



Advisory Neighborhood Commission 2A

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

Testimony of Patrick Kennedy, Chairperson

Re: July 31, 2014 Hearing on Case No. 14-04

Good evening Chairman Hood and members of the Commission. My name is Patrick Kennedy, and I am the chairperson of ANC 2A – which serves the Foggy Bottom and West End neighborhoods of Ward 2. At our regularly-scheduled meeting on July 16, 2014, our Commission voted unanimously (6-0-0, with one recusal) to conditionally support the application before you. I want to note as a preliminary matter that the resolution that was submitted to you contained an inaccurate vote count, as it neglected to note Commissioner Rebecca Coder's recusal.

In reviewing the application, the Commission raised no major objections to the design of the Project itself. There was a general recognition that the density of the Project was appropriate for this particular location, and that the building engaged its site appropriately. The community's major interest was with respect to the amenities proposed as part of the Planned Unit Development (P.U.D.) process. The Appliant and the Applicant's counsel reached out to the community at an early stage in the process – in fact, before the Application was even filed – to solicit ideas for potential amenities, and it is the view of ANC 2A that the resulting amenities package is responsive to the community's priorities. I will comment briefly now on the proposed amenities that are of interest to the community.

First, with respect to the proffer of community meeting space, the ANC embraced this idea as way to reclaim some of the amenities that were originally proposed as part of Case No. 89-5 – which was to govern the development of the current International Finance Corporation (IFC) building on the same square. As part of that case, the community requested that performance space be provided in the IFC building to replace the venerable Circle Theater. The Theater, which was located in a row of low-density



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commercial buildings on Pennsylvania Avenue, was torn down as a result of the development, and in requesting the use of space in the new office structure – the community was seeking to keep the heritage of the theater alive.

Ultimately, the IFC structure was built – but using Transferable Development Rights (TDRs) rather than under the approved PUD, which would have provided for an amenity of usable auditorium space. Under this proposed development, ANC 2A and the Applicant are seeking to formally incorporate into the Zoning Order a provision which allows for the revival of this amenity from 25 years ago. As part of the proffer, the Applicant has agreed to make the IFC’s auditorium accessible for public events, and pick up the \$50,000 annual cost of providing electricity, security, heating and air conditioning, and ventilation services for those events. Given that the auditorium is centrally-located in the neighborhood and accessible via an entrance that is distinct from the general building entrance, we believe that this amenity will work well.

With that said, we are sensitive to some of the IFC’s operational and security needs, and have therefore agreed to limit the use of the space to weekday evenings (after 6pm) and weekends. Additionally, the community will use the space no more than twice a month, and will give 30-60 days’ notice in scheduling an event. We also consent to bag inspections and other non-intrusive security screenings.

For its part, the IFC has agreed to give a minimum of two weeks’ notice to an external user if it must cancel an event due to conflict with an IFC function. Additionally, the IFC has agreed not to require community meeting attendees to produce photo identification in order to be admitted onto the premises. This last stipulation was particularly important for securing the ANC’s support, and we would request that



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the language of the final Order include all of the above-mentioned stipulations as part of the delineated amenity. Additionally, we would like for the final Order to provide a mechanism for the IFC and the ANC to identify an alternative amenity should the IFC be unable to accommodate the provisions of this agreement at some point in the future. We would expect that any alternative amenity would be commensurate in value (\$50,000 per year, not time-limited) to the proffer.

The ANC has also worked with the Applicant to get them to commit to 4,000 square feet of retail space in the Project. At the ANC's request, the Applicant has dropped the provision that it had sought to request flexibility as far as the requirement to lease the mezzanine space, and will absolutely commit to leasing that space for retail – and not office – purposes.

At other project sites in the vicinity, the ANC has requested that street-facing retail be provided to the maximum extent possible, and that such retail be "night-time active," in order to enliven the neighborhood after business hours. The ANC has also requested that retail space be set aside for small or local businesses – or that a tenant improvement allowance be offered to such businesses – as part of other Projects nearby. Therefore, we are sympathetic to OP's recommendations in this vein – but have not insisted upon these additional stipulations as a condition of our support.

The Applicant has also proffered \$50,000 towards the Medical Advocacy Program of the Foggy Bottom/West End Village. We are very much in support of this, as we see first-hand the great work that the Village does with senior citizens in our community. The only thing that I would say in relation to this is that we'd ask that the amenity be delivered as expeditiously as possible upon approval of the PUD, so that the Village may undertake the important work that will be funded with this money.



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Finally, the ANC supports the Applicant's proffer of \$105,881 to Cultural Tourism DC for the purposes of funding the planning, research, and graphic design for the "North Loop" of the proposed Foggy Bottom Heritage Trail. The identified amount of money should fund the first three phases of work required to establish the Heritage Trail, and we would again request the expeditious release of this money on approval of the PUD so that the Trail can be completed as soon as possible.

In conclusion, we'd like to thank the Applicant for their efforts at establishing a productive working relationship with the ANC and the community at-large with respect to this Project. We support the development as proposed, and believe that the amenities put forward will have a substantial positive impact on the Foggy Bottom/West End community. Thank you for your consideration of our views, and I am happy to answer any questions that you may have.

Sincerely,

Patrick Kennedy

Chair, ANC 2A