



THE AMERICAN INSTITUTE OF ARCHITECTS AND THE AMERICAN
ARCHITECTURAL FOUNDATION
PRE-HEARING SUBMISSION TO THE DISTRICT OF COLUMBIA ZONING
COMMISSION FOR CONSOLIDATED REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT AND A
ZONING MAP AMENDMENT

ZONING COMMISSION CASE NO. 08-27

March 13, 2009

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ZONING

ZONING COMMISSION
District of Columbia
CASE NO. 08-27
EXHIBIT NO. 12

DEVELOPMENT TEAM

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EXHIBITS

<u>DESCRIPTION</u>	<u>EXHIBIT</u>
Architectural Drawings, Elevations, and Photographs of the Subject Property and Surrounding Area	A
BZA Order No. 10463	B
List of Owners of Property within 200 feet of the Subject Site	C
Preliminary LEED Checklist and Environmental Analysis	D
Compliance with Consolidated PUD Requirements	E
List of Publicly Available Maps and Documents	F
Outlines of Witness Testimony	G
Draft First Source Employment Agreement with the Department of Employment Services	H

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

The American Institute of Architects and the American Architectural Foundation (collectively, the “**Applicant**”) hereby certify that this pre-hearing submission, twenty copies of which were filed with the Zoning Commission on March 13, 2009, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete, and that no further changes to the project are expected to be submitted prior to the public hearing on this application.

The Applicant also certifies that certain modifications and refinements have been made to the project since the original submission to the Zoning Commission. These changes have been made in response to the Office of Planning’s set-down report in this case, dated October 31, 2008 and in response to the comments of the Commission members at the November 10, 2008 Zoning Commission Public Meeting. These modifications and refinements include:

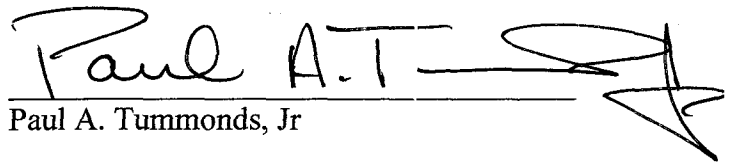
- (a) Revisions to the location of the air-intake structures on the main roof level of the building;
- (b) Enhanced details regarding the appearance of the structures on the main roof level, and the air shafts penetrating the building;
- (c) Introduction of solar thermal collectors on the roof level; and
- (d) Enhanced details related to the plaza and the uses in the ground floor of the building.

In all other respects, the project is the same as filed on October 3, 2008.

<u>Sub-Section</u>	<u>Page</u>
3013.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Submission; Exhibit A
3013.1(b) List of Witnesses	Pre-Hearing Submission
3013.1(c) Summary of Testimony of Applicant’s Witnesses and Reports for the Record:	
Outline of Testimony of Representative of the Applicant	Exhibit G
Outline of Testimony of the Project Architect	Exhibit G
3013.1(d) Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission; Exhibit A
3013.1(e) Reduced Plans	Exhibit A

3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	Exhibit F
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	30 minutes
3013.6(a)	List of Names and Addresses of All Property Owners within Exhibit C 200 Feet of the Subject Site	
3013.4	Proposed First Source Employment Agreement with Department of Employment Services	Exhibit H

Respectfully submitted,
Pillsbury Winthrop Shaw Pittman LLP


Paul A. Tummonds, Jr

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT CASE

WITNESSES:

Christine McEntee and/or James Gatsch, Representative of the Applicant

Marnique Heath and/or Todd DeGarmo and/or Abram Goodrich, Project Architects, Studios
Architecture – TO BE PROFFERED AS EXPERT WITNESSES IN THE FIELD OF
ARCHITECTURE

ESTIMATED TIME REQUIRED TO PRESENT CASE:

30 Minutes

I. Introduction

A. Summary of Requested Action

This pre-hearing statement supports the application of the American Institute of Architects and the American Architectural Foundation (collectively, “**Applicant**”) to the Zoning Commission of the District of Columbia (“**Commission**”) for the consolidated review and one-step approval of a Planned Unit Development (“**PUD**”) and a corresponding amendment to the Zoning Map of the District of Columbia. The project site consists of Lots 38 & 39 in Square 170 (the “**Subject Property**”).

