



June 6, 2025

**VIA IZIS**

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763

Direct Fax 202-683-9389

mmoldenhauer@cozen.com

Frederick L. Hill  
Chair Person  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200s  
Washington, DC, 20010

**Re: BZA Case No. 21297**  
**Application of the Department of General Services**  
**Updated Plans**

Chairperson Hill and Honorable Members of the Board :

On behalf of the Applicant, this filing is intended to provide the Board with updated architectural plans that reflect recent design changes to the proposed building. These updates further illustrate the need for the relief requested and highlight the continued constraints on available interior space, particularly with respect to long-term bicycle parking.

As part of the value engineering (VE) process, the building's overall size was reduced by an additional 1,000 square feet, which further limits the Applicant's ability to accommodate long-term bicycle parking within the building. The revised drawings reflect several key design modifications, including:

1. Removal of the southwest stair.
2. Relocation of the fitness room to the first floor.
3. Movement of the game lounge to the second floor.
4. Combination of the dance studio into a small multipurpose room on the first floor.
5. Removal of one exterior restroom, