

July 11, 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 Supplemental Prehearing Submission

Dear Chairperson Hood and Members of the Commission:

Pursuant to 11 DCMR Section 3013.8, the Applicant hereby files its Supplemental Prehearing Submission for the above-referenced case, which is scheduled for public hearing on July 31, 2014.

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 International Finance Corporation's ("IFC") International Headquarters and the remaining portions of the private alley.

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 site into an 11-story addition to the existing IFC Headquarters.

I. Revised Plans

Since the setdown meeting, the Applicant has refined the architectural design of the Project. Updated plans are attached as Exhibit A. The updated plans include further study of the proposed architectural embellishment on the roof along K Street.

II. Housing Linkage and TDRs

It is the Applicant's position that the requirements of housing linkage do not apply to this PUD because Section 2404.4(c) states that no housing linkage is required for a PUD that is subject to the provisions of the Downtown Development Overlay District ("DD Overlay"). The PUD site is defined in Chapter 17 of the Zoning Regulations as part of the New Downtown Receiving Zone, and this application is being reviewed by the Commission pursuant to Section 1709.24 of the DD Overlay. A more detailed analysis of the Applicant's position is attached as Exhibit B.

However, recognizing the important policy considerations of housing linkage, the Applicant proposes to make a **contribution of \$1,000,000 to the Housing Production Trust Fund** to support affordable housing initiatives in the District. In addition, **if the Commission grants the Applicant flexibility from the requirement to buy additional TDRs under Section 1709.24, the Applicant will contribute an additional \$500,000 to the Housing Production Trust Fund**, bringing the total contribution to **\$1.5 million**. The Applicant proposes to contribute the entire amount prior to the issuance of the building permit for the Project.

III. Transportation Impact Study

Attached as Exhibit C is the Applicant's Transportation Impact Study. The Study was delivered to DDOT on May 29, 2014.

IV. Community Outreach

The Applicant presented the Project to ANC 2A at its February 2014 public meeting and received initial feedback from ANC 2A on potential benefits and amenities of interest to the community at ANC 2A's March 2014 public meeting. The Applicant also presented the Project to the West End Citizens Association at its June 2014 meeting. The Applicant is scheduled to appear before ANC 2A at its meeting on July 16, 2014.

Based on feedback from ANC 2A and WECA, the Applicant proposes the following community-oriented public benefits and project amenities:

A. *Public Benefits*

Foggy Bottom/West End Village. The applicants will provide the Village with **\$50,000 toward its Medical Advocacy Program**. This contribution will be delivered prior to the issuance of a building permit for the PUD.

Foggy Bottom Heritage Trail. The applicants will provide Cultural Tourism DC with **\$105,881 to the planning, research, and graphic design for the development of the North Loop of the Foggy Bottom Heritage Trail**. This contribution will be delivered prior to the issuance of a building permit for the PUD. The contribution covers the first three phases of work required to establish the Heritage Trail.

B. Project Amenities

Community Meeting Space. The applicants will continue to offer the ANC 2A and members of the community **the opportunity to use IFC's auditorium for public events**. IFC will absorb the roughly **\$50,000 annual cost** required to cover electricity, security, heating, air conditioning, and ventilation services as needed for these events.

Please note that IFC must balance its desire to accommodate the community's need of IFC's auditorium with its own security and use concerns. To this end, IFC kindly requests the following guidelines apply to use of the auditorium:

- 1) Events shall be limited to weekday evenings (after 6 PM) and weekends.
- 2) No more than two public events per month.
- 3) Advance notice of 30-60 days prior to scheduling of a public event.
- 4) Advance notice of 2 weeks will be given by IFC to an external user if their event comes in conflict with important IFC business functions and the user event must be rescheduled.
- 5) Security screening for public event participants, including ID verification and bag inspections. Advance notice of the names of event participants is not necessary, but providing such names within 24 in advance of the event will facilitate the check-in process.

Retail Space. The applicants will provide **approximately 4,000 square feet of retail space** within the PUD project. In addition, the applicants are willing to assume the risk regarding the leasing of the retail space on the mezzanine level and no longer seek the right to convert the mezzanine portion of this retail space to other uses if a tenant is not identified.

Sustainable Design. The new construction pursuant to the PUD will be designed to achieve the **equivalent of a Gold rating** under the LEED-CS 3.0 2009 rating system. Among other features, the PUD will include approximately **4,900 square feet of green roof**.

Witness List, Proposed Testimony, and Time Estimate for Presentation

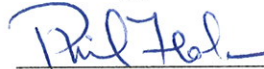
We look forward to presenting this case to the Commission. The Applicant will provide three witnesses to testify on its behalf: a representative of the Applicant, the project architect, and its traffic consultant. Outlines of their proposed testimony were included in the Applicant's pre-hearing submission. 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. Copies of their resumes are attached as Exhibit D.

At this time, the Applicant expects that its presentation will require 60 minutes.

Conclusion

The team looks forward to presenting this application at the public hearing on July 31, 2014. If you have any questions regarding this application, please feel free to contact Phil Feola at 202-721-1114 or David Avitabile at 202-721-1137.

Sincerely,



Phil Feola



David Avitabile

Exhibits:

- Tab A – Plans
- Tab B – Housing Linkage/TDR Analysis
- Tab C – Transportation Impact Study
- Tab D – Resumes of Expert Witnesses

PF/DA:et

CERTIFICATE OF SERVICE

On July 11, 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:

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Phil Feola