The Subject Property is a corner lot bounded by 18th Street, NW to the west, New York Avenue, NW to the south, the Federal Reserve building to the east, and a commercial office building to the north. Advisory Neighborhood Commission (“**ANC**”) 2A includes the Subject Property within its boundaries. The Subject Property is improved with AIA’s national headquarters building (“**Headquarters Building**”) and the historic Octagon House at the southwest corner. Containing approximately 39,546 square feet of land area, the Subject Property is approximately 0.91 acre in size.

The PUD and Zoning Map Amendment application proposes the renovation and rehabilitation of the Headquarters Building in a manner that respects the integrity of the potentially historic Headquarters Building, maintains the existing appropriate relationship to the Octagon House, and achieves significant Sustainability improvements to the Headquarters Building. The Applicant’s goal is to use this process as a national demonstration project to show how Sustainable Design features can be applied to an existing mid-20th Century office building. The Applicant will be seeking a LEED Platinum designation for this project, and the project will seek to achieve carbon neutrality by the year 2030.

The plans, elevations, and drawings of the proposed PUD project are included in the attached Exhibit A. These materials reflect minor refinements and modifications to the proposed renovation of the Headquarters Building, as well as a significant amount of additional detail regarding the appearance of the air intake structures and other structures on the main roof level of the Headquarters Building and the treatment of the plaza area between the Headquarters Building and the Octagon House. This pre-hearing statement also provides additional details regarding the ground floor uses on the Subject Property.

The Subject Property is currently located in the SP-2 Zone District. The Subject Property is also located in the High Density Commercial land use category on the District of Columbia Comprehensive Plan Future Land Use Map. The Applicant requests a Zoning Map amendment to the C-3-C Zone District for the Subject Property. The proposed rezoning is consistent with the overarching goals and policies of the Comprehensive Plan of the District of Columbia, as discussed in detail herein.

B. The Applicant

The American Institute of Architects ("AIA") is the leading national professional organization for licensed architects. The AIA is a leader to all of its architect members and provides guidance to the architecture profession. The organization is the voice of the profession and serves as a resource for all of its members. Acting as an advocate, an education provider, and a program sponsor, the AIA serves the architecture profession in many capacities.

The American Architectural Foundation ("AAF") is a nonprofit organization organized in 1943 to promote the importance of architecture. The AAF works to increase public awareness about how architecture can impact lives and transform places. The AAF seeks to inform individuals and community leaders that cities and buildings can profoundly affect people's quality

of life and mental well-being, and architecture is a critical piece of that experience. Through outreach programs, grants, and educational resources, the AAF seeks to inspire people to become engaged in the built environment around them. The AAF also sponsors competitions and scholarships in accordance with its mission to increase awareness about the importance of architecture.

II. The Proposed PUD Project

A. Description of Surrounding Area and Uses

The Subject Property is located just west of the White House and a few blocks north of the National Mall. Large commercial and federal office buildings dominate much of the immediate neighborhood. The Federal Reserve building flanks the AIA headquarters just to the east, and the FDIC owns and occupies the building just to the north. Across 18th Street is the large General Services Administration building. Generally, the area surrounding the Subject Property is zoned C-3-C (one block to the north), with SP-2 and GOV (the GOV zoning applies to the myriad federal government uses) dominating the areas to the south and to the east. The Subject Property and surrounding area are depicted in Exhibit A.

Though large commercial and government buildings dominate the neighborhood, pedestrian activity is limited. None of the nearby federal government buildings have ground-level retail accessible from the street, and few of the commercial buildings have street-level retail. As a result, there is very little street level vitality or vibrancy in this area. This is likely the result of the SP-2 Zoning, which limits the ability for retail uses that are directly accessible from the street.

B. Existing Buildings on the Subject Property

The historic Octagon House, located at the intersection of 18th Street and New York Avenue, NW, is owned and operated by the AAF. The Octagon House is the oldest museum in the country dedicated to architecture and design and is a valuable resource for the AAF to advance its mission. The Octagon House was built between 1799 and 1801 and has been designated as an historic landmark.

