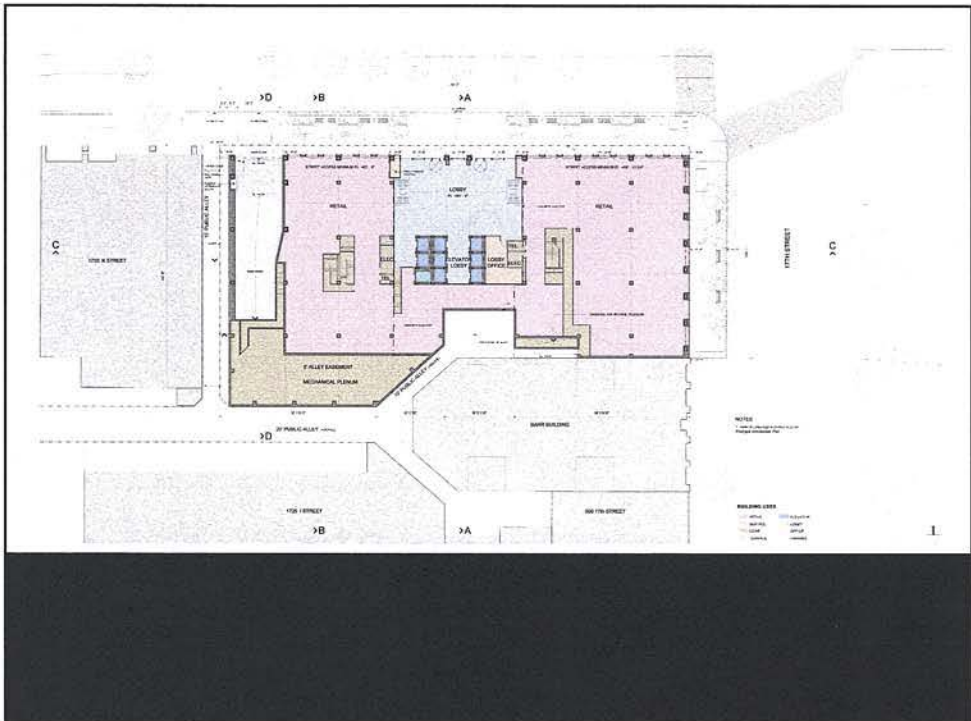
Case 01-07C  
Exhibit 40-B

2001 OCT 31 AM 11:57  
RECEIVED  
