

OFFICE OF
RECEIPTS
AND ADMINISTRATIVE SERVICES
92 APR 23 1992
28

Memorandum

Government of the District of Columbia

TO: Alan S. Winter, Director
Office of Documents

Department,
Agency, Office: Office of Zoning

FROM: Cecil B. Tucker
Secretary/ZC

Date: April 23, 1992

SUBJECT: Publication

Please publish the following in the D.C. Register on
Friday, May 1, 1992:

1. Zoning Commission Notice of Public Hearing
Case No. 91-17
2. Zoning Commission Order No. 717
Case Nos. 91-17 and 92-4M/89-20C
3. Zoning Commission Notice of Filing
Case No. 92-5M/74-10
- ✓ 4. Zoning Commission Order No. 310-A
Case No. 91-7M/79-13

ZONING COMMISSION
CASE No. 91-7M
EXHIBIT No. 141

ZONING COMMISSION
District of Columbia
CASE NO. 91-7A
EXHIBIT NO. 28

ZONING COMMISSION ORDER NO. 310-A
Case No. 91-7M/79-13
(PUD Modification & Map Amendment - IMF)
April 6, 1992

Pursuant to notice, a public hearing of the Zoning Commission for the District of Columbia was held on September 23 and November 14, 1991. At those hearing sessions, the Zoning Commission considered an application from the International Monetary Fund (IMF) for a modification to a previously approved planned unit development (PUD) and related map amendment, pursuant to Chapter 24 and Section 102 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. The public hearing was conducted in accordance with the provisions of 11 DCMR 3022.

FINDINGS OF FACT

1. The application, which was filed on April 17, 1991, requested a modification to a previously approved PUD constructed on Lot 49 in Square 120. The application requested an addition to the PUD and related change of zoning from R-5-C to C-3-C for Lot 826 and a public alley proposed to be closed in Square 120.
2. The PUD modification would provide for the implementation of the last phase of a three-phase development for Square 120. The last phase (also known as Phase III) of the development of the square is to construct an addition to the International Monetary Fund (IMF) Headquarters Building on the subject PUD site (Phase III site). The Phase III development will require that the following be done:
 - a. Increase the overall floor area ratio (FAR) of the entire building from 7.676 to 9.07 by constructing an addition with an FAR of 10.11;
 - b. Eliminate the existing mini-park at the southeast corner of 19th and H Streets, and the west side of the public alley;
 - c. Redevelop the one-story portion of the existing building at the southwest side of the public alley to a height of 130 feet; and
 - d. Redesign the 19th Street entrance to the existing building.
3. The Phase III site measures 28,242 square feet in land area; is improved, in part, with the Western Presbyterian Church which is situated on Lot 826; and is located on the south side of the 1900 block of H Street N.W.

ZONING COMMISSION ORDER NO. 310-A

Z.C. CASE NO. 91-7M/79-13

PAGE 2

4. Square 120 is bounded by 19th, 20, G and H Streets; consists of a public alley and lots 49 and 826; and measures 114,017 square feet in land area. Square 120 is split-zoned R-5-C and C-3-C. Lot 826 is presently zoned R-5-C and Lot 49 is presently zoned C-3-C.
5. Phase I of the IMF Headquarters PUD project was approved in Z.C. Case Nos. 68-69 and 68-70, and by Board of Zoning Adjustment (BZA) Appeal Nos. 10040 and 10297. By the orders resulting from the above proceedings, the Commission also granted conceptual approval for the development of the entire square in three phases pending the IMF's acquisition of Lot 826, the site of the Western Presbyterian Church.
6. Phase II of the IMF Headquarters building was constructed, pursuant to Z.C. Order No. 310 dated April 10, 1980 (Case No. 79-13). The IMF building presently has 754,535 square feet of gross floor area, a height of 130 feet, a floor area ratio (FAR) of 7.676, a lot occupancy of approximately 78 percent and parking spaces for 717 vehicles which were provided during the construction of Phase I of the project.
7. The instant application proposes to complete the development of the entire square with the Phase III addition as anticipated in Z.C. Order No. 310, Condition 15 which states as follows:

"If and when the IMF shall purchase, lease, or otherwise gain effective control over the use of Lot 826 in Square 120 now owned by the Western Presbyterian Church, no use of the property by the IMF shall be established without prior approval of the Zoning Commission."
8. In 1990, the IMF acquired Lot 826, and is now the owner of the entire Square 120. The IMF has also agreed to provide a new site for the relocation of the Western Presbyterian Church at 2401 Virginia Avenue, N.W. The church is not an applicant in these proceedings, and the relocation of the church is not offered as a public amenity.
9. The proposed Phase III addition contains approximately 280,319 square feet. The height will be 130 feet, consistent with the height of the existing building. The floor area ratio (FAR) will be 10.11, and the overall FAR will be 9.07.
10. The IMF has added 12 new member countries since the approval and construction of the Phase II development. This has resulted in about a 20 percent increase in employees. The end of the Cold War has led a number of European countries to apply for membership and assistance in transforming their

ZONING COMMISSION ORDER NO. 310-A

Z.C. CASE NO. 91-7M/79-13

PAGE 3

economies to market economics. The IMF workload and space needs are expected to further increase. The Phase III addition is designed to respond to these needs.

11. Two important occurrences, since the initial approval in 1969, strengthen the rationale for the location of the IMF at this site and for the completion of the development.
 - a. The adopted District of Columbia Generalized Land Use Map designates the site for high density commercial use.
 - b. The Federal Element of the Comprehensive Plan (Foreign Missions and International Organizations) favors retention of existing international organizations at locations in proximity to U.S. and other international organizations, and the expansion of such facilities in areas with compatible land uses. The IMF Headquarters location, in close proximity to its sister organization, the World Bank, as well as the U.S. Department of State and Department of Treasury and other international organizations and institutions, is most appropriate and conducive to efficiency of operation.
12. The IMF is the international agency primarily responsible for regulating the international monetary system -- the system of exchange rates between national currencies that supports a liberal and expanding system of international trade. The IMF performs this essential service for its 155 member nations, the largest of which in economic terms is the United States. Since its establishment in 1946, the headquarters of the IMF has always been located in Washington, D. C. Prior to 1973, the IMF shared space in a building with the World Bank at 1818 H Street, N.W., just east of the IMF's present location.
13. The IMF works closely with the World Bank, and the two jointly maintain certain facilities which are essential to their operations, such as a computer center and a library containing over 150,000 catalogued books in 30 languages and over 5,000 pamphlets and subscriptions to more than 3,000 newspapers and periodicals. Besides supervising the international monetary system and providing financial support for its members, the IMF helps its members through educational programs and by providing technical assistance to member governments. In addition, the IMF issues a wide variety of publications. The educational services in particular, provided through the IMF Institute, have expanded and intensified considerably over the years as the requirements of developing countries increase.
14. The R-5-C District permits matter-of-right medium/high density development of general residential uses, including

single-family dwellings, flats, and apartment buildings, to a maximum height of ninety feet, a maximum floor area ratio (FAR) of 3.5, and a maximum lot occupancy of seventy-five percent.