In 1970, the Board of Zoning Adjustment (“**BZA**”) approved the construction of the AIA Headquarters Building in BZA Application No. 10463. BZA approval was necessary because of the SP zoning of the site. The BZA approved a seven story office building with three floors for AIA’s staff, conference rooms, a library, and exhibition areas for architectural exhibits and four floors to be used as commercial office space for other tenants. In 1970, the SP zone allowed a Floor Area Ratio (“**FAR**”) of 5.5 (the existing building has a FAR of approximately 4.54, which exceeds the SP-2 Zone District FAR maximum of 3.5 for non-residential uses). The BZA granted approval of roof structures that were not setback from all exterior walls of the building at a 1:1 ratio and determined that the rear yard for the building would be deemed to be New York Avenue. The Board also determined that the rear yard dimension can be measured to the mid-point of New York Avenue, as permitted for through lots. In that case, the National Park Service noted that “the new headquarters building has been designed to maintain adequate open space behind the Octagon House to preserve its dignity and beauty”. The Order in BZA Appeal No. 10463 is attached as Exhibit B. The Headquarters Building has been described as a buffer that shields the Octagon House from the modern development that surrounds the Subject Property.

Located between the Octagon House and the Headquarters Building is a plaza that includes both hardscape and softscape elements. This plaza provides a wonderful opportunity for members

of the general public or the people that work in the Headquarters Building to enjoy the outdoors in a shaded, relatively secluded setting. While the proposed PUD project does not propose any new structures in this plaza, approval of the PUD project will result in refinements to the plaza area that will help animate and enliven the entire plaza area.

C. Project Description

The proposed project will keep the AIA's national headquarters in the District of Columbia and will serve as a model of Sustainable Design and construction, while preserving the architectural integrity of a potentially historic structure. This is a significant project for the District and for the whole Sustainable Design movement. Upon completion of this project, the AIA will occupy floors two and five through seven for office use and floors three and four will be rented for other commercial office tenants, just as the building has been used since it opened in 1973.

The goal of the project is to modernize the Headquarters Building so it will serve as a demonstration project for Sustainable renovations of existing commercial office buildings. The project is on track to achieve LEED Platinum certification and will attain carbon neutrality by the year 2030. A preliminary LEED checklist for the project is included in Exhibit D. Every aspect of the renovation will include green design, including water use, the heating/cooling strategy, the lighting scheme, and the stormwater management program.

Daylighting and Ventilation Strategies

At the completion of construction of the proposed project, the renovated Headquarters Building will consume 60% less energy than it does today. This aggressive reduction will require the use of passive strategies such as natural ventilation and daylighting, in addition to energy efficient lighting and lighting controls, water-side HVAC equipment and solar thermal collectors.

The natural ventilation and daylighting strategies will be accomplished through the introduction of three air shafts into the building. These natural ventilation shafts, along with new operable perimeter windows, will assist with the movement of air through the perimeter and into the shafts by natural buoyancy and the stack effect. The air will then exit the building at the top of the air ventilation structures located on the main roof level. These ventilation shafts also serve to deliver natural light to the interior of the floor plates as well as providing a route for the mechanical return air flow. The daylight penetration from the shafts and at the perimeter windows will significantly reduce the building's reliance on artificial light sources during operating hours. Details for all of these systems are depicted on pages ZA3.1-ZA3.4 of Exhibit A.

Achieving the proposed energy reduction will also require the manipulation of the building envelope to make it more efficient. The new building envelope will include operable, heat reflective glass, solar shades for glare control and improved insulation. The façade modifications will be consistent with the original diagram of the façade to allow the building to remain respectful of its original relationship to the historic context of the Subject Property.

Treatment of the Roof Levels

The most significant change to the existing Headquarters Building is the construction of three air intake structures on the main roof level of the building that are necessary to achieve the natural ventilation and daylighting strategies noted above. In order to achieve the intended purpose of bringing air and light into the building, these air intake structures need to be taller than the existing structures on the roof. Therefore, each of the air intake structures will be 20 feet, 7 inches tall, as measured from the roof level. The original roof plan submitted to the Zoning Commission anticipated four air ventilation structures, all located on the roof top. After further study of the proposed system, the Applicant will now introduce two air ventilation structures on the wing extending toward 18th Street, and one air ventilation structure on the wing of the building

that extends towards New York Avenue. As a result of this modification, the air intake structure closest to the 18th Street exterior wall of the building is now setback 50 feet, 3 inches, rather than 17 feet, 10 inches in the initial submission. The roof plan, details of the air intake structures, and photo simulations of the appearance of these structures are included on pages ZA1.6B, ZA3.0, ZA4.0 and ZA 4.1 of Exhibit A.

The main roof level of the building will also include a row of solar hot water collectors on the wing of the building that extends towards 18th Street. These structures will be 9 feet, 2 inches tall and are setback 14 feet, 3 inches from the exterior wall of the building. The purpose of these structures is to significantly reduce the amount of energy needed for heating water.