D.C. OFFICE OF ZONING





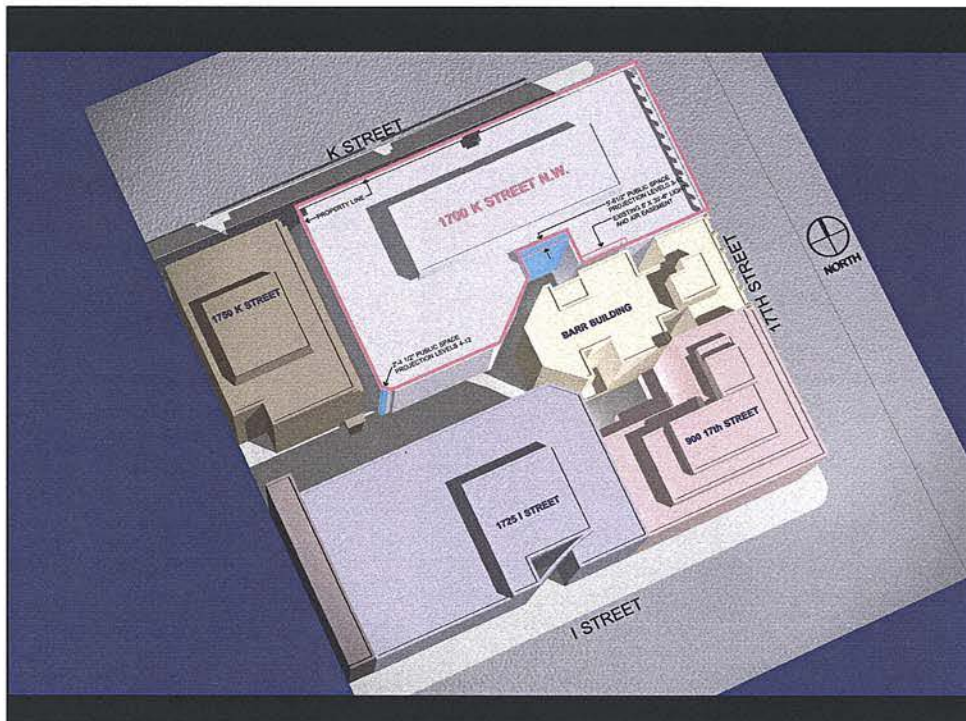
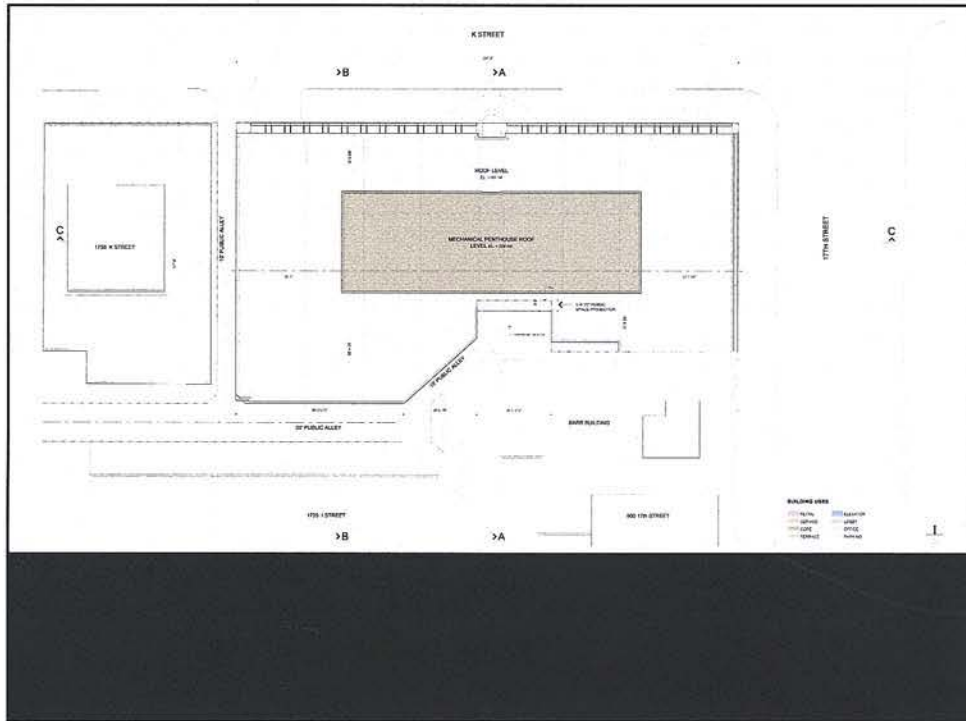




