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CRM
CANOPY, LLC
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WASHINGTON, DC 20002

MARC LOUD, CHAIRMAN
DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT
441 FOURTH STREET NW
SUITE 210 SOUTH
WASHINGTON, DC 20001

RE: BZA Case No. 177337 N Street Follies LP
(1743 – 55 N Street, NW)

Mr. Chairman,

I am Criston Mize. I am a professional greenroof designer and installer. I have been working in this field for five years. I have my own company – CANOPY, LLC – that is based in Washington, DC. I have been involved in turning thousands of square feet of barren rooftop space into green areas. I have a diverse portfolio of projects/clients including the DC Government [Reeves Center (7th floor terrace) - One Judiciary Square (9th floor terrace)], as well as numerous DC residences and businesses. My work is on display at the Tabard Inn Hotel, where I designed and installed two greenroofs.

Let me take a minute to explain the importance of greenroofs to our capital city. I enjoy working in this field because of the many benefits that greenroofs provide to the health of cities. Greenroofs are a necessity for this city. We need people like you to ensure the health and success of greenroofs wherever possible. It is proven, in many studies, that greenroofs are one of the best methods for a city to control the ever-increasing problem of stormwater runoff. Runoff causes heavy stress, pollution and deterioration of a city sewer system, waterways, and tree canopy. As you might already know, stormwater management is a major dilemma for the infrastructure of Washington, DC. In addition to being a part of the solution to stormwater management healthy greenroofs provide a number of other benefits to the city and the environment as a whole. These benefits include reduction in heat (urban heat island effect), air quality improvement, increased biodiversity, noise pollution reduction, aesthetics, and effective use of otherwise wasted space. I will not go into details about each, but I encourage you to hop on the Internet and research or confirm any of my comments.

Three years ago, the Tabard Inn Hotel came to me about the possibility of putting greenroofs on the hotel. Since then, two quite extraordinary greenroofs have been installed. We are planning to install more in the near future. What now lives on the Tabard Inn are not the run-of-the-mill greenroofs. One roof has plants growing on a 45-degree pitch above the restaurant outdoor seating.

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Another roof was transformed into an herb and fruit garden that, in addition to the environmental benefits, it provides the restaurant kitchen with necessary items to use in the food served. The Tabard Inn is a wonderful example of effective and creative use of greenroof technology. The selection of these rooftop spaces, especially the garden was carefully selected understanding the movement of the sun, as it is extremely important to the success of the plant life. The Tabard Inn, like many building across the city, has limited areas to grow specific plant life.

I am writing this letter because I understand that there is the possibility that a new structure could be built next door to the Tabard Inn Hotel that would greatly diminish the sunlight that shines on the Tabard Inn rooftops. I am not naïve enough to think that two rooftops would stop such a massive project, but I think it would a big step, and a great example, if decisions were made considering the living roofs that exist at the Tabard Inn. Making some adjustments or restrictions – maybe the size of the building, or setting the endpoint back. Please allow some minor modifications to give more sunlight to help the Tabard Inn rooftop gardens be successful. It would also give hope to environmentalists like myself by demonstrating that Washington, DC is a city that considers sustainable building methods, like greenroofs, an important part in the future of the city.

Thank you for listening to my thoughts.



Criston Mize
Designer
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