The main roof level will be covered with a high-albedo roofing material. A high-albedo roof (such as the white PVC membrane roof proposed in this project) is a “cool roof” that has a high solar reflectivity, lowers the roofing materials absorption of solar energy, reduces surface temperatures and decreases heat transfer into the building, thus reducing the building’s use of air-conditioning. A detail of the proposed high albedo roof is included in page ZA3.5 of Exhibit A. While the main roof level will not include any vegetated “green” material, the stormwater management benefits of such roofs are appropriately addressed in this project. Rainwater will be collected from the main roof level of the building and stored in a cistern. The harvested rainwater will be used to reduce the building’s use of potable water. It is important to note that there is no public access to the main roof level. Access will only be provided to building personnel to maintain building systems.

The main roof level is the primary source of energy collection and will be the key to the goal of achieving carbon neutrality for the Headquarters Building by 2030. The main roof level includes an area on the wing of the building that extends towards New York Avenue that will include a photovoltaic array. The Applicant expects that photovoltaic technology will improve

greatly in the near future. At this time, the Applicant does not know the specifics of how this photovoltaic array will appear, but does expect that it will not be of any significant height. Until this photovoltaic technology is perfected, this area of the roof will also include a high-albedo roofing material. The Applicant will seek appropriate District approval for the photovoltaic array at the time this system is to be put in place.

The renovated Headquarters Building will include a vegetated green roof above the second floor AIA boardroom. This green roof will be visible from within the building and the plaza. Examples of the materials that are expected to be included on this level are included on page ZL1.7 of Exhibit A.

Plaza and Ground Floor

In response to the issues raised by the Zoning Commissioners at the November 10, 2008 Public Meeting, the Applicant has included significant additional details about the proposed treatment of the plaza area. The Landscape Site Plan, included at page ZL1.0 of Exhibit A, depicts the hardscape and softscape elements of the proposed treatment of the plaza. The Applicant's commitment to Sustainable design is evidenced by the retention of existing trees, the incorporation of recycled brick throughout the plaza, and the inclusion of a bioretention cell in the landscape plan. Details of the various features of the landscape plan are found on pages ZL1.1-ZL1.7 of Exhibit A. Please note that bicycle racks are conveniently located along the 18th Street frontage of the Subject Property, adjacent to a vegetated screen wall, as well as in the building's existing parking garage.

On the ground level of the building, retail uses and multi-purpose spaces will increase the pedestrian activity and dynamism in the immediate vicinity of the Subject Property. The multipurpose room will have direct access to the plaza area. The Applicant intends to lease the multipurpose spaces to outside groups and organizations for meetings, receptions and events. The

proposed bookstore use will draw pedestrians from 18th Street and New York Avenue into the plaza. Access to the plaza will not be limited at any time of the day or night. The Applicant anticipates that the book store will be open from the hours of 9:00 AM to 5:00 PM. The plaza area will be appropriately lit, as shown in the details on page ZL1.4 of Exhibit A.

D. Development Data

The total gross floor area in the existing Headquarters Building is approximately 134,187 square feet for a total FAR of approximately 4.54. The proposed renovation will result in a minor reduction of gross floor area to approximately 133,227 square feet. As noted above, the Headquarters Building is a non-conforming building as to FAR and roof structures. The measured building height of the Headquarters Building will not change, it will remain 86 feet, 8 inches tall. The proposed new ventilation shafts will extend 20 feet, 7 inches above the roof level. With one exception, the ventilation shafts will be setback from all exterior walls of the roof at a ratio of at least 1:1.

The pertinent zoning data for the project is included in Exhibit A. The proposed project has a FAR and height that is significantly less than what is permitted under the C-3-C District matter-of-right and PUD Guidelines (maximum FAR of 6.5 and a maximum building height of 130 feet).

E. Flexibility under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the BZA.

The proposed renovations require additions to the non-conforming roof structures, which are not permitted pursuant to 11 DCMR Section 2001.3. The Applicant is also requesting flexibility from the requirements of 11 DCMR Section 411 in order to have multiple roof structures on the building. The building will include three separate types of roof structures: the existing roof structures approved by the BZA, the proposed roof structures for the air intake structures, and the proposed solar hot water collectors.

In addition, the Applicant requests flexibility from 11 DCMR Sections 770.6 and 411 to construct the air intake structures on the main roof level that exceed 18 feet, 6 inches in height. As noted above these air intake structures will have a height of 20 feet, 7 inches and they must be higher than the surrounding roof structures in order to achieve the significant Sustainability goals for this project. Two of these air intake structures will be set back from all exterior walls of the building at a ratio of 1:1. However, the Applicant requests flexibility for one of the air intake structures (the new air intake structure on the wing of the building that extends towards New York Avenue) to be set back less than a ratio of 1:1 from the southern exterior wall of the Headquarters Building, adjacent to the plaza, and the northern exterior wall. This air intake structure will be set back from southern exterior wall by 16 feet, and the northern exterior wall by 19 feet, 8.5 inches. The Applicant also requests the flexibility to have roof structures of unequal height, as the existing roof structure is approximately 15 feet tall, the proposed air intake structures are 20 feet, 7 inches tall and the solar hot water collectors are 9 feet, 2 inches tall.

The Zoning Commission has the authority to grant this requested flexibility pursuant to Section 2405.7 of the Zoning Regulations. Granting this flexibility is necessary to achieve the significant Sustainable goals for this project and will not adversely impact surrounding property owners. Approval of the requested set back relief is entirely consistent with the provisions of the 1910 Height Act as the height of the Headquarters Building, including the air intake structures, is

significantly shorter than the height permitted by the 1910 Height Act. In addition, granting this relief is also generally consistent with the Office of Planning's recommendations to the Zoning Commission in Case No. 08-06-01 (the Zoning Regulations Review regarding the measurement and regulation of height). In a report dated September 15, 2008, the Office of Planning recommended that utilitarian features (such as the air intake structures in this case) should be permitted to rise 20 feet above the roof and that multiple roof structures of varying heights be permitted. In that report, the Office of Planning noted "Promoting environmental [sic.] and sustainability is a major objective of the District. Many in the District wish to make more productive use of roofs for solar panels, hot water collectors and green roofs to achieve this objective." Granting the flexibility requested by the Applicant will also help achieve these same goals.

III. PLANNING ANALYSIS

Through the PUD process, the Applicant will renovate a potentially historic structure and will take that structure to the highest levels of Sustainable Design. The proposed project supports numerous policies of the Comprehensive Plan.

A. Land Use Impact

The proposed project will have negligible – if any – negative impacts on the land use of the area adjacent to the Subject Property. The Subject Property is surrounded by office buildings and an office building use already exists on the site. The proposed project is not expected to result in any increase in the intensity of the office use of the Subject Property. The project will not increase the measured height of the existing Headquarters Building, and will result in a slight decrease in FAR. Further, the project's renovation of the plaza area and the ground floor retail uses in the

Headquarters Building will enhance the aesthetic of the Subject Property and will have positive impacts on the surrounding neighborhood.

B. Zoning Impact

The proposed Zoning Map Amendment application can be granted without adversely affecting nearby and adjacent Zone Districts. As noted above, a C-3-C Zone District is located one block north of the Subject Property, on the north side of E Street, NW. The creation of a single Zone District (C-3-C) for the Subject Property gives the Applicant flexibility in achieving the proposed Sustainable Design features and increases the opportunities for providing street-accessible retail uses. While the project may not require all of the height and density permitted in the C-3-C Zone District, including the Subject Property in this Zone District is more consistent with the Comprehensive Plan Future Land Use Map inclusion of the Subject Property in the High Density Commercial Land Use Category.

C. Environmental Impact

The Applicant is thoroughly committed to creating an environmentally sensitive building; indeed, the main goal of the project is to create a building to serve as a model of Sustainable Design. The building will attain LEED Platinum certification, and the building's Sustainable Design elements will encompass every aspect of the building's form and function. A preliminary LEED checklist is included in Exhibit D. The construction materials will be from recycled and low-impact sources wherever possible; the energy and water systems will minimize use and maximize conservation; stormwater runoff will be effectively controlled; and a strategy will be developed to achieve carbon neutrality by the year 2030. A more detailed environmental analysis is included in Exhibit D.

D. Facilities Impact

The proposed project will not have an adverse impact on the public facilities that it will rely on for service.