15. The C-3-C District permits matter-of-right development of major business and employment centers of medium/high density, including office, retail, housing, and mixed uses to a maximum height of ninety feet, a maximum FAR of 6.5 for residential and other permitted uses, and a maximum lot occupancy of one hundred percent.
16. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this modification application as a final stage PUD. The Commission may also impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified above for height, FAR, lot occupancy, parking, and loading, or for yards and courts. The Zoning Commission may also approve uses that are permitted as a special exception and would otherwise require approval by the Board of Zoning Adjustment (BZA).
17. The District of Columbia Generalized Land Use Map of the Comprehensive Plan of the National Capital designates the area of the PUD site as being within the high density commercial land use category.
18. The applicant, by testimony presented at the public hearing, stated that the increase in member countries in recent years, the role of the IMF in the international debt crisis, and the events in Eastern Europe, have put a strain on the space available for personnel. In response, the IMF has been forced to locate 400 of its staff in leased space several blocks away. This arrangement has a negative impact on security, efficiency and costs. The Headquarters Building differs from a standard office building in the following respects:
 - a. The nature of the use is different because large conference space is necessary for international conferences and simultaneous translation;
 - b. Because of the high percentage of professional staff, particularly economists, the space per employee is greater than an average leased office building; and
 - c. The atria, cafeteria, library and Visitors' Center are not typical for a commercial office building, but are required in the headquarters of a prominent international organization such as the IMF. The total results in an

average gross floor area per employee of about 450 square feet.

19. The applicant further indicated that of the 2,300 officers and staff from all over the world, about 25 percent reside in the District of Columbia. Much of the IMF's administrative budget, \$330 million per year, is spent locally in the procurement of goods, supplies and services. Other benefits to the District are the contributions to Washington's status as an international center, and the cultural and informational contributions provided by the library, Visitors' Center and special events. The Visitors' Center alone drew 40,000 people to the films, seminars, and major exhibitions held there over the past year.
20. The project architects have been involved with the IMF since the late 1960's in the development of the master plan of the entire block and the Phase I and Phase II construction.
21. The architects indicated that the Phase III addition will be faced with limestone and deeply articulated to match the existing building; that it will involve 280,319 square feet of gross floor area; and that the building will be organized around a central atrium. The increased density in Phase III is a result of the atrium being only a partial atrium in height. In order to accommodate additional demands for support and ancillary space, full floor plates were necessary. The typical office floor, consisting of private offices and support areas to those offices located around the internal atrium and exterior wall, provides as much light and air as possible, consistent with Phase I and II.
22. The construction of Phase III will allow for the relocation of the Visitors' Center from below grade to pedestrian level. The new Visitors' Center will contain 16,000 square feet. A 150-seat auditorium will also be provided.
23. The roof structure of Phase III is set back between 9.5 and 10 feet for a distance of approximately 73.3 feet on the 19th Street frontage. The roof structure on Phase III is designed to match the existing roof structures on Phases I and II in height and design, and to meet the setback requirements for the remainder of the Phase III frontage. The Phase III penthouse is 21 feet in height. An additional height of 2.5 feet is necessary to provide for adequate air flow to the building. The roof structure is removed from the property line 36.5 feet, and therefore will not adversely impact any neighboring property.

ZONING COMMISSION ORDER NO. 310-A
Z.C. CASE NO. 91-7M/79-13
PAGE 6

24. The applicant's landscape architect testified that the landscape design creates an interactive public open space; enhances public access and awareness to the site; and expresses the IMF main entrance. The landscape architect contrasted the proposed plan with the existing character of the site, which involves a minimal street-tree planting system, a four-sided walkway system and minimal planting. The proposed landscape scheme, which includes public space as well as IMF property, contains approximately 65,000 square feet, as contrasted with the existing mini-park which contains only 6,751 square feet.
25. The design provides a curbside program, a new street-tree system, walkway widths which provide adequate space for peak pedestrian movements, U-shaped niches with mini-gardens and seating provided at 20th, G and H Streets, and a major open space area on 19th Street. The landscape treatment on 19th Street includes street trees which create a separation between the curb and building facade and emphasizes the new porte-cochere and a water garden which extends the entire length of 19th Street. The water gardens include planting, stonework and eight distinct water features. In terms of lighting, the street lighting on all four sides of the building will be supplemented with public-improvement lighting including lantern lights and uplighting. Special lighting will be provided on 19th Street to emphasize the entrance porte-cochere, Visitors' Center and water gardens. Plant materials will be provided on all four sides of the building to enhance and complete the building's design and that rotational planting will occur along 19th Street which will include flowering plants and evergreens.
26. The applicant's traffic consultant indicated that the public transportation serving the site is excellent. The report states that there are five metrobus lines that stop at the corner of 19th and G and six additional routes within one block. The metrorail station is two blocks away at 18th and I Streets. The IMF now actively promotes the use of the metro system and car pooling/van pooling which results in trip mitigation. There is adequate on-site parking and loading space. Consolidation of the IMF employees at one site will enhance ridesharing opportunities. The surrounding intersections operate at acceptable levels of service. The report concludes that the PUD would have no adverse impact on the traffic conditions in the area.
27. The District of Columbia Office of Planning (OP) by report dated September 13, 1991 and January 3, 1992, and by testimony presented at the public hearing, recommended conditional approval of the application. The conditional recommendation

for approval relates to the concerns of the community regarding the impacts that the relocation of Western Presbyterian Church and its related feeding program would have on the community. OP also recommended that the IMF work with the community to help resolve their objections to the relocation of the feeding program.

