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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

DATE: December 27, 2004

TO: District of Columbia Zoning Commission

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

ZONING COMMISSION
District of Columbia
CASE NO. 01-13A
EXHIBIT NO. 14

SUBJECT: Zoning Commission Case No. 01-13A
IMF HQ2 – Second Building in the International Monetary Fund Headquarters Complex
PUD @ Square 119, Lot 26

The applicant, International Monetary Fund (IMF), the owner of the subject property, seeks a modification to its Planned Unit Development (PUD) and a Zoning Map Amendment. The applicant proposes to modify Condition Nos. 8(a) and 8(e). Condition 8(a) is a public benefit to replace 48 park benches in the vicinity of the site with segmented benches. The cause of this request for modification, according to the applicant's statement is that "the NPS indicated that it no longer wants to replace the benches" and "this amenity is no longer acceptable to NPS, and the NPS will not allow the IMF to replace the benches". The applicant proposes to change 8(a) to provide for the design of a new, segmented park bench prototype and the ongoing enhanced maintenance and repair of the three triangular parks surrounding the site. Because of timing issues created by the change to 8(a), Condition 8(e) is being modified to allow the tree installation and neighborhood beautification projects to be undertaken by Green Spaces for D.C.

The enhanced maintenance program will include sod replacement and erosion control and use of environmentally sensitive pest management. The adoption of these parks by the IMF will enhance the environmental benefits of these parks and enhance the limited care provided by the National Park Service. The transfer of responsibility for fulfillment of Condition 8(e) to Green Spaces for D.C., a non-profit organization working with the Department of Parks and Recreation, is an acceptable solution to the timing problem created by this modification and will ensure that the purposes of this benefit are fulfilled.

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Recommended Action:
OP recommends the Commission approve the minor modification.