IV. EVALUATION STANDARDS

Section 2403 of the Zoning Regulations provides the standards for evaluating a PUD application. In deciding a PUD application, the Commission is required to “judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case” (See Section 2403.8). In order to approve a PUD application, the Commission must find that the impact of the project on the surrounding area is either favorable, capable of being mitigated, or acceptable given the quality of the public benefits in the project. (See Section 2403.3.) Section 2403.9 provides categories of public benefits and project amenities for review by the Zoning Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning.

In this application the Applicant is requesting very few development incentives. The Applicant is not requesting additional building height or density (the gross floor area is in fact decreasing), as is typically requested in PUD and Zoning Map Amendment applications. The flexibility requested (solely related to the roof structures) is directly tied to the primary amenity of the project, the creation of a national demonstration project to show how the highest levels of Sustainable Design can be applied to a mid-20th Century office building. There are no potentially adverse effects to neighboring property owners as a result of this project. Rather, the project will

enhance the experience of workers and residents of this area by providing an open and inviting landscaped plaza at the street level that is open to the public.

A. Urban Design, Architecture, and Creation of Open Space

Section 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. As shown in the detailed plans, elevations, and renderings included in Exhibit A, the proposed project exhibits all of the characteristics of exemplary urban design and architecture. By combining Sustainable Design with the appropriate treatment of a potentially historic structure, this project embraces truly exemplary design. The public plaza between the Octagon House and the Headquarters Building will be a signature component of the project and will create a neighborhood destination and gathering spot that is otherwise unavailable in the immediate vicinity.

The massing, height, and articulation of the renovated Headquarters Building have been carefully designed in order to create a project that meets the sustainability goals of the AIA, yet is also conscious of the surrounding buildings and uses. Although the exterior of the building will remain largely unchanged, the renovated building respects the design and scale of the surrounding buildings. Thus, the proposed height and density of the building in the PUD project will not have significant adverse impacts on neighborhood because they remain largely unchanged.

B. Site Planning, and Efficient and Economical Land Uses

Pursuant to Section 2403.9(b) of the Zoning Regulations, “site planning, and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the Zoning Commission. The retention of the plaza and the appropriate buffering of the Octagon House is an example of appropriate site planning and efficient and economical land use as a

project amenity. Given the Subject Property's location in the downtown core, it is appropriate to have high density commercial uses as proposed in this PUD project. The creation of an enhanced, large public plaza (accessible from both 18th Street and New York Avenue) creates a respite for neighborhood denizens seeking a retreat in an area otherwise very dense with large office buildings and lacking in similar outdoor spaces.

C. Environmental Benefits

According to Section 2403.9(h), "Environmental benefits, such as (1) storm water runoff controls in excess of those required by Stormwater Management Regulations. (2) Use of natural design techniques that store, infiltrate, evaporate, treat, and detain runoff in close proximity to where the runoff is generated, and (3) Preservation of open space or trees" are deemed to be public benefits and project amenities. As a sustainable project seeking LEED Platinum certification, the renovated Headquarters Building will include an extensive stormwater management program that includes a bioretention cell in the redesigned plaza for stormwater collection and reuse on site. In addition, the numerous design elements that will help the building achieve LEED Platinum certification, as described above, are important to this project's success. The green building materials, the cool and green roof systems, the use of natural ventilation to reduce the building's reliance on its cooling system, the low energy lighting scheme, the limited-use water system, the goal of achieving carbon neutrality by 2030, and the many other environmentally-friendly elements of the building's design are public benefits and project amenities.

D. Historic Preservation

Pursuant to Section 2403.9(d), "historic preservation of private or public structures, places or parks" is public benefits and project amenities to be evaluated by the Zoning Commission.

Though the Headquarters Building is neither a designated landmark nor part of a historic district, it does represent a period of architectural significance (Mid 20th Century Modernism) that is held in high regard in the District of Columbia and has drawn the attention of the District's historic preservation community. Indeed, as the national headquarters for the AIA, the Headquarters Building holds a particular prominence among architects, and it is a noteworthy building held in high esteem among preservationists in the District.

The Applicant and its representatives have met with the District's State Historic Preservation Officer ("SHPO") to review the proposed PUD project and its treatment of the Headquarters Building. The SHPO did not have any concerns that the proposed renovation of the Headquarters Building will adversely impact the ability to designate the Headquarters Building as an historic landmark in the future. The Applicant has determined that it will seek an historic landmark designation of the Headquarters Building in the future. The Applicant and its representatives have also met informally with the staff of the Commission of Fine Arts ("CFA")¹ regarding this project and has received positive feedback.