28. OP in its report further stated as follows:
 - a. The site is designated high density commercial on the Generalized Land Use Map of the Comprehensive Plan, which would justify C-3-C or C-4 zoning.
 - b. The bulk of the Phase III proposal is compatible with the existing building's bulk and envelope. The proposed landscape improvements would provide major interactive streetscape elements.
 - c. The presence of the IMF in Washington, D. C. is an amenity that furthers the city's role as an international city.
 - d. The new IMF Visitors' Center would be substantially expanded.
 - e. The loss of the existing Western Presbyterian Church building and the small park, and the relocation of the Church and its feeding program, would be negative amenities.
 - f. The connection between the Church's feeding program and the subject application is tenuous.
29. The District of Columbia Department of Public Works (DPW), by memorandum dated September 13, 1991, concluded that the proposed addition will have no measurable adverse impacts on the transportation nor the water and sewer systems in the area. DPW indicated that existing parking and loading facilities are adequate to accommodate the headquarters building after Phase III is complete.
30. The District of Columbia Metropolitan Police Department (MPD), by letter dated August 16, 1991, did not oppose the application.
31. The District of Columbia Department of Recreation and Parks (DRP), by memorandum dated August 12, 1991, indicated that DRP was pleased with the proposed landscape treatment and believed it to be a high quality amenity.

32. The District of Columbia Department of Finance and Revenue (DFR), by memorandum dated August 30, 1991, had no objections to the application.
33. The Advisory Neighborhood Commission (ANC) 2A submitted a resolution, passed at its September 12, 1991 meeting, and offered testimony in opposition. The resolution raised objections to the proposed rezoning of Lot 826 and the closing of the alley; the FAR increase above the PUD guidelines for the C-3-C District; the FAR increase above the level approved in Phases I and II; the "actual" FAR of Phase III; the value of the FAR increase to the IMF; the loss of the mini-park and related open space; the inadequacy of the amenities package; the lack of necessity in consolidating all of the IMF's operations; the lack of detail in the anticipated revenue and employment to be gained; and the anticipated negative impact of the feeding program to be relocated with the church to 2401 Virginia Avenue, N.W. The ANC would like to locate the feeding program to the IMF building or other building nearby.
34. ANC-2A was also opposed to the relocation of the Church's feeding program on the grounds that it will negatively impact the residents of the area surrounding 24th and G Streets. The ANC stated the fears of the residents, which are based on anticipated problems of littering, panhandling, verbal abuse, molestation and insecurity from the homeless who attend the program.
35. ANC-2A, through its expert in urban planning, testified that the FAR of Phase III is substantially greater than envisioned in the original approval. She stated that the approval of Phase II required the applicant to provide the mini-park and to do restoration work on a portion of the Church wall, thus evidencing that the Zoning Commission envisioned Phase II as the last phase of development.
36. The ANC's planning expert further indicated that the project is inconsistent with the Comprehensive Plan. In particular, she pointed out that the existing zoning of Lot 826 is residential, which would have to be changed to commercial. Further, she criticized the "office only" use of the building, despite the Comprehensive Plan's language about encouraging a mix of uses. She testified that the urban design element of the Comprehensive Plan would not permit the overly dense development proposed in Phase III. Finally, she criticized the loss of the mini-park and Church as loss of "open space and historic areas", and states that the proposed streetscape improvements are ornamental for the building only, and not a benefit to the public.

37. Western Presbyterian Church, which was admitted as a party in support, by its representatives, indicated that the Western Presbyterian was Church was formed in Foggy Bottom in 1855, and has been in the present building since 1931. The Pastor, one of the representatives, explained that the agreement with the IMF required the IMF to exchange properties, which had occurred, and for the IMF to rebuild the Church sanctuary on the new location. The Church is committed to the agreement, as it is committed to the various programs it administers and sponsors, including the feeding program.
38. The Pastor also testified that if the feeding program could not be run responsibly, it would not be continued. He repeated certain controls such as security guards and additional volunteers that would be added if necessary.
39. Two persons testified in support of the application, including the Pastor of the Church of the Redeemer, and a Foggy Bottom resident who lives in close proximity to the IMF site and is an employee of the State Department. He submitted a petition containing 82 names of Foggy Bottom residents in support.
40. Citizens for a Responsive ANC-2A (Citizens) was admitted as a party in opposition. Citizens, through its representatives, endorsed the opposition of the ANC and reiterated many of the points raised by ANC-2A, including the rezoning of Lot 826 to commercial and its value to the IMF, the increase in FAR, and the value of the amenities offered. Citizens testified that the neighbors had filed a landmark application with the Historic Preservation Review Board in order to designate the Church as an historic landmark and retain it at its present location. Citizens also expressed opposition to the proposed relocation of the Church's feeding program to a residential area.
41. The Foggy Bottom Association (FBA) was admitted as a party in opposition. It's representative testified that FBA endorsed the ANC resolution in opposition. FBA criticized the loss of the mini-park, the relocation of the feeding program and its impact on the neighborhood, and did not consider the Visitors' Center a public amenity in that its events are not publicized very well and occur during the workday. FBA urged the Commission to deny the PUD based on the historic merit of the Church.
42. Several individuals testified in opposition, including many residents of the Potomac Plaza and Potomac Plaza Terrace apartment buildings and other residents in proximity to the new site of the church.

43. The Commission finds that the proposed PUD is consistent with the requirements set forth in 11 DCMR Section 2400. Approval of the PUD will facilitate the completion of well-planned development, evidences sound project planning and efficient and economical land utilization. The Phase III architecture, consistent with the existing building, evidences attractive urban design.
44. In approving the increase in density as provided in 11 DCMR 2400.6, the Commission finds that the PUD does not conflict with the development plans and policies of the District, that the project will enhance the international financial precinct, and will provide future occupants with a working environment and amenities superior to those that would be achieved otherwise. In support of these findings, the Commission notes the Comprehensive Plan designation of the site as high density commercial, and the numerous sections in the Federal Element of the Comprehensive Plan which directs the encouragement of existing and expanded international organizations in present locations, in proximity to other such institutions.
45. The Commission finds that the applicant has met its burden of proof. In order for the Commission to approve the increase in density above the PUD guidelines, the applicant had to meet its burden of demonstrating the public benefits and other meritorious aspects of the proposal. Those benefits, as outlined by the applicant, include the superior architectural design, the interactive landscaped area, the Visitors' Center (which will triple in size), the transportation management program and the overall indirect benefits to the District resulting from the presence of this prominent international organization.
46. The Commission makes the following findings in response to the issues raised by the ANC and the other parties and persons in opposition:
 - a. The issue of the relocation of the Western Presbyterian Church, and the programs associated with it are not properly before the Commission. The Church is not an applicant, nor is it offered as an amenity of the PUD. Moreover, the Church representatives have offered controls outside the scope of these proceedings which provide substantially greater assurances than would be available if the Church moved as a matter-of-right. Therefore, the Commission makes no findings as to the Church or its programs on the basis that these issues are not germane to this application;