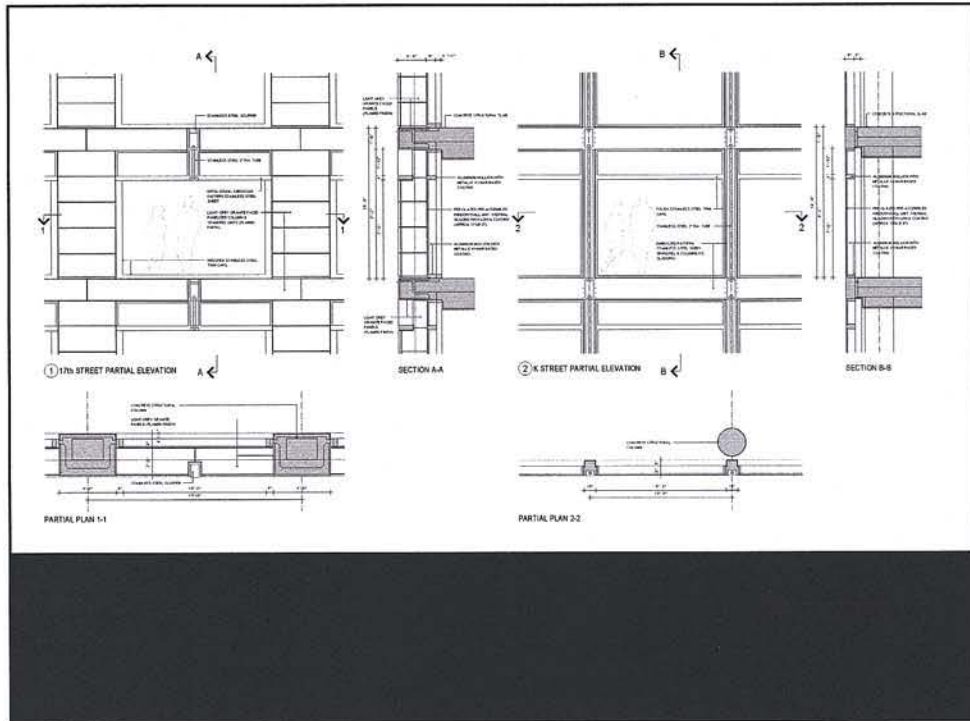












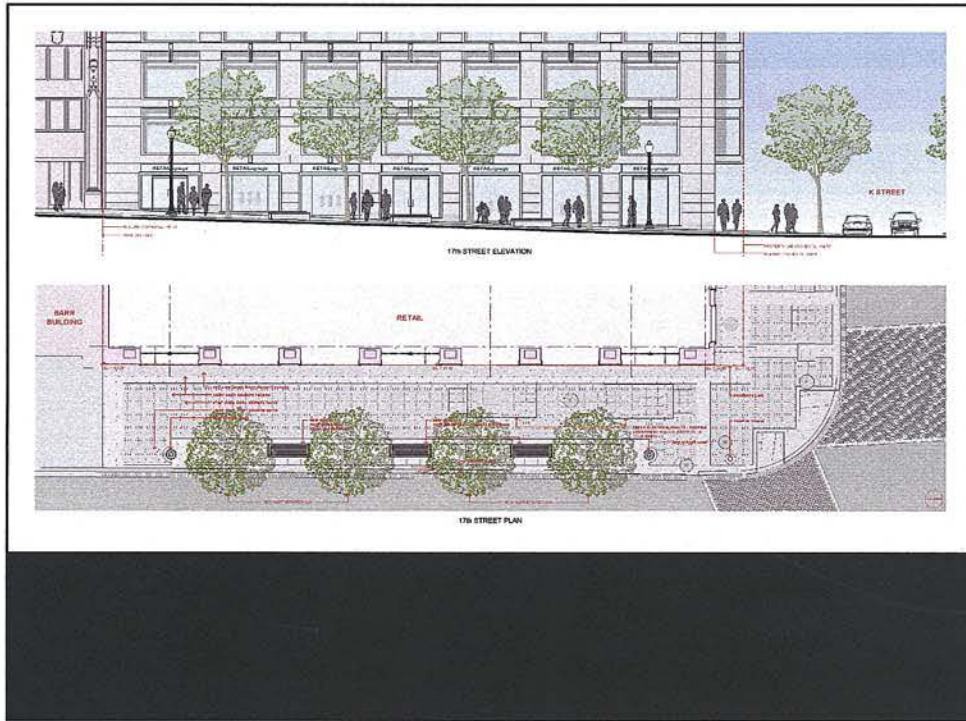


