NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Anthony A. Williams

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**Executive Director**
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 01-13A

FEB 10 2005

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

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Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed modification to the International Monetary Fund's Planned Unit Development, 1900 Pennsylvania Avenue, NW, Lot 26 in Square 119, Washington, D.C., and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[redacted]
District of Columbia
CASE NO. 01-13A
EXHIBIT NO. 24



ZONING COMMISSION
District of Columbia
CASE NO.01-13A
EXHIBIT NO.24

NCPC File No. Z.C. 01-13A

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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**MODIFICATION TO PLANNED UNIT DEVELOPMENT**
INTERNATIONAL MONETARY FUND
1900 Pennsylvania Avenue, NW, Lot 26 in Square 119, Washington, DC

***Delegated Action of the Executive Director***
JAN 28 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed modification to the International Monetary Fund's Planned Unit Development, 1900 Pennsylvania Avenue, NW, Lot 26 in Square 119, Washington, DC, would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The International Monetary Fund (IMF) proposes to modify two conditions of the approved Planned Unit Development (PUD) for the second IMF Headquarters Building (HQ2). The IMF second Headquarters Building is bounded on the north by Pennsylvania Avenue, on the south by H Street, on the east by 19th Street, and on the west by 20th Street. Two U.S. park reservations are located immediately to the east/northeast of the site and two are located northwest of the site. The first existing condition 8(a) of the PUD states that IMF shall replace 48 benches in the parks in the vicinity of the site with new, segmented benches as recently approved by the National Park Service (NPS) for Washington Circle. IMF shall install these benches prior to the issuance of a certificate of occupancy forHQ2. The NPS has advised that the segmented benches installed at Washington Circle were no longer the NPS approved bench and a new prototype had to be developed. Therefore, *This section (8(a)) is revised to state that: The IMF shall expend the total sum of $132,000 for (a) the design of a new, segmented park bench prototype; and (b) the ongoing enhanced maintenance and repair of the three(3) triangular parks immediately to the west and northeast of the Site along Pennsylvania Avenue, NW. IMF shall enter into an agreement with the National Park Service regarding the use of these funds prior to the issuance of a certificate of occupancy for HQ2.* IMF advises that approximately $5,000 to $10,000 of these funds would be used to design and fabricate a prototype for the NPS and that the remainder of these funds would be used for enhanced maintenance in the park areas.

The second condition 8(e), states that the remaining portion of the $1,000,000 shall be earmarked for (i) replacement of diseased trees or installation of new trees in the geographic area bordered by E Street to the south, 22nd Street to the west, Pennsylvania Avenue to the north, and 18th Street to the east; and (ii) other neighborhood beautification projects that are within one-quarter mile of the site or the boundaries of ANC 2A and endorsed by the Department of Transportation, Public Space Management Administration or the Department of Public Works, as appropriate to their respective area of authority, with the advice of ANC 2A and WECA... Any special projects endorsed by the Department of Transportation or Department of Public Works shall be completed prior to the issuance of a certificate of occupancy for HQ2. *This section would be revised to state that: The IMF shall enter into a letter agreement with Green Spaces for D.C. and deposit a check with Green Spaces for D.C. for the special neighborhood beautification projects endorsed by the Department of Transportation or Department of Public Works prior to the issuance of a Certificate of Occupancy for HQ2.* The proposed modification to both existing conditions in the PUD should protect and enhance the parks along Pennsylvania Avenue as well as a larger area around the HQ2.

Patricia E. Gallagher, AICP
Executive Director