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 17, 2004

Mr. John Schlichting
Senior Vice President
Director of Development
CarrAmerica Development, Inc.
1850 K Street, N.W.
Washington, DC 20006

ZONING COMMISSION
District of Columbia
CASE NO. 01-13A
EXHIBIT 5

Re Your 10/14/04 Letter about "IMF HQ2 Zoning Commission Order No. 960 Community Amenities" - ZC Case No. 01-13C - Order No. 960 (Revised)

Dear Mr. Schlichting:

The West End Citizens Association (WECA) is herein responding to your October 14, 2004 letter belatedly seeking advice from the WECA on "other neighborhood beautification projects" for the International Monetary Fund's (IMF's) Headquarters 2 (HQ2) building. We assume your letter was sent on behalf of the IMF even though it did not so indicate and even though it did not include copies to the other Parties in the Zoning Commission case, as required by the zoning rules.

Curiously, your letter erroneously stated, "the request pending before the zoning commission relates only to timing and not substance of the neighborhood beautification projects." Are you unaware of the Holland & Knight September 30th submission for the IMF seeking **very substantive and non-minor** modifications to Zoning Order No. 960 (Revised)? We think so since you only contacted the WECA after the WECA filed with the Zoning Commission a strong October 10th letter in opposition to these substantial proposed changes and any consent calendar consideration. The WECA letter pointed out that the IMF did not seek advice in advance with the WECA, a Party in the case, **as specifically required by the Commission's Order** (p. 33).

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 Commission's April 25, 2002 Order No. 960 (Revised) revealed that the upzoning to C-4 provided the IMF with substantial increased height and density. Conclusion of Law #7 stated, "The Community Amenity Package ... are [sic] a reasonable trade-off for these development incentives" (p. 30). The IMF's revision request seeks to essentially gut the community amenities detailed in Decision #8(a) and both parts of Decision #8(e).

At this point, the IMF should either (a) withdraw its September 30th Request for Consent Calendar Modification or (b) ask the Commission to delay its consideration until the IMF can

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submit a revised Modification application after the required consultation with the WECA is completed. The WECA is ready, willing and able to meet with the IMF after the IMF has done so. A WECA-Carr meeting without (a) or (b) having occurred would interfere with the WECA's rights as a Party in this case.

Sincerely,

John. C. Batham
President

cc Carol Mitten, Chairman, DC Zoning Commission
Whayne Quin, attorney for the IMF (f: 419-2849)
ANC-2A Chair

West End Citizens Association
P.O. Box 58098
Washington, DC 20037-8098

West End Citizens Association

Fax

To:	John Schlichting, CarrAmerica	From:	Jack Batham, WECA President
Fax:	729-1010	Pages:	3
Phone:	628-3527	Date:	10/18/2004
Re:	Your 10/14 Letter re IMF HQ2	CC:	see below

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● Comments: **Re: ZC Case No. 01-13C – Order No. 960 (Revised)**

Attached is the West End Citizens Association's (WECA's) reply to your 10/14/04 letter captioned "International Monetary Fund HQ2 - Zoning Commission Order No. 960 - Community Amenities." Since you may have intended this letter to relate to the 9/30/04 modification application submitted by Holland & Knight on behalf of the International Monetary Fund (IMF), under the zoning rules, WECA's reply is copied to the Zoning Commission, the IMF's attorney (Holland & Knight), and the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A).

cc Carol Mitten, Chairman, DC Zoning Commission (f: 727-6072)

Whayne Quin, attorney for the IMF (f: 419-2849)

ANC-2A Chair