

**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

July 21, 2014

Mrs. Sharon Schellin
Secretary, Zoning Commission
441-4th Street, N.W. - Suite 210
Washington, DC 20001

RECEIVED
JUL 20 2014
PM 7:54

Re: Zoning Commission Case No. 14-04, Application of Professional Associates & the International Finance Corporation for a Consolidated PUD (Square 74)

Dear Mrs. Schellin.

Zoning Commission Case No. 14-04, Application of Professional Associates and the International Finance Corporation (IFC) for a Consolidated PUD (Square 74) will be heard by the Zoning Commission on July 31, 2014. Mrs. Barbara Kahlow, the West End Citizens Association's (WECA) usual witness for PUD cases, has a preexisting conflict that night and I will be out-of-town that night. As a consequence, the WECA did not apply for "Party" status but remains very interested in this PUD case. Would it be possible for you to include this letter in the packet for the Commissioners before the hearing?

The WECA is the oldest citizens organization in the Foggy Bottom-West End area. One of the WECA's goals is maintaining the quality of life for the residential community in Foggy Bottom-West End.

The WECA is not objecting to the PUD development plans per se (including the two floors of retail use which hopefully will enliven the SW corner of 21st and K) but has substantial concerns about the proffered amenity package. The Applicant's July 11, 2014 submission entitled "Applicant's Supplemental Prehearing Submission," which the WECA received on July 16th, finally indicates the proffered amenities package. The Applicant's May 19th Prehearing Submission did not.

DC law provides:

"Location of PUD amenities. Require that a substantial part of the amenities proposed in Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact" (emphasis added, DC Law 16-300, Policy IM-1.18, 2502.12).

The Applicant's proffer is clearly inconsistent with the law since it includes only 9.4% (\$50,000 for the Foggy Bottom/West End Village + \$105,881 for Cultural Tourism DC) of "Public Benefits" for the immediately affected Foggy Bottom-West End community (7/11/14, p. 2). In no way is 9.4% a substantial part. The principal amenity of \$1.5 million is for the Housing Production Trust Fund, which largely benefits other parts of the City (7/11/14, p. 2).

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ZONING COMMISSION
District of Columbia
CASE NO.14-04
EXHIBIT NO.21

The Applicant presented its case at a June 14, 2014 WECA Membership meeting. At that time, the WECA requested a \$700,000 contribution to WMATA for two elevators for a much needed Foggy Bottom Metro second entrance East of 23rd Street. A second entrance was studied and programmed for nearby Square 77 (in the SE corner of 22nd & I). Foggy Bottom is the 8th busiest Metro station in the system and the only busy station without a second entrance. As for some relevant recent history behind this request.

- On December 15, 2010, at an ANC meeting, WMATA told our community that we should ask future developers in Foggy Bottom-West End to contribute dollars for a second entrance, especially since the existing entrance is "approaching capacity."
- On March 2, 2013, at a WECA Membership meeting, WMATA discussed options for discrete elements which could be funded.
- On March 20, 2013, at an ANC meeting, Delegate Eleanor Holmes Norton stated that dollars will need to be "cobbled together" from multiple sources for the needed second entrance.
- On April 29, 2013, WMATA identified for the WECA the dollars associated with discrete elements for the second entrance.
- On June 14, 2014, the WECA asked the Applicant in this Square 74 case for a contribution of \$700,000 dollars for two elevators (\$350,000 for one from the street level to the mezzanine level and \$350,000 for a second from the mezzanine to the platform) to especially assist access for the disabled, infirm, elderly, burdened, and those with bicycles. Also, WMATA's plans do not include any escalators and this entrance will be across the street from GWU's Ambulatory Care Center.

The WECA herein requests that the Zoning Commission ask the Applicant to amend its Public Benefits amenities proffer so that it is consistent with DC law. The WECA also requests that the Zoning Commission encourage the Applicant to include WECA's requested community amenity of \$700,000 to WMATA for two elevators, which would constitute a substantial part.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

Sara Maddux
Sara Maddux (fkh)
President