

May 19, 2014

BY ELECTRONIC FILING

Anthony Hood
Chairperson, D.C. Zoning Commission
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001

**Re: Z.C. Case No. 14-04: Application of Professional Associates and the
International Finance Corporation (“Applicant”) for Approval of a
Consolidated PUD
Applicant’s Prehearing Submission**

Dear Chairperson Hood and Members of the Commission:

Pursuant to 11 DCMR Section 3013.8, the Applicant hereby files its pre-hearing submission for the above-referenced case.

Background

The property that is the subject of this application is located at the intersection of 21st and K Streets NW. The property includes Lots 832 and 840 in Square 74, which are improved with a 9-story commercial office building and a portion of the private alley. The remainder of the property is known as Lot 49 in Square 74, and is improved with the IFC’s international headquarters and the remaining portions of the private alley. The property is located in the C-3-C Zone District and in the New Downtown Receiving Zone.

On March 5, 2014, the Applicant filed an application for consolidated approval of a PUD for the above-referenced property. The PUD will facilitate the redevelopment of the existing 9-story commercial office building into an 11-story addition to the existing IFC Headquarters.

Setdown Meeting and Responses to the Zoning Commission

The Zoning Commission set the above-referenced application down for a public hearing at its public meeting on April 15, 2014. At the setdown meeting, the Commission requested the Applicant:

- 1) Tower Element: Restudy the proposed architectural embellishment.
- 2) Separate Lobby and Garage Entrances: Clarify the need for separate lobby and garage entrances to the proposed addition.
- 3) Building Connection: Provide additional information regarding the physical connection between the existing IFC Headquarters and the proposed addition.
- 4) Mezzanine Retail: Provide further information regarding the viability of mezzanine retail space.

In addition, OP requested that the Applicant:

- 5) Provide additional clarification on the legal requirements related to transferable development rights and housing linkage that may apply to the PUD.
- 6) Provide additional information on the PUD's benefits and amenities.

These comments are addressed below.

1. Tower Element

At the public meeting, the Commission requested that the Applicant restudy the proposed tower element along the proposed addition's K Street façade. A revised tower element is included as Exhibit A. The Applicant notes that both the originally proposed and revised tower elements actually comprise only a fraction of the expanded building's total façade width along K Street, and are proportionately appropriate given that the expanded building will span the entire length of the 2100 block of K Street.

2. Separate Lobby and Garage Entrances

At the public meeting, members of the Commission questioned the need for a separate lobby for the proposed addition. We respectfully note that the proposed building will occupy an entire city block with a very large floor plate. It is very common for large office buildings like this to have multiple lobby entrances. For example, the Applicant controls a building at 12th and L Streets NW that contains two lobby entrances. Furthermore, under the Applicant's proposed arrangement with the IFC, the IFC retains the right to sublease its space to other tenants should it not require the use of the entire addition. Due to the IFC's unique security requirements, a separate pedestrian entrance would be required for these tenants.

The Commission and OP also questioned the need for a separate garage ramp as well as the location of that ramp off 21st Street, rather than off the private alley. Similar to the lobby, the Applicant requires a separate garage entrance for security reasons in the event that IFC chooses to sublease space to other tenants. Furthermore, a separate garage entrance helps disperse traffic so that it is not all concentrated on the IFC garage entrance on the K Street service road.

As shown on the plans attached as Exhibit B, grade changes and space constraints preclude the location of the ramp off the private alley. Because of changes in grade, a ramp off the private alley would enter deeper into the ground floor footprint and require more ground floor area to slope down to the parking level, leaving little remaining area for the remaining ground floor activities (lobby, retail, and loading). Therefore, a curb cut from public space is required to provide access to the garage.

3. Building Connection and Code Issues

At the setdown meeting, members of the Commission and OP requested additional information regarding the interconnection of the IFC Headquarters and the proposed addition. The Applicant intends for the addition to connect to the IFC Headquarters on multiple floors and permit free passage between the IFC Headquarters and the addition. Should circumstances require that the addition be separated from the IFC Headquarters, the Applicant shall maintain a building connection between the structures, with a possible location shown on Exhibit C. Such connection is located at or above the main floor of the building and permits meaningful communication between the existing building and the addition, meeting the legal requirements under Section 199.1 of the Zoning Regulations. In the event that the IFC and Applicant select another location based on the final design and floor plans of the two structures, such connection will also be located at or above the main floor of the building and permit meaningful communication between the existing building and the addition.

The addition is designed to satisfy code requirements both as an interconnected part of the IFC Headquarters and as a standalone structure. From a code perspective, the combined structure will act as one building. Accordingly, fire separation between the structures is not required, life safety systems will be integrated, and the garage intake/exhaust systems are shared. That said, the Project is also designed to act relatively independently. It is structurally independent, and has its own elevators, restrooms, mechanical and electrical systems. It also has two fire stairs, so fire egress is accommodated independent of the existing IFC Headquarters.