E. Effective and Safe Vehicular and Pedestrian Access

The Zoning Regulations, pursuant to Section 2403.9(c), state that effective and safe vehicular and pedestrian access, and transportation management measures can be considered public benefits and project amenities. The proposed project does not propose any modifications to the existing vehicular and loading entrances or the number of parking spaces. The pedestrian experience with cars and trucks accessing the parking garage and loading berths will remain the same as it has been since the Headquarters Building was constructed in 1973 and will not create any new conflicts that could prove problematic. In addition, the project includes bicycle parking

¹ CFA has design review authority over this project under the Shipstead-Luce Act.

spaces on site and showers for building tenants in the lower level of the building. These attributes of the project satisfy the requirements of Section 2403.9(c) of the project.

F. Uses of Special Value

Section 2403.9(i), “uses of special value to the neighborhood or the District of Columbia as a whole” are deemed to be public benefits and project amenities. The following aspects of the project can be considered to be uses of special value:

- a national demonstration project for the highest levels of Sustainable Design;
- landscaped plaza open to the general public;
- retail uses on the ground floor of the Headquarters Building; and
- AIA and AAF programs that are made available to the public.

G. First Source Employment Program

According to Section 240.9(e), “employment and training opportunities” are representative public benefits and project amenities. Therefore, the Applicant will voluntarily enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents. A draft First Source Agreement is attached as Exhibit H.

H. Comprehensive Plan

According to Section 2403.9(j), public benefits and project amenities include “other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.” As described in greater detail in Section V, the PUD is consistent with and furthers many elements and goals of the Comprehensive Plan.

I. Public Benefits of the Project

The annotated table required by Section 2403.11 of the Zoning Regulations is found in Exhibit A. Sections 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. This PUD project will include many, if not all, of the attributes of PUD projects that have been recently approved by the Zoning Commission, including:

- retention of a highly respected national non-profit association in the District of Columbia;
- exemplary/superior architecture;
- significant environmental benefits;
- historic preservation; and
- high quality public open spaces.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters numerous policies and action items enumerated in the Comprehensive Plan. The Comprehensive Plan includes the Subject Property in the area known as Central Washington. The Comprehensive Plan's Central Washington Elements includes the following pertinent provisions:

Retain Central Washington as the premier office location in the Greater Washington region.

A range of office space should be planned to meet the needs of high-end, mid-range, and low-end office space users. (Policy CW-1.1.2 Central Washington Office Space)

Promote active street life throughout Central Washington through the design of buildings, streets, and public spaces. This should include:

- d. Providing streetscape improvements that make Downtown streets more comfortable and attractive;
- e. Encouraging active ground floor uses, and discouraging wide building entrances, large internal lobbies, and street-facing garage entrances and loading areas;
- f. Creating and managing well designed public spaces that provide space for spontaneous performances, programmed entertainment, and social interaction. (Policy CW-1.1.2 Creating Active Street Life and Public Spaces)

The proposed PUD project is consistent with these policies. As discussed throughout this statement, the project will offer a newly renovated office building with a wonderfully landscaped plaza, which is open to the public. The project will draw pedestrians from 18th Street and New York Avenue and will enliven a block of the City that is otherwise very quiet.

The Comprehensive Plan's Land Use Element includes the following policy that is supported by this project:

Carefully manage the use of sidewalks and other public spaces within commercial districts to avoid pedestrian obstructions and to provide an attractive and accessible environment for shoppers. Where feasible, the development of outdoor sidewalk cafes, flower stands, and similar uses which "animate" the street should be encouraged. Conversely, the enclosure of outdoor sidewalk space with permanent structures should generally be discouraged. (Policy LU-2.4.10: Use of Public Space within Commercial Centers)

The project's provision of ground-floor retail use and an open, public plaza is consistent with this Policy.

