

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.: 14-04	Case Name: Professional Associates & International Finance Corporation
Address or Square/Lot(s) of Property:	Square 74
Relief Requested:	Consolidated PUD

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0 / 7 / 1 / 6 / 1 / 4	Was proper notice given?:	Yes ☒ No ☐
Description of how notice was given:	Via posting in the Current newspapers, on the FoggyBottomAlert neighborhood Listserv, and on the ANC 2A website.		
Number of members that constitutes a quorum:	5	Number of members present at the meeting:	7

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

Broadly speaking, the ANC supports the Project as proposed. It views the density being sought as not-incompatible with the surrounding area, and has no objections to the Project's aesthetic elements. Its major interest in the Project relates to the amenities associated with such, specifically that the value of the amenities proposed be commensurate with the additional density being sought, and that the type of amenities proposed be responsive to the community's interests. To that end, the Applicant reached out to the ANC early to solicit suggestions for amenities, and we believe that their proffer reflects a responsiveness to the community's priorities. There was some further concern about the IFC's proposed restrictions governing community use of meeting space within their building, namely the requirement that attendees produce a photo ID for admittance, but the Applicant has represented to the ANC that the IFC will waive this requirement.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

The ANC recommends that the Zoning Commission approve the Application, subject to the inclusion of language in the final Order which codifies the representations that the Applicant and the IFC have made to the ANC regarding the stipulations which govern community use of meeting space within the IFC building.

AUTHORIZATION

ANC	2	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0 (one recusal)
Name of the person authorized by the ANC to present the report:			Patrick Kennedy or Florence Harmon	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Patrick Kennedy	
Signature of Chairperson/ Vice-Chairperson:				Date: 07/23/2014

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR §§ 3012 AND 3115.

ZONING COMMISSION
District of Columbia
CASE NO.14-04
EXHIBIT NO.24



Advisory Neighborhood Commission 2A

"Serving the Foggy Bottom and West End communities of Washington, D.C."

July 17, 2014

Mr. Anthony Hood
Chairperson
Zoning Commission
441 4th Street, N.W. Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE **Z.C. Case No. 14-04**, Professional Associates and the International Finance Corporation - Consolidated PUD @ Square 74

Dear Chairman Hood,

At its regular meeting on July 16, 2014, Advisory Neighborhood Commission 2A ("**ANC 2A**" or "**Commission**") considered the above-referenced matter. With seven of eight commissioners present, a quorum at a duly-noticed public meeting, the Commission voted to approve the following resolution by a vote of (7-0-0)

ANC 2A supports the above-referenced application, subject to the Zoning Commission conditioning its approval of the Consolidated PUD to require the following conditions

Community Meeting Space The Applicants will offer ANC 2A and members of the community the opportunity to use the 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. The following guidelines will apply to use of the auditorium

- Events shall be limited to weekday evenings (after 6 pm) and weekends
- No more than two public events per month
- Advance notice of 30-60 days prior to scheduling of a public event
- 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

Bag inspections shall be permitted in order to provide for the security of the facility, however more intrusive screening procedures shall not be employed. Additionally, advance notice of the names of event participants shall not be necessary in order to facilitate admission – but such advance notice will facilitate the admission process.

Finally, the IFC shall not require attendees to produce photo identification to access community-sponsored events – as such a requirement poses a practical burden to public access in a jurisdiction where photo IDs are not required to be presented in order



Advisory Neighborhood Commission 2A

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to vote, and in a neighborhood with a large population of senior citizens who do not have such identification

If the IFC's security requirements inhibit it from fulfilling any or all of the above conditions at the present time, or at a future date, it will work with ANC 2A to identify a community amenity of equivalent value to substitute for this provision (\$50,000 per year, per annum) and will file a modification to its application (or a future Zoning Order) to incorporate such amenity as an enforceable part of the Order governing this case

Retail Space The Applicants will provide approximately 4,000 square feet of retail space within the PUD project. In addition, the Applicants will lease the retail space on the mezzanine level and will not seek the right to convert the mezzanine portion of this retail space to other uses if a tenant is not identified

Sustainable Design 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

Foggy Bottom/West End Village The Applicants will provide the Village with \$50,000 toward its Medical Advocacy Program. Such 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.

Commissioners Patrick Kennedy (Patrick.Kennedy@anc.dc.gov) or Florence Harmon (florencedc@comcast.net) are the ANC's representatives in this matter, and are authorized to give testimony and make any filings on the Commission's behalf in order to further its position as outlined in this resolution

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

cc David Avitable, Counsel for the Applicant