



M E M O R A N D U M

TO: William Liggins, Director
Revenue Bond-Enterprise Program

FROM: Harriet Tregoning, Director

THROUGH: Rosalynn Hughey, Deputy Director

DATE: April 7, 2010

SUBJECT: American Society of Nephrology
1510 H Street, N.W.

Recommendation

The Office of Planning (OP) has reviewed the above-cited revenue bond application and endorses the funding request. The following are agency comments on the application.

Applicant

The American Society of Nephrology, Inc. (ASN) is a non-profit organization founded in 1966 for the purpose of in-depth study, research and reporting on kidney maladies. ASN has 11,000 members consist of scientists and physicians who promote medical research and training for future kidney specialists. ASN funds research, holds annual conferences and provides educational tools for those in the field of nephrology. The organization has been located in the District since 1966 and plans to continue its presence and involvement with the city.

Revenue Bond Request & Project Description

ASN is seeking revenue bond funding in the amount of \$7,900,000.00 to purchase space and relocate its office headquarters near Farragut Square. In addition to the purchase price, funding for the project will cover:

- \$204,500 for closing costs
- \$840,980 for building improvements
- \$300,000 for furniture, fixtures and equipment
- \$142,049 for contingency costs
- \$19,750 in program fees.

The applicant seeks to purchase approximately 12,014 gross square feet of space in an existing building, as well as five underground garage parking spaces.

Location

The project is located at 1510 H Street, N.W. in Ward 2. The building is one block northeast of the White House. Other important area landmarks include the U.S. Treasury, Lafayette Park, the Old Executive Office Building, the Blair House, Hay Adams Hotel and the Renwick Gallery. The site is served by the Metrobus E and X routes, along H Street and I Street, as well as Metrorail Orange and Blue Lines at the McPherson Square and Farragut Square Stations.



American Society of Nephrology - 1510 H Street, NW

Benefits to the District and Residents

Currently, ASN has 24 employees and projects that after completion of the project there will be 30 additional employees. Each year, ASN hosts a global conference on new technologies and medical research on kidney health and new breakthroughs in kidney disease. The conference draws over 14,000 participants to the District; these participants support the area retail, entertainment and hotel establishments and contribute to the District's tax base.

The applicant indicates that it is reviewing green building measures to incorporate in the interior office space. There may be a potential for the project to be LEED certified.

Comprehensive Plan/Land Use & Zoning

The site and a portion of the square are zoned C-4 that includes the downtown core of retail and office centers for the city and metropolitan area. The zone allows office, retail, housing and mixed uses to a maximum lot occupancy of 100%, a maximum FAR of 8.5 (or 10.0 if permitted height is in excess of 110 feet), a maximum height of 110 feet and 130 feet on 110-foot-wide adjoining streets.

The Comprehensive Plan Future Land Use Map designates the area as high density commercial land use in the central employment district characterized by office and mixed office/retail structures higher than eight stories, with interspersed lower scale buildings. The site is located in the Central Washington Area Element of the Comprehensive Plan. Applicable Comprehensive Plan policies include those found in the Central Washington Area Element, Economic Development Element, and Environmental Protection Element:

Policy CW-1.1.6: Capturing Visitor and Employee Spending

Capture a greater share of the demand for goods and services generated by the more than 400,000 persons working in Central Washington, and the millions of tourists who visit the area each year by supporting additional retail and restaurant development. This will generate substantial jobs, tax revenues, and social and economic benefits for the city.

Policy ED-2.1.5: Infill and Renovation

Support the continued growth of the office sector through infill and renovation within established commercial districts to more efficiently use available space while providing additional opportunities for new space.

Policy ED-2.4.3: Higher Education and Health Care Linkages

Encourage continued linkages between the higher education and health care industries through facilities such as ...medical research centers.

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects and develop green building methods for operation and maintenance activities.

Additionally, the site is located within in the study boundaries of the Center City Action Agenda, a bold economic and place-making initiative for Central Washington that aims to spur additional investment in emerging neighborhoods that surround the City's traditional downtown and stretch to include three distinct waterfronts. The agenda provides a compelling vision and a strategic implementation plan for becoming an increasingly diverse and culturally richer place and for growing job opportunities by creating highly competitive new employment centers and greener and more sustainable neighborhoods.

Community Comments

The site is located within Advisory Neighborhood Commission (ANC) 2B. The application package does not include any written position of affected ANC 2B.

Office of Planning Endorsement

The Office of Planning endorses the request for revenue bond funding with the following recommendations to be resolved prior to any decision:

- The applicant should submit a written position of the affected Advisory Neighborhood Commission ANC 2B to record prior to any decision to be made
- The applicant should provide a listing of green and sustainable building measures and materials to be used in the project

The revenue bond application is not inconsistent with the requirements of the District Elements of the 2006 Comprehensive Plan for the National Capital, DCMR Title 10. It satisfies the evaluation criteria of the Office of Planning. Should you have any questions, please contact MonaCheri McCoy of my staff at 442-7607 or monacheri.mccoy@dc.gov.