ZONING COMMISSION ORDER NO. 310-A
Z.C. CASE NO. 91-7M/79-13
PAGE 11

- b. With regard to the rezoning of Lot 826, the Commission finds that this action is wholly justified on the basis of the prior approvals of the Zoning Commission, and the Comprehensive Plan designation for the area;
- c. The FAR increase to 9.07 is a function of the original approval of the development of the square, the approved height of 130 feet, and the footprint. The FAR is within the envelope originally approved when the development plan for the square was approved in 1969. With regard to the increase above the level approved in Phase II, the Commission finds that the applicant adequately explained the justification for the increase, including the nature of the use and the atria, translation and international communication needs, and other unique space utilization. The Commission further finds that the designation of high density commercial, and the surrounding development would have justified a request for rezoning to C-4, which would permit a 10.0 FAR as a matter-of-right;
- d. With regard to the valuation of the amenities offered, the Commission finds that the applicant has met its burden of proof required under Chapter 24. The Commission will not engage in an analysis of the dollar figures attributed by the opponents to the increase in FAR as compared to the value of the amenities offered;
- e. The mini-park and restoration work associated with the Phase II approval is challenged on the basis that this indicates that no further development would be approved. These assertions are flatly contradicted by Condition No. 15 in Z.C. Order No. 310 which directs the IMF to return to the Zoning Commission if and when it gained control of Lot 826. The Commission finds that these amenities offered as part of the Phase II approval were viewed as interim in nature;
- f. The Commission finds that the Phase III PUD is not inconsistent with the Comprehensive Plan; and
- g. Certain issues unrelated to the PUD application, such as the landmark application and the alley closing, are not proper issues for consideration by the Zoning Commission.

47. The Commission finds, in response to comments by OP to the fact that the applicant should participate in resolving the community's concerns, that the connection between the Church's feeding program and the application is tenuous; even though the matter has come to the attention of the Commission.

48. In response to the Commission's concerns about lighting and safety, the applicant improved and presented an analysis of its lighting plan in order to demonstrate that adequate pedestrian lighting will be provided. The Lighting Analysis was submitted to the record on November 12, 1991. The Lighting Analysis contains additional light sources and a clarification of the levels of lighting to be provided.
49. In response to a question from the Commission, and later in a posthearing submission dated December 3, 1991, the Pastor of the Western Presbyterian Church went further in offering to submit to an impartial panel which would review the church's feeding program after implementation to determine whether it is being run responsibly.
50. The proposed action of the Zoning Commission to approve the application with conditions was referred to the National Capital Planning Commission (NCPC), under the terms of the District of Columbia Self-Government and Governmental Reorganization Act. The NCPC, by report dated April 2, 1992, indicated that the proposed action would not adversely affect the Federal establishment or other Federal interest or be inconsistent with the Comprehensive Plan for the National Capital.
51. By letter dated February 18, 1992, counsel for ANC-2A and FBA requested the Commission to reopen the record to permit the parties an opportunity to comment on a letter dated December 2, 1991 from the Pastor of the Western Presbyterian Church.
52. By letter dated March 11, 1992, the Office of Zoning informed the parties that the Chairman of the Zoning Commission reopened the record for a limited time to permit parties to respond to the Pastor's letter.
53. On April 6, 1992 at its regular monthly meeting, the Zoning Commission considered letters in response to the Pastor's letter from the Foggy Bottom Association dated March 26, 1992, ANC-2A dated March 27, 1992, and Citizens for a Responsive ANC-2A dated March 27, 1992. The Commission determined that the question of what group should have the authority to establish a liaison committee is a contentious issue in the neighborhood, and that there should be shared authority in the formation and control of the committee.

CONCLUSIONS OF LAW

1. This is the last phase of development first approved by the Commission in 1969. The Phase III addition is in substantial conformance with the approval of the plan for the entire square.
2. Approval of this PUD modification is not inconsistent with the Comprehensive Plan, which was adopted subsequent to the approval and completion of Phase II, including the designation of the site as high density commercial, and the language in the Federal Element.
3. The proposed PUD modification meets the minimum area requirements of Section 2401.1 of the Zoning Regulations.
4. The planned unit development process is an appropriate means of controlling development of the subject site.
5. Approval of this PUD modification application is appropriate, because the application is generally consistent with the present character of the area.
6. The Commission takes note of the position of Advisory Neighborhood Commission 2A, and in its decision has accorded to the ANC the "great weight" consideration to which it is entitled.
7. The approval of the application would promote orderly development in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
8. The proposed application can be approved with conditions which would insure that development would not have an adverse effect on the surrounding area.

DECISION

In consideration of the findings of fact and conclusions of law herein, the Zoning Commission for the District of Columbia hereby orders approval of a modification to the previously approved planned unit development and a change of zoning from R-5-C to C-3-C for Lot 826 and the public alley that is proposed to be closed, located in Square 120, subject to the following guidelines, conditions, and standards:

1. The planned unit development modification and the addition (IMF Phase III) approval shall be developed in accordance with the plans prepared by Brinton N. West, a principal of the

ZONING COMMISSION ORDER NO. 310-A
Z.C. CASE NO. 91-7M/79-13
PAGE 14

Kling-Lindquist Partnership, dated March 29, 1991, and marked as Exhibit Nos. 6 and 28 of the record, as modified by the guidelines, conditions, and standards of this order.

2. The use of the addition included in the PUD modification shall be limited to office, and other related uses of the International Monetary Fund (IMF).
3. The floor area ratio (FAR) of Phase III shall not exceed 10.11 and the overall FAR for the entire structure shall not exceed 9.07.
4. The gross floor area of Phase III shall not exceed 280,319 square feet and the overall gross floor area of the entire structure shall not exceed 1,034,854 square feet.
5. The height of the Phase III addition shall not exceed 130 feet and the roof structure shall be compatible with the roof structure of the existing building.
6. No additional underground parking spaces and/or loading berths shall be required.
7. The IMF/applicant shall use its best efforts to ensure that Western Presbyterian Church and ANC-2A establish a liaison committee with substantial representation from the neighborhood surrounding the church's new location to monitor the relocation of the church and its programs within the neighborhood, and report its findings to the ANC.
8. The applicant shall report to the Commission within 90 days in writing, what steps have been taken to ensure the establishment of the liaison committee to monitor the relocation of the church and its programs.
9. The change in zoning from R-5-C to C-3-C for Lot 826 and the public alley that is proposed to be closed in Square 120 shall become effective upon recordation of a covenant as required by Section 2406.12 of the Zoning Regulations.
10. No building permit shall be issued for this planned unit development modification until the applicant has recorded a covenant in the land records of the District of Columbia, between the owner and the District of Columbia, that is satisfactory to the Office of the Corporation Counsel and the Zoning Division of the Department of Consumer and Regulatory Affairs (DCRA), which covenant shall bind the applicant and all successors in title to construct on and use this property in accordance with this order or amendment thereof by the Zoning Commission.

