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February 21, 2017

VIA IZIS

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Application No. 19450 – 3320 Idaho Avenue, NW (Square 1818, Lot 849)
Update to Project Plans**

Chairperson Hill and Honorable Members of the Board:

The Applicant, District of Columbia Department of General Services (the “Applicant”), has continued working with the community, Ward 3 Advisory Team, and ANC 3C in order to address various neighborhood concerns. In response to these on-going community discussions, the Applicant has modified certain aspects and revised the project plans accordingly. See Revised Plans at **Tab A**. The Revised Plans incorporate the following modifications:

1. Contextual image of two-story, three level parking deck at the rear of the MPD 2D station.
-As a result of the construction of the parking deck, the Applicant will provide approximately 239 parking spaces on Lot 849. These parking spaces will satisfy the minimum parking requirement for the Emergency Shelter use¹ and provide additional parking for MPD, including in-kind replacement of MPD parking lost to the project. The contextual image includes a proposed “green” wall on the western-facing portion of the parking deck.
2. Relocation of the outdoor playground, loading area and trash dumpsters.
-In response to community comments about potential noise, the Applicant has moved the outdoor playground to the western side of the proposed building and the dumpsters and

¹ Importantly, the Applicant no longer seeks special exception relief from the minimum parking requirement. This change in relief is reflected in the Applicant’s revised zoning self-certification. See BZA Ex. No. 108.

loading area to the northern side of the building. The net result is the creation of a southern facing side yard that is now 63 feet, which provides an extensive buffer between the project and the neighboring residential home.

3. Depiction of additional materials palette, including choices for exterior materials, window accents, frames and trims.

Finally, the Applicant has revised the building design in order to reduce the total building height to 69 feet from the originally planned 72 feet. While this modification is not reflected in the Revised Plans, the Applicant will supplement the record with plans prior to the hearing.

Thank you for your attention to this matter and we look forward to presenting this case to the Board on March 1st.

Sincerely,
GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS,
LLP



Meridith H. Moldenhauer

cc:
D.C. Office of Planning
D.C. Department of Transportation
ANC 3C
Neighbors for Responsive Government