West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

October 10, 2004

Ms. Carol J. Mitten
Chairman
D.C. Zoning Commission
441-4th Street, N.W. - 2nd Floor
Washington, DC 20001

Re WECA's Response to IMF's Request for Consent Calendar Modification to IMF HQ2 PUD, ZC Case No. 01-13C - Order No. 960 (Revised)

Dear Chairman Mitten and Members of the Commission:

The West End Citizens Association (WECA) is herein responding to the September 30, 2004 "Request for Consent Calendar Modification" to the Planned Unit Development (PUD) for the International Monetary Fund's (IMF) Headquarters 2 (HQ2) building. The proposed revisions relate solely to the meager PUD amenities package for our community intended to, at least in part, justify this massive PUD. The WECA opposes all parts of this **very substantive and non-minor** modification and strongly opposes consent calendar consideration of these substantial proposed changes.

The Commission's April 25, 2002 Order No. 960 (Revised) reveals that the upzoning to C-4 provided the IMF with substantial increased height and density. Conclusion of Law #7 states, "The Community Amenity Package ... are [sic] a reasonable trade-off for these development incentives" (p. 30). Decision #8 provides, "IMF shall contribute a total sum of $1,000,000 for off-site community amenities," including, among other provisions, (a) 48 segmented benches in the vicinity of the Site, and (e) the remaining portion of the $1,000,000 for (i) replacement of diseased trees or installation of new trees in the 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 within one-quarter mile of the Site or the boundaries of the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) (pp. 32-3).

The revision request seeks to essentially gut #8(a) and both parts of #8(e). With respect to #8(a), the IMF argues that, "the NPS indicated that it no longer wants to replace the benches" (p. 2). The National Park Service (NPS) was not a party to the discussions for this amenity that the immediately impacted residential community desired. Before the Commission considers this aspect, the WECA requests that the Commission convene a meeting with the WECA, NPS and IMF. The WECA welcomes enhanced maintenance of these three Federal and District-owned triangles but believes that such should be in addition to versus as a replacement for the segmented

ZONING COMMISSION
District of Columbia

CASE NO. 01-13A
EXHIBIT NO. 3

Post Office Box 58098 • Washington, D.C. 20037-8098

ZONING COMMISSION
District of Columbia
CASE NO.01-13A
EXHIBIT NO.3

benches. The revision request erroneously states, "The proposed replacement amenity serves the same purposes as the previous amenity" (p. 2). This is completely untrue.

With respect to #8(e), the IMF did not consult with the WECA for advice, **as required by the Commission's Order**, and "to identify other neighborhood beautification projects." As a consequence, all seven identified projects are not responsive to our community's desires, especially not the Francis Pool soccer and baseball fields ($85,000 and $50,000, respectively) and changes to the pocket part bordered by New Hampshire Avenue, 21st and M Streets ($145,000). These areas are along the border of the West End and Dupont Circle, and are a considerable distance from the IMF site and its immediately impacted residential community.

Thank you for your consideration of the WECA's views.

Sincerely,

John. C. Batham
President

cc Whayne Quin, attorney for the IMF (f: 419-2849)
ANC-2A Chair

FAX TRANSMISSION

2555 Pennsylvania Avenue, N.W. #404
Washington, DC 20037
Direct: (202) 226-3058, Fax: (202) 225-2441

To:	Jerrily Kress, OZ Director	**Date:**	October 10, 2004
Fax #:	727-6072	**Pages:**	3, including this cover sheet.
From:	Barbara F. Kahlow for the West End Citizens Association		
Subject:	WECA's Response to IMF's Request for Consent Calendar Modification to IMF HQ2 PUD, ZC Case No. 01-13C – Order No. 960 (Revised)		

COMMENTS:

cc Whayne Quin, attorney for the IMF (f: 419-2849)
ANC-2A Chair

2004 OCT 12 AM 7:29