The Comprehensive Plan's Environmental Protection Element includes the following policies that this project supports:

Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. The planning and design of new development should contribute to energy efficiency goals. (Policy E-2.2.5: Energy Efficient Building and Site Planning)

Continue efforts that enable major employers in the city, including the government, institutions, schools, and the private sector to implement energy conservation measures. (Policy E-2.2.6: Energy Efficiency at Major Employment Centers)

Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. (Policy E-3.1.1: Maximizing Permeable Surfaces)

Promote green engineering practices for water and wastewater systems. These practices include design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. (Policy E-3.1.3: Green Engineering)

Take measures to ensure that future development mitigates impacts on the natural environment and results in environmental improvements wherever feasible. Construction practices which result in unstable soil and hillside conditions or which degrade natural resources without mitigation shall be prohibited. (Policy E-3.4.1: Mitigating Development Impacts)

As a project that will attain LEED Platinum certification and will seek to achieve carbon neutrality by 2030, this project is entirely consistent with Policies E-2.2.5 and E-2.2.6. The stormwater and runoff containment measures that the project's design will include are equally consistent with Policies E-3.1.1 and E-3.1.3. Pursuant to Policy E-3.4.1, the project will use recycled and environmentally-friendly building materials.

The Comprehensive Plan's Economic Development Element includes the following policies that are supported by this project:

Promote the qualities that favor the District as a headquarters or branch setting for multi-national corporations, including its economic, social, political and locational attributes. Focus in particular on companies that contract with the federal government but are currently headquartered elsewhere. Construct incentive packages to encourage large corporations to locate and maintain their offices in the District. (Policy ED-2.1.2: Corporate Headquarters)

Emphasize opportunities for build-to-suit/signature office buildings in order to accommodate high-end tenants and users and corporate headquarters. Consider sites in secondary office centers such as NoMA and the Near Southeast for this type of development. (Policy ED-2.1.3: Signature Office Buildings)

As a demonstration project for Sustainable Design, the renovated Headquarters Building will be a national symbol, and approval of this project will allow AIA to maintain its national headquarters within the District, all of which is supported by Policy ED-2.1.2. In addition, the approval and development of this project will encourage other large national organizations to locate in the District and build similar projects, which is also consistent with that Policy. The Sustainable Design and historic preservation components of this project will be both a local and national emblem of commercial architecture and is, therefore, consistent with Policy ED-2.1.3.

The Comprehensive Plan's Urban Design Element includes the following policies that are supported by this project:

Promote excellence in the design of Downtown buildings and landscapes. Particular attention should be focused on ground floor (street) levels, with greater architectural details used to improve visual image. (Policy UD-2.1.4: Architectural Excellence)

Provide urban squares, public plazas, and similar areas that stimulate vibrant pedestrian street life and provide a focus for community activities. Encourage the "activation" of such spaces through the design of adjacent structures; for example, through the location of shop entrances, window displays, awnings, and outdoor dining areas. (Policy UD-3.1.8: Neighborhood Public Space)

The project will offer a unique combination of Sustainable Design components with particular attention paid to historic preservation of an existing office building. These elements will make the renovated Headquarters Building the hallmark of green commercial architecture. As such, this project will be the very definition of architectural excellence pursuant to Policy UD-2.1.4. In addition, the plaza will enliven the area with a new public gathering space, which is consistent with Policy UD-3.1.8.

This project supports the following policies from the Comprehensive Plan's Historic Preservation Element:

Anticipate the need to preserve the record of our own time. Significant structures and settings from the modern era after the Second World War are the products and places of the recent past whose preservation will retell the story of our era for future generations. Evaluation of the recent past should not be colored by current fads or trends but should instead be judged by scholarly research and documentation after sufficient time has passed to develop an objective historical context. (Policy HP-1.1.4: The Recent Past)

Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property. (Policy HP-2.4.2: Adaptation of Historic Properties for Current Use)

The Headquarters Building was completed in 1973 and is part of the modern era of architecture. Accordingly, preserving this structure from the "recent past" is consistent with Policy HP-1.1.4.

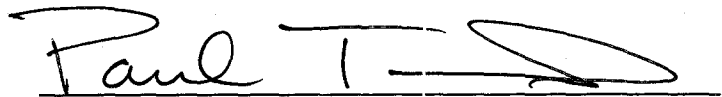
In addition, the renovation of this historic structure maintains its use as a commercial office building, which supports Policy HP-2.4.2.

VI. CONCLUSION

For the foregoing reasons, the Applicant submits that the consolidated PUD and Zoning Map Amendment applications meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the consolidated PUD application and Zoning Map amendment should be approved and adopted by the Zoning Commission.

Respectfully submitted,

PILLSBURY WINTHROP SHAW PITTMAN LLP

A handwritten signature in black ink, appearing to read "Paul T. Tummonds", written over a horizontal line.

Paul Tummonds

A handwritten signature in black ink, appearing to read "Cary Kadlec", written over a horizontal line.

Cary Kadlec