11. The Office of Zoning shall not release the record of this case to the Zoning Division of the DCRA until the applicant has filed a certified copy of said covenant with the records of the Zoning Commission.
12. This modification to the PUD approved by the Commission shall be valid for a period of two years from the effective date of this order. Within that time, application must be filed for the building permit, as specified in 11 DCMR 2407.2 and 2407.3. Construction shall start within three years of the effective date of this order.
13. Pursuant to D.C. Code Sec. 1-2531 (1987), Section 267 of D.C. Law 2-38, the Human Rights Act of 1977, the applicant is required to comply fully with the provisions of D.C. Law 2038, as amended, codified as D.C. Code, Title 1, Chapter 25, (1987 Repl. Ed.), and this order is conditioned upon full compliance with those provisions. Nothing in this order shall be understood to require the Zoning Division of DCRA to approve permits, if the applicant fails to comply with any provisions of D.C. Law 2-38, as amended.

Vote of the Zoning Commission taken at the public meeting on February 10, 1992: 3-0 (Lloyd D. Smith, John G. Parsons, and Tersh Boasberg to approve with conditions - Maybelle Taylor Bennett and William L. Ensign not voting not having participated in the case).

This order was adopted by the Zoning Commission at its public meeting on April 6, 1992, by a vote of 3-0 (John G. Parsons, Tersh Boasberg to approve and Lloyd D. Smith to approve by proxy - Maybelle Taylor Bennett and William L. Ensign not voting not having participated in the case).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on _____.

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 310
CASE NO. 79-13
April 10, 1980

Pursuant to notice, public hearings of the District of Columbia Zoning Commission were held on November 15, 1979, December 17, 1979, January 7, 1980, and February 28, 1980. At these hearing sessions, the Zoning Commission considered an application from the International Monetary Fund (hereinafter - IMF), for approval of a consolidated Planned Unit Development and related Map change.

FINDINGS OF FACT

1. This application is for approval of a consolidated application for Planned Unit Development and related Map Amendment from R-5-C to C-3-B. This application was filed on July 17, 1979 and according to Paragraph 7501.32 of the present Regulations, will be considered under the Regulations in effect on that date.

2. The applicant proposes to construct an addition to the existing IMF headquarters building located on Lot 49 in Square 120, bounded by 19th, H, 20th and G Streets, N.W. Lot 49 is 96,295 square feet in area and comprises about eighty-six per cent of Square 120. The remainder of square 120 consists of Lot 826, the site of the Western Presbyterian Church, and a public alley adjacent to the Church.

3. The existing IMF headquarters building contains 609,593 square feet of gross floor area, is 130 feet in height and occupies 64,206 square feet, or about sixty-five per cent of Lot 49. The proposed addition will contain a floor area of 144,972 square feet, will be 130 feet in height and will occupy 12,405 square feet, or about thirteen per cent of Lot 49. Thus, the IMF building with the proposed addition will contain a gross floor area of 754,535 square feet, resulting in a floor area ratio of 7.676, and will occupy 76,611 square feet, or about seventy-eight per cent of Lot 49. On-site parking will be reduced by ninety spaces from 807 to 717 spaces.

4. Lot 49 is zoned C-3-B, except for the northeast part, formerly Lot 824, which is zoned R-5-C and consists of 6,751 square feet. The applicant requests that the C-3-B District be extended to include the northeast part of Lot 49. The existing IMF building is located on the major southern part of Lot 49. The northwest part of Lot 49 is improved with a surface parking lot used by IMF staff and having an approximately ninety car capacity, while the northeast part of Lot 49 is vacant and unimproved.

5. The IMF's international headquarters building on Square 120 was approved as a Planned Unit Development with an accompanying amendment to the Zoning Map by this Commission in Case No. 68-69 and 68-70. In that approval, the Commission contemplated that the IMF would eventually occupy the whole of Square 120 and would build to an F.A.R. of 7.0 over the entire square. It was recognized that development would proceed in stages, since in 1969 the IMF had not yet acquired Lot 826, the site of the Western Presbyterian Church, had not closed the alley adjacent to the Church, and, under an agreement with the George Washington University, had not razed the Adams Hall dormitory which occupied the northeast part of Lot 49. Thus, the existing IMF building, constructed on the major southern part of Lot 49, constitutes only an initial stage of the development of Square 120 approved in concept by this Commission in 1969. Recently, the Adams Hall dormitory on the northeast part of Lot 29 was razed. The IMF has also abandoned efforts to acquire Lot 826 from the Western Presbyterian Church and to close the adjacent alley as planned, because the Church plans to continue its ministry at its present location. Had the IMF been able to build to an F.A.R. of 7.0 over the entire square as contemplated in 1969, the IMF could have built 798,498 square feet. It is now proposing to build 754,535 square feet which is 43,763 square feet less than 798,498 square feet.

6. The existing IMF building was designed to accommodate 1600 people. From the time that the existing building was designed, there has been an increase in the IMF's membership from 115 countries to the present 140, most of which are developing countries. Over the same period there has been a significant expansion of the IMF's responsibilities and activities with respect to its membership. Presently, the building's capacity has been exceeded and the IMF now accommodates approximately 100 staff in rented office space several blocks away. Based on past experience, it is projected that over the next five to ten years, at least 200 additional staff will be needed. The proposed addition will provide office space for approximately 335 staff, and would thus meet both the IMF's immediate need for office space, and its projected needs over the next five to ten years. The addition will also provide needed meeting facilities.

7. The objectives of the Planned Unit Development process are set forth in Paragraph 7501.11 of the Zoning Regulations. They are: sound project planning; efficient and economical land utilization; attractive urban design; the provision of desired public space and other amenities; compatibility with city-wide and neighborhood goals, plans and programs; environmental protection and energy conservation; historic preservation; improved circulation; and protection of the public health, safety, welfare and convenience.

8. The Commission finds that sound project planning is apparent in the design of the proposed addition and of the building as a whole. The addition has been carefully integrated with the design of the existing building, providing good interior circulation and a functional arrangement of new offices and meeting rooms, as well as a lounge area and snack bar as amenities for staff use. The first level below grade will be adapted for office use by providing a light well. The second, third and fourth levels below grade, which were originally proposed to be used for parking, will be used for support services.

9. The Commission finds that this project will make efficient and economical use of the subject site. The remaining undeveloped area of Lot 49 is divided into two parts, the northeast and northwest corners of the square, separated by Lot 826 which is occupied by the Church. The addition will be constructed on the northwest part of Lot 49, the larger of the two possible sites, and will utilize all of the remaining gross floor area allowable on Lot 49. Concentrating development in a single, 130 foot addition rather than two separate lower additions will create substantial public open space and attractive urban design. The intensive development of this site proposed by the applicant is an efficient and economical use of the City's scarce land resources. The supply of land in the City suitable for a major institutional use such as the IMF is severely limited.