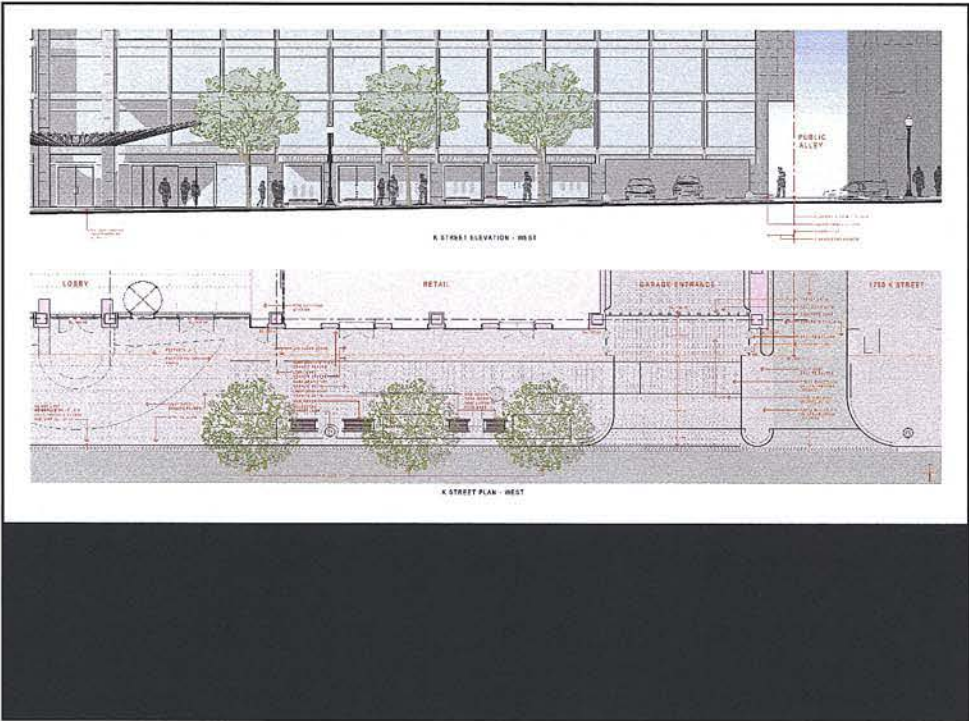
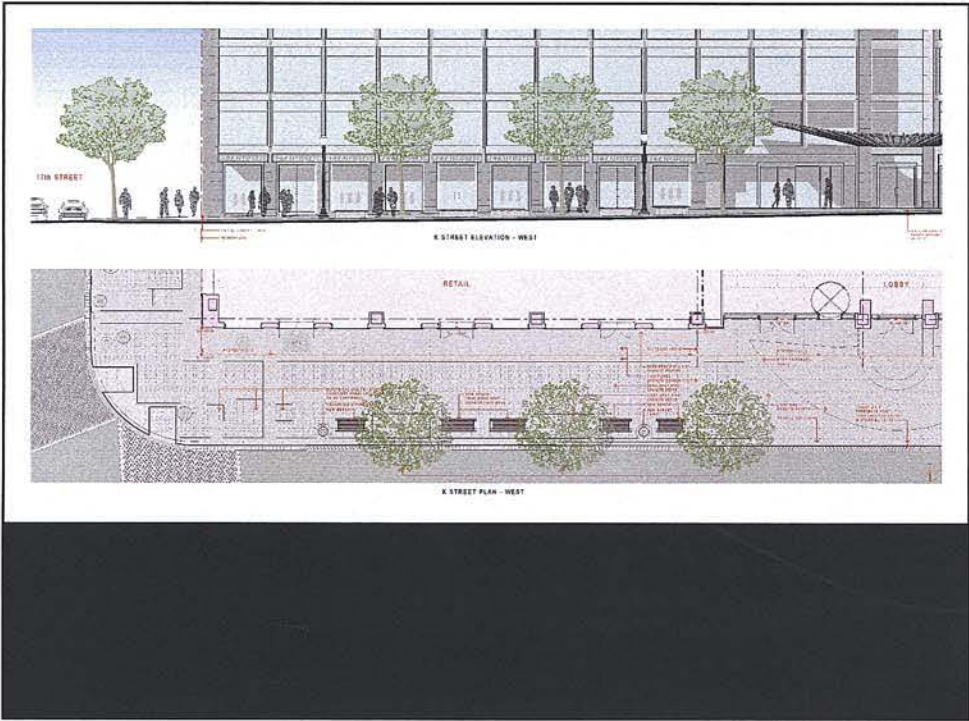




