

2/25/08 Testimony of Barbara Kahlow
on Zoning Commission Case No. 07-21 – PerStar PUD at 2201 M Street

I, Barbara Kahlow, live at 800-25th Street, N.W. I am testifying on behalf of the West End Citizens Association (WECA), the oldest citizens organization in the Foggy Bottom-West End area. The WECA is primarily interested in maintaining and improving the quality of life for the existing residential community in Foggy Bottom-West End.

As stated in its December 9, 2007 letter, the WECA supports the proposed PerStar M Street Partners, LLC & 2213 M Street LP Consolidated Planned Unit Development (PUD) at 2201 M Street, N.W. (Square 50, Lots 82, 84, 813, 814 and 816) (Case No. 07-21). The Applicant's community amenities package includes part of the amenities recommended for the West End area by the WECA (as described below).

Specifically, the Applicant's November 19, 2007 Memorandum of Understanding with the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) includes \$146,000 for: (a) three segmented benches, (b) 10 replacement street trees, (c) three-sided tree box fencing and inside greenery within the tree boxes with missing or plastic fencing, and (d) upgraded street-lights in the immediate vicinity of this site within the West End. The WECA had also recommended upgraded street-lights in the adjoining street grid within the West End. Hopefully, this amenity will be provided in a future PUD. Similar streetscape amenities were included in other PUDs in Foggy Bottom and the West End.

The WECA has concerns about the delivery of amenities, as envisioned by the PUD process, which are to provide benefits to the community in exchange for long-term financial returns for the developer. These concerns include the implementation, as overseen by the Government of the District of Columbia entities, to insure appropriate and timely execution. For example, the WECA filed an August 22, 2006 Complaint of Non-Compliance in the PUD case for a second headquarters building for the International Monetary Fund (IMF) at 1900 Pennsylvania Avenue (ZC Order No. 960 (Revised) & No. 960B). None of the beautification amenities -- which the Zoning Order specified were to be implemented by Green Spaces for DC (GSDC), an entity unmentioned in any of the Commission's proceedings -- ever materialized and GSDC inappropriately took a 10% management fee and retained interest on over \$500,000 of amenity funds intended for a public purpose. As a consequence, the WECA questions the wisdom of any amenity dollars to a non-governmental entity.

In addition, the WECA believes that PUD amenities should benefit the immediately impacted area, not other areas within an ANC that are located a considerable distance from the PUD site. For this PUD, the immediately impacted area is the West End, which is located North of Pennsylvania Avenue and not South of Pennsylvania Avenue.

Lastly, the WECA wants to express its support for this PUD's environmentally-sustainable features, which would result in DC's first LEED-certified hotel.

Thank you for your consideration of our views.

ZONING COMMISSION
District of Columbia

CASE NO. 07-21
EXHIBIT NO. 36