



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



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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