

Testimony of Barbara Kahlow on behalf of the WECA  
3/22/07 ZC Hearing on PUD & Related Map Amendment for 1143 NH Street (ZC # 06-29)

I, Barbara Kahlow, am testifying tonight on behalf of the West End Citizens Association (WECA). This testimony is in furtherance of WECA President Jack Batham's 1/29/07 letter requesting "Party" status for the proposed Consolidated Planned Unit Development (PUD) and Related Map Amendment for Square 72, Lot 74 (1143 New Hampshire Avenue, N.W.) (Case No. 06-29). The WECA has worked with the Applicant to revise both its requested Map Amendment and its amenities package to more appropriately protect and benefit the Foggy Bottom-West End community.

The WECA, founded in the 1890's, is one of the oldest citizens associations in DC. It is primarily interested in maintaining the quality of life for the existing residential community.

Map Amendment

In its 6/9/06 Application, the Applicant originally requested a change in zoning from R-5-E to C-3-C and requested an increase in maximum allowable height from 90' to 110'. In its 12/20/06 Pre-Hearing Statement, the Applicant amended this request for the Commission to consider CR rezoning -- which allows 110' for a PUD -- in the Alternative. In a 3/2/07 Supplemental filing, the Applicant further amended its Map Amendment request to only be for CR zoning. CR zoning is in use in much of the West End and would not establish an unfortunate precedent for C-3-C zoning in the West End.

Roof Structure and Penthouse

In its 6/9/06 Application, the Applicant stated, "A new two-story roof top addition is enclosed with a metal and glass curtain wall" (p. 3) and "The Applicant also requests flexibility for multiple roof structures that do not meet the setback provisions" (p. 5). In its 12/20/06 Pre-Hearing Submission, the Applicant stated, "The Applicant has eliminated the enclosed rooftop snack bar and created in its place an open terrace with a decorative pergola" (p. ii) and "the CR zoning designation would prohibit any subsequent attempt to enclose the terrace without zoning relief" (p. 3). In addition, the Applicant reduced the size of the penthouse (p. iii). In its 3/2/07 Supplemental filing, the updated architectural drawing "reflects a trellis at the roof terrace, which replaces an enclosed pool snack bar shown on earlier drawings" (p. 1). In response to community concerns and to prevent an unfortunate precedent, the Applicant agreed to eliminate its originally proposed enclosed roof structure.

Amenities

In its 6/9/06 Application, the Applicant stated, "the Applicant will provide exceptional project amenities" (p. 5), "The Applicant will provide several important amenities" (p. 6), and "The Applicant is continuing to work with the Advisory Neighborhood Commission to determine additional amenities" (*Idem*). In its 9/1/06 Setdown Report, the Office of Planning listed 5 possible amenities supposedly in response to the WECA and the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A). The WECA neither recommended nor supported options 1-4. In its 6/9/06, 12/20/06 and 3/2/07 filings, the proffered amenities are insufficient and do not fully reflect the WECA's views. As a consequence, on 3/21/07, the

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Applicant further amended its amenities package to respond appropriately both to the WECA and ANC-2A.

As a consequence of the above changes, the WECA supports the amended request on the condition that: (a) rezoning is only to CR, (b) there will be no enclosed roof structure, and (c) the community amenities will only be those included in the Applicant's 3/21/07 filing. Thank you for your consideration of our views.