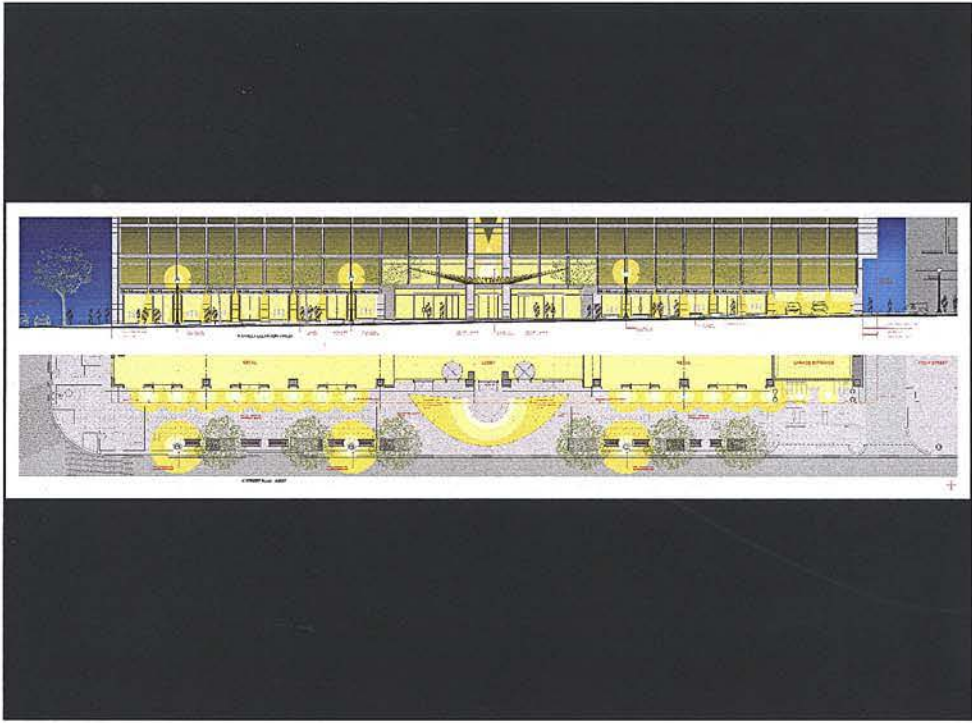
















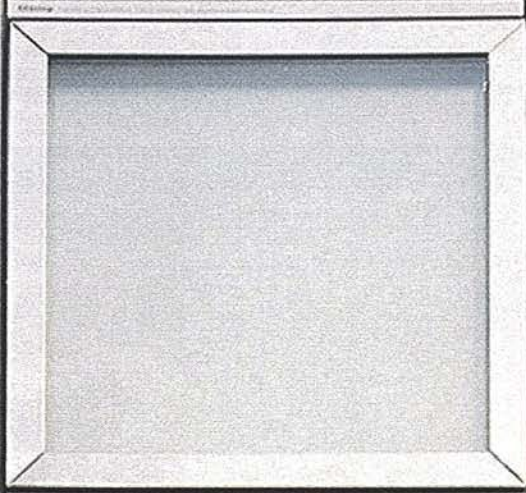






# Street Facade

Material Samples



1700 K Street NW

FOR MORE INFORMATION

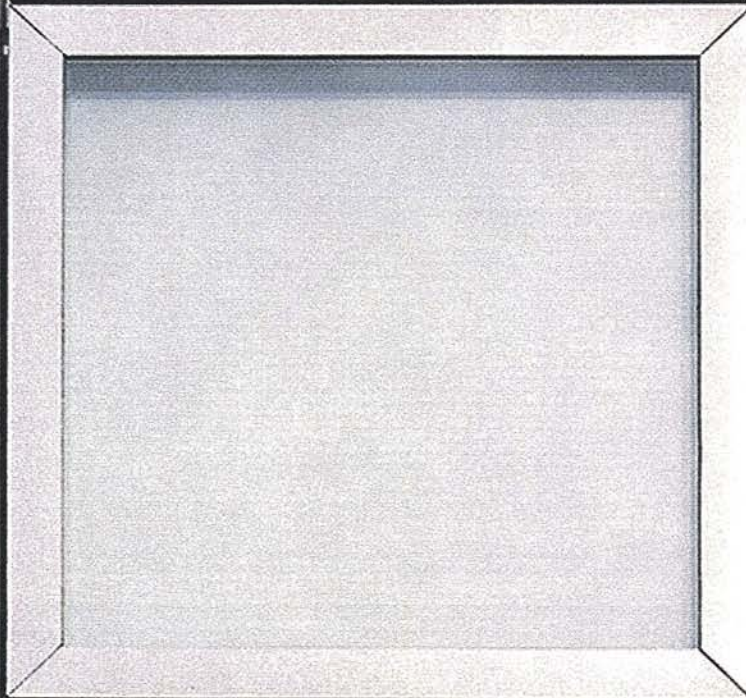
Washington, D.C.

1700 K Street NW  
Washington, D.C. 20006  
Phone: (202) 462-1000  
Fax: (202) 462-1001  
www.wdo.com

# Alley Facade

Material Samples

**Glazing:** Insulating unit, double-pane glass with painted aluminum frame



**Brick Veneer:** Concrete face brick, split face finish

**1700 K Street NW**

Washington, D.C.

**PEI COBB FRIED & PARTNERS** Architects

Designed by  
CHARLES J. JAMES  
CONCEPTUAL ARCHITECTS

Owner:  
COMMERCE BUILDING ASSOCIATES, 2 JOINT VENTURE  
F. ROCKEFELLER BUILDING JOINT VENTURE

Associated Contractor:  
**WDG WEINER DESIGN GROUP PLLC**

# Streetscape

Material Samples

**Benches:** Teak wood seating surface with painted steel frame



**Paving Border:** Chemford Marine Gray Granite Pavers, Thermal Touch



**Paving Field:** Jet Mist Virginia Black Granite Pavers, Thermal Touch, Split Edge

1700 K Street NW

PEI COBB FREED & PARTNERS Architects

Washington, D.C.  
20004  
202.462.1000  
www.peicobbf.com

Client  
COMMERCE AND CONSUMER SERVICES  
1700 K STREET NW  
WASHINGTON, DC 20004

Architect of Record  
WDC WEIHE DESIGN GROUP PLLC