

10/27/11 Testimony of Barbara Kahlow
on Zoning Commission Case No. 07-21B – Per Star 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.

- On December 9, 2007, the WECA submitted a letter in support of the Planned Unit Development (PUD) for a proposed hotel with street-level retail.
- On February 25, 2008, the Commission granted “Party” status to the WECA for this hotel case (then known as ZC No. 07-21) and the WECA presented oral testimony.
- On March 28, 2008, the WECA submitted a post-hearing statement.
- On March 31, 2010, the WECA sent a letter of support for a two-year extension of the PUD Order.
- On August 24, 2011, the WECA requested continued “Party” status for this PUD modification (now known as ZC No. 07-21B).

The WECA is primarily interested in maintaining the quality of life for the existing residential community in Foggy Bottom-West End. It includes Members in condominiums near the Per Star PUD site at 2201 M Street.

Today, I want to discuss the amenities requested by the WECA and included in the developer’s plan and some of the proposed modifications to the PUD.

Amenities

The November 19, 2007 Memorandum of Understanding between the developer and the Foggy Bottom-West End community included \$146,000 for four WECA-requested amenities: (a) three segmented benches which are badly needed for our elderly residents who need benches and use the bench arms for support in getting down and up from the seats, (b) 10 replacement street trees, (c) three-sided tree box fencing and inside greenery, and (d) upgraded street-lights in the adjoining street grid within the West End. The WECA secured (a), (b), and (c) for the area South of Pennsylvania and East of 23rd Street in another PUD case.

Tab F of the developer’s October 7, 2011 Supplemental Prehearing Materials increases the funding to \$150,000 for these four-part permanent “Public Space Improvements.” The WECA has worked not only with the developer but also with the Foggy Bottom Association on the full amenities package. The WECA especially also supports the \$35,000 “Contribution Towards Renovation of St. Mary’s Church,” which is the oldest (142+ years in Foggy Bottom) black Episcopal church in the City. In addition, the WECA is agreeable to the move of the dog park funds from a former dog park (on 26th between I and K Streets) to a newer and nearer dog park (on 25th between M and N Streets).

Modifications

The WECA is aware of the market conditions and does not want the site to continue to lay vacant. The WECA believes that the proposed use is appropriate, and that the Shalom Baranes-designed hotel is attractive and an enhancement to the standard Hilton Garden Inn design. The one WECA concern relates to the DC Department of Transportation (DDOT)-directed layby which essentially robs 22nd Street of one lane of North bound traffic, which is already problematic, especially during rush hour. The WECA would prefer a layby further into the sidewalk.

Thank you for your consideration of our views.

ZONING COMMISSION
District of Columbia
CASE NO. 07-21B
EXHIBIT NO. 39