10. The Commission finds that the attractive urban design of this project will enhance the city-scape. Along 20th Street, N.W., the facade of the completed building will be relieved by the meeting hall structure of the new addition. From 19th and H Streets, N.W., the uniform cornice line of the existing building and the new addition will provide a clean backdrop for the Church, while the Church will receive light and air over the park on the northeast corner of the square. The park which will be created on the northeast part of Lot 49 will also complement the existing, adjacent parks along Pennsylvania Avenue, N.W. and will enhance the vista from that important avenue. The applicant, by instruction from the Commission, redesigned the east facade of the new addition to enlarge the fenestration to match that on the north facade of the existing building. Also at the Commission's suggestion, the applicant redesigned the park to provide greater public access and more seating and to provide a clearer visual separation between the park and the neighboring churchyard. The applicant further agreed to refinish in stone the brick portion of the east

facade of the Church which has, since the Adams Hall dormitory was razed, become visible from 19th and H Streets, N.W. and from Pennsylvania Avenue, N.W., and to repair a part of the Churchyard wall.

11. The Commission finds that desired public space and other amenities will be provided by this project. There will be a total of 31,566 square feet of public amenity space, including 20,226 square feet on Lot 49 and 11,340 square feet in public space landscaped and maintained by the IMF. The park on the northeast corner of the square will contain an area of approximately 6,751 square feet on Lot 49 and 3,490 square feet in public space landscaped and maintained by the IMF. This is a substantial public park in this downtown location. In addition to the park, there will be a setback area around the IMF building containing approximately 8,825 square feet on Lot 49 and 7,850 square feet in public space landscaped and maintained by the IMF. The reading and exhibit room will be approximately 4,650 square feet in area and is therefore a significant public facility. In addition to the public space itself, the other public amenities which will result from this project will include the landscaping and maintenance of the open space, the quality of design and materials of the IMF building, including its limestone facade, and the quality of the urban design, including the harmonious relationship of the project to the Church, the adjacent parks along Pennsylvania Avenue and the surrounding structures. One of the most important public amenities will be the reading and exhibit room which will contain information relating to international organizations and economic affairs, reference books, and a wide range of international and financial periodicals. Also, a lecture area will be available for presentations about the IMF and there will be an exhibit area for exhibits on, for example, money and trade. The facility will permit the IMF to make some of its resources available to the public, without compromising the security of the headquarters building. For example, the IMF currently receives over 3,000 newspapers and periodicals, including many foreign language publications, which could be made available through the reading room. At the suggestion of the Commission, the applicant developed an outreach program to encourage use of the facility through distribution of information to school, college and public libraries and tourist information centers.

12. The Commission finds that this project is compatible with city-wide and neighborhood goals, plans and programs. With respect to city-wide goals, plans and programs, the Foreign Missions and International Agencies Element of the Comprehensive Plan prepared and adopted by the National Capital Planning Commission (The Foreign Missions Element) provides explicitly for the location of International Agencies within the City. The Foreign Missions Element, as amended on November 1, 1979, designates the subject Square 120 for international agency use, and the proposed project is totally in accord with this designation. This location is especially suitable because of its proximity to the World Bank, the Organization of American States, the Inter-American Development Bank, the State Department, the Treasury Department, the Executive Offices, and other related agencies and organizations.

13. The Commission finds that the IMF is one of the more prestigious and important international organizations and its functions bring dignitaries and others to the District. The IMF is a source of highly skilled jobs contributing to the overall variety of employment in the District and, with 1600 employees and an annual operating budget of \$62 million, is an important part of the local economy. It is also a very stable activity, not prone to fluctuations in response to business recessions. Use of public transit and improved air quality will be promoted by reducing off-street parking and concentrating employment on major transit lines. The reduction of automobile traffic will also reduce noise levels and conserve energy. With respect to neighborhood goals, plans and programs, the subject site is located on the southern edge of the Central Employment Area and along the major Pennsylvania Avenue corridor. The surrounding squares are developed with major institutional and commercial uses. Square 119 to the north is developed with the PEPCO building under a long term lease from the George Washington University, owner of the square. Square 141 to the east is developed with the World Bank building and Square 121 to the south was approved for development by the World Bank in Zoning Commission Case No. 78-19/76-14F. Square 102 to the west is part of the campus of the George Washington University. The IMF building is entirely compatible with these surrounding major institutional and commercial uses and structures. Although the University structures are lower in height and density than those of PEPCO and the World Bank, the level of intensity of activity on the campus is much greater than that generated by the IMF. The nearest residential concentration is located on F Street, N.W. between 20th and 21st Streets, N.W. and consists of high rise apartment buildings.

14. The architect for the applicant, Vincent Kling testified that the proposed building represented sound project planning and good urban design, continued the line of the existing building and the aesthetic movement along 20th Street, and provided a generous space between the Western Presbyterian Church and the new addition. Mr. Kling testified that the park would seat forty to forty - five people and that the library would provide foreign newspapers and manuscripts, a community outreach program, lectures, and exhibits explaining the function of the IMF. Mr. Kling testified that the project was compatible with city goals and policies because of the institutional character of area, the energy efficiency of the building and the addition of a park open to the public. In addition, Mr. Kling stated that the project provided a superior environment due to its quality materials and design and the provision of amenities such as landscaping, open space, the library and mini-park. The Commission so finds.

15. Arthur Fawcett, City Planner for the applicant testified that the PUD was within the area specified for international agencies by NCPC, compatible with city goals and policies, that the project would protect air and water quality, conserve energy and would provide a superior environment for IMF workers. The Commission so finds.

16. Robert Morris, Transportation Consultant for the applicant testified that the level of service at surrounding intersections was at acceptable levels. Mr. Morris stated that there would be better circulation with the proposed additional parking access and the elimination of the driveway to the existing parking lot. Mr. Morris also testified that the current ratio of employees per parking space was 1.98 and with the addition would be 2.70. The Commission so finds.

17. William B. Dale, Deputy Managing Director of the IMF testified that twenty-eight per cent of IMF employees are U.S. Citizens. The IMF must locate in the country which makes the largest financial contribution to the Fund. The IMF has 1800 employees in the Washington area, 1600 of which are employed by the IMF directly and 200 are contract employees. Mr. Dale also testified that the IMF has 100 people housed off-site and budgets \$62 million per year in payroll and operation expenditures.