4. Retail Use

At the public meeting, members of the Commission expressed concern about the viability of mezzanine retail. The Applicant has significant recent experience in managing and leasing

multi-story retail space, and is confident that it will be able to lease the space to a viable retail tenant. Attached as Exhibit D are examples of successful multi-story retail spaces in the immediate area.

Furthermore, the Applicant is committed to retail use on the mezzanine level and is willing to assume the risk regarding the leasing of such space. Accordingly, the Applicant no longer seeks flexibility to convert the mezzanine retail to another use if the mezzanine portion of the retail space is not leased after two years.

5. Legal Requirements

The Applicant will continue to work with the Office of Planning and Office of the Attorney General regarding the applicable legal requirements that govern the development of the Project, including transferable development rights and housing linkage requirements.

6. Community Outreach

The Applicant has received initial feedback regarding potential benefits and amenities of interest to the residents of ANC 2A. The Applicant will work with ANC 2A to develop an appropriate benefits and amenities package prior to the public hearing.

Witness List, Proposed Testimony, and Time Estimate for Presentation

We look forward to presenting this case to the Commission. The Applicant will provide three witnesses to testify on its behalf: a representative of the Applicant, the project architect, and its traffic consultant. The Applicant will call two of its witnesses, Shalom Baranes or Mark Gilliland of Shalom Baranes Associates, and Erwin Andres of Gorove / Slade Associates, as experts in their respective fields. Outlines of their proposed testimony are included as Exhibit E.

The written report of the Applicant's traffic consultant is being finalized and will be submitted under separate cover.

The Applicant expects that its presentation will require 60 minutes.

Project Plans

A full set of plans was included in the initial application. Revised plans depicting further refinement of the design of the Project will be provided to the Commission in a supplemental pre-hearing statement.

Publicly Available Maps

Per Section 3013.1(f), the Applicant offers the following publicly available maps and documents into evidence in support of its case: the District of Columbia Zoning Regulations and Map, the District of Columbia Future Land Use Map and Generalized Land Use Map, WMATA transit maps related to this site, previous Orders of the District of Columbia Zoning Commission, and the District of Columbia Comprehensive Plan.

Property Owners' List

A list of the names and addresses of the owners of all property located within 200 feet of the Property was included in the initial application.

Conclusion

As set forth above, the Applicant has met the requirements of Section 3013, and accordingly requests that a public hearing be scheduled as soon as possible. If you have any questions regarding this application, please feel free to contact Phil at 202-721-1114 or David at 202-721-1137.

Sincerely,



David Avitabile

DA:DA

CERTIFICATE OF SERVICE

On May 19, 2014, I caused a copy of the foregoing letter and enclosure to be delivered by electronic, hand or by U.S. Mail to the following:

Paul Goldstein
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Anna Chamberlin
Policy and Planning
District Department of Transportation
55 M Street SE, 5th Floor
Washington, DC 20009

Advisory Neighborhood Commission 2A
West End Branch Library
1101 24th Street, NW
Washington, DC 20037



David Avitabile

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

Professional Associates and the International Finance Corporation (“Applicant”) hereby certifies that this pre-hearing submission, which has been filed with the Zoning Commission on May 19, 2014, 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 are expected to be submitted prior to the public hearing on this application, other than the changes discussed in detail below.

At its April 15, 2014 Public Meeting, the Commission voted to set down the application for a public hearing. In response to comments made by members of the Commission during the public meeting and in the Office of Planning Setdown Report dated April 4, 2014, the Applicant has provided additional information regarding the proposed PUD project. The additional information requested includes:

- 1) *Tower Element: Restudy the proposed architectural embellishment.*

The Applicant is restudying this element and will provide additional information prior to the public hearing in a supplemental submission

- 2) *Separate Lobby and Garage Entrances: Clarify the need for separate lobby and garage entrances to the proposed addition.*

This information is provided herein.

- 3) *Building Connection: Provide additional information regarding the physical connection between the existing IFC Headquarters and the proposed addition.*

This information is provided herein.

- 4) *Mezzanine Retail: Provide further information regarding the viability of mezzanine retail space.*

This information is provided herein.

In addition, OP requested that the Applicant:

- 5) *Provide additional clarification on the legal requirements related to transferable development rights and housing linkage that may apply to the PUD.*

Additional clarification will be provided in a supplemental submission following further discussion with OP and the Office of the Attorney General.

- 6) *Provide additional information on the PUD’s benefits and amenities.*

Additional information will be provided in a supplemental submission following further discussion with representatives of ANC 2A.

In all other respects, the project is the same as filed on March 5, 2014.

<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
3013.1(b) 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	Pre-Hearing Submission (Exhibit E)
Outline of Testimony of the Project Architect	Pre-Hearing Submission (Exhibit E)
Outline of Testimony of the Traffic Engineer	Pre-Hearing Submission (Exhibit E)
3013.1(d) Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission
3013.1(e) Reduced Plans	Application (Exhibit A)
3013.1(f) List of Publicly Available Maps, Plans, and Other Documents	Application (Exhibit G)
3013.1(g) Estimated Time Required for Presentation of Applicant's Case	1 Hour
3013.6(a) List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit D)

Respectfully submitted,


David Avitabile