18. The Office of Planning and Development by report dated November 9, 1979, and by testimony presented at the public hearings recommended conditional approval of the application. The OPD stated that it had no objection to the proposed map amendment based upon the appropriateness of the IMF's continuance at this location in light of District plans and policies for the area. The OPD also supported the concept presented by the IMF's Planned Unit Development but had specific reservations concerning the treatment of the "east" facade of the proposed addition, the design of the proposed park, the function of the proposed library/reading room, the provision of additional parking spaces in the addition and the density of the proposed development. As a result of the redesign of the "east" facade and the park, and the elimination of all additional parking spaces, OPD representatives acknowledged that the proposal, as modified, addressed those areas of previous concern. The OPD representatives testified that there was still concern over the potential development of those areas of Square 120 not included in the PUD. It was suggested that the IMF could attempt to gain rights of first refusal from Western Presbyterian Church for Lot 826.

19. The Office of Business and Economic Development by memorandum dated November 1, 1979 recommended approval of the Planned Unit Development. The OBED believed that centralization of the IMF's facilities at this location would reinforce the area's image as an international headquarters and financial center. The Office stated that the proposed extension will generate increased opportunities for District businesses which provide supplies and services to the IMF. In addition, OBED believed that expansion of the IMF's facilities on this site will be in the District's interests by not taking more property off the city's tax roles.

20. By memorandum dated November 23, 1979 the Fire Chief stated that the Fire Department had no objections concerning the proposed addition to the International Monetary Fund Building. The Department stated that it will be necessary for the developer to maintain close coordination with the Fire Marshall to assure that all of the features necessary for fire safe structures are provided.

21. The Department of Environmental Services by memorandum dated October 26, 1979 stated that the existing water distribution system serving the area is adequate to accommodate the proposed development. The Department recommended that on-site storm water management be included in order to provide maximum protection of the property and to reduce the general overload on the combined sewers serving the area. The Department stated that the proposed development should have no long-term negative impact on air and noise quality in the surrounding area nor will the development have significant impact on the Department's solid waste and disposal activities.

22. The Department of Transportation via report of the OPD dated February 11, 1980 noted that the Farragut West Metrorail station is approximately 1600 feet from the site. The Foggy Bottom-George Washington University station is approximately 2000 feet from the site. The site is also well served by Metrobus. Seventy percent of the regional work force will be able to reach the site by transit within forty-five minutes when the Metro system is completed. The Department also noted that the proposed addition will have no measurable detrimental impact on the surrounding street system. Elimination of the proposed ninety parking spaces should slightly decrease the automobile usage of IMF employees. The signalized intersections at 19th and G Streets, and at 20th and G Streets now operated at level of service C during both peak periods. The Department stated that the ninety spaces proposed by the applicant should not be included. DOT noted that the existing 717 spaces exceed the minimum requirements of C-3-B zoning and that the Department's own calculations resulted in a demand for 280 spaces for the entire complex.

23. The George Washington University, the U.S. Treasury Department the U.S. Department of State and Martha Sauve, representing the Western Presbyterian Church, expressed strong support for the application.

24. Harold Davitt and Steven Levy, testified at the hearing on behalf of ANC-2A in opposition to the application. Mr. Davitt stated that the unusually large building did not offer benefits to the city and there were no commercial services which would benefit residents or workers in the neighborhood. The ANC listed the following points as the basis for its opposition:

- a. the change from residential to commercial zoning;
- b. the application is not a proper PUD nor a Phase II since the IMF is asking for all zoning benefits as if they had purchased the church property without actually doing so;
- c. the project uses the bonus authority of the Zoning Commission "cheaply"
- d. the award of FAR to a building after the fact is inappropriate;
- e. The IMF could build a facility under the existing zoning;
- f. The proposal does not offer significant benefits to the neighborhood.

Mr. Levy testified that it is inappropriate to award additional FAR to an existing building. Mr. Levy stated that the IMF could build a seven story building and that a 130 foot building was not in harmony with adjacent campus buildings. Mr. Levy testified that the IMF proposal results in a building with an FAR of thirteen on the unbuilt site and that substantial FAR is requested in return for a postage stamp park and reading room. Mr. Levy stated that most of the proposed amenities cannot be used by citizens such as they could with the World Bank and the Lafayette Center proposals.

25. Katherine Wood, Chairperson of the Foggy-Bottom Association testified in opposition to the application and supported the position of ANC 2A as stated by resolution dated November 16, 1979. Ms. Wood also stated that she is opposed to preferential treatment for the tax-exempt IMF and is opposed to the reduction in residentially zoned land for the creation of offices. It was also stated that the project is not in accord with the city's "Goals and Policies" element because the scale of the building is incompatible with low buildings to the south and west, the project will not contribute to the vitality of the area, does not preserve or enhance the neighborhood and does not contribute to the provision of sound, affordable housing. Ms. Wood also testified that she did not believe that area residents would use the library.

26. In response to the issues and concerns of ANC 2A and the Foggy-Bottom Association, the Commission finds that the applicant has met its burden to demonstrate the public benefits and other meritorious aspects which will result from approval of the additional floor area requested for this project. The project will accommodate an important public service organization in keeping with the role of the City as the National Capital and the obligations of the United States as the host country under the Articles of Agreement of the IMF. This will contribute to the economy of the City and enhance its image as an international Center. The IMF will be accommodated in a location determined to

be appropriate for international agency use and the project will make efficient and economical use of the subject site, will create an attractive urban design and will compliment the surrounding structures and uses. Desired public space and other amenities, including a public park and a public reading and exhibit room will be provided. Parking will be reduced and traffic conditions in the area will be improved. Both the Office of Planning and Development and the Office of Business and Economic Development recommended that these public benefits merit approval of this project, subject to appropriate conditions.

27. As to the change of zoning, the Commission finds that the zoning of adjacent property to the north and south is already C-3-B, with C-4 located directly across the street to the east. With the exception of the Western Presbyterian Church, all of the property in Square 120 would be zoned C-3-B. The Commission further finds that the proposed use, height and bulk permitted under the proposed zoning would be entirely compatible with existing uses and structures in the area.

28. As to the design of the proposed building, the Commission held a further hearing on February 28, 1980, to consider alternative design solutions which reduced the bulk of the building. The Commission considered a number of alternatives presented by the applicant, and one submitted by the ANC. The Commission finds that the most appropriate design solution is the one presented in the application, that best continues the mass and design of the existing building, and best compliments the existing building and completes an urban design statement for the block.

29. At the public hearing held on November 15, 1979, Steven Levy, on behalf of ANC 2A, moved that the existing building be excluded from consideration in the PUD application. The Commission took the motion under advisement and requested advice from the Corporation Counsel.

30. By memorandum dated December 18, 1979, the Office of the Corporation Counsel advised the Commission that nothing in paragraph 7501.21 of the Zoning Regulations rendered it significant that a portion of the PUD site had been developed pursuant to a previous PUD case and that the subject project met the minimum area requirements of 7501.21.

31. The proposed action was referred to the National Capital Planning Commission under the terms of the District of Columbia Self-Government and Governmental Reorganization Act and the National Capital Planning Commission reported that the PUD with the guidelines, standards and conditions as proposed by the Zoning Commission will not have an adverse impact on the interests or functions of the Federal Establishment within the National Capital Region and is not inconsistent with the Comprehensive Plan for the National Capital. The Commission further reported that the development should contain additional public amenities, including mixed uses at the ground floor level and should be more responsive, in terms of its bulk, mass and scale to surrounding land uses and development.

32. As to the third and fourth recommendation of the NCPC, the Commission finds that these issues are essentially local issues not affecting the Federal interest and that the Commission has fully addressed all the relevant local issues in this order. The comments of the NCPC in this regard go beyond the scope of issues to which the NCPC should address itself.

CONCLUSIONS OF LAW

1. The proposed Planned Unit Development meets the minimum area requirements of Sub-section 7501.2 of the Zoning Regulations.
2. The Planned Unit Development process is an appropriate means of controlling development of the subject site.
3. Approval of this consolidated PUD application is appropriate, because the application is generally consistent with the present character of the area and because it would encourage stability of the area.
4. The Commission takes notes of the position of Advisory Neighborhood Commission 2A, and in its decision has accorded to the ANC the "great weight" to which it is entitled.
5. The approval of the application would promote orderly development in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
6. The proposed application can be approved with conditions which would insure that development would not have an adverse effect on the surrounding area.

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein the Commission hereby orders that the Motion to Dismiss filed by ANC 2A is hereby denied. Further, the Commission hereby orders approval of the consolidated application for a Planned Unit Development and a change of zone from R-5-C to C-3-B for that part of lot 49 formerly known as lot 824 located in square 120, subject to the following guidelines, conditions, and standards:

1. The planned unit development shall be developed in accordance with plans filed with the Zoning Commission, dated January 7, 1980, prepared by the Kling Partnership and marked as Exhibit No. 60, except as modified to conform to the conditions of this Order.
2. The use of buildings included in the planned unit development shall be limited to office, meeting and other accessory uses of the International Monetary Fund.

3. The overall FAR of the project shall be limited to 7,676 which shall include the existing IMF building and the additions proposed under this planned unit development, exclusive of roof structures.
4. The gross floor area of the project shall not exceed 754,535 square feet, exclusive of roof structures.
5. The height of the proposed building shall not exceed 130 feet, provided, however, that the roof structure for the proposed building shall match the height and setback of the roof structure on the existing building.
6. The roof structure of the proposed building shall be constructed in accordance with Drawings Z-10-A, Z-12-A, Z-13 and Z-14 of Exhibit No. 60. The gross floor area of the roof structure shall not exceed 7,631 square feet. The proposed roof structure shall house mechanical equipment and shall be enclosed with materials to match the roof structure of the existing building.
7. The architectural finish materials of the proposed addition shall be as described in Exhibit No. 60 and elsewhere in the record of this case, to match the finishes of the existing IMF building on Lot 49.
8. The total number of parking spaces allowed under the PUD shall be limited to a maximum of 717 spaces, the number which is now located in the existing IMF building. No parking spaces shall be provided in the proposed addition, however, parking access and parking ramps shall be provided as shown on Drawings Z-1-A, Z-3-A, Z-4 and Z-5 of Exhibit No. 60.
9. Three loading berths shall be provided, two of which are now provided in the existing building and one of which shall be provided in the proposed addition as shown on Drawing Z-5 of Exhibit No. 60. All loading berths and platforms shall conform to the requirements of loading berths and platforms located in the C-3-B District.
10. Landscaping, paving and other exterior site treatments including those to be located in public space, shall be as shown on Drawings Z-16-A and Z-21 of Exhibit 60.
11. Subject to acceptance and agreement by the Western Presbyterian Church, the brick portion of the east facade of Western Presbyterian Church shall be refinished in stone to match the existing Church facade and a portion of the brick wall enclosing the church yard shall be repaired. The cost of such repairs and modifications shall be borne by the IMF as a condition of approval for the planned unit development.

12. The proposed mini-park located on the northeast corner of Lot 49 shall be constructed and landscaped as shown on Drawing Z-21 of Exhibit No. 60.
13. The proposed library.reading room shall be constructed as shown on Drawing Z-18 and Z-19 of Exhibit No. 60. Such library/reading room shall include an "outreach program" as outlined in the record of this case to encourage its use by the neighborhood and the Washington Community. Access to the library/reading room by the public shall be allowed during normal working hours of the IMF and at other selected times.
14. Storm water management and erosion control features shall be included in the PUD as shown on drawings Z-10-A and Z-16-A of Exhibit No. 60. Such features shall conform to the requirements of the D.C. Department of Environmental Services at the time of construction.
15. If and when the International Monetary Fund shall purchase lease or otherwise gain effective control over the use of Lot 826 in Square 120 now owned by the Western Presbyterian Church, no use of the property by the IMF shall be established without prior approval of the Zoning Commission.
16. The change in zoning requested by the applicant from R-5-C to C-3-B shall be effective upon recordation of a covenant as required by Section 7501.8 of the Zoning Regulations.
17. No building permit shall be issued for this planned unit development until the applicant has recorded a covenant in the land records of the District of Columbia, between the owner and the District of Columbia, and satisfactory to the office of the Corporation Counsel and the Zoning Regulations Division, which covenant shall bind the applicant and all successors in title to construct on and use this property in accordance with this Order or amendments thereof by the Zoning Commission.

Vote of the Commission taken at the public meeting of March 13, 1980: 3-2 (Commissioners Theodore F. Mariani, Ruby B. McZier and George M. White to adopt, Commissioners Walter B. Lewis and John G. Parsons to deny).

THEODORE F. MARIANI
Chairman
Zoning Commission

STEVEN E. SHER
Executive Director
Zoning Secretariat

This order was adopted by the Zoning Commission at its public meeting held on April 10, 1980 by a vote of 3-2 (Ruby B. McZier, George M. White and Theodore F. Mariani to adopt, John G. Parsons opposed, Walter B. Lewis opposed by absentee ballot).

In accordance with Section 2.61 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia (18 D.C. Register 891, Supp. no. 3, July 6, 1972), this order is final and effective on 16 APR 1980 and the amendment to the Zoning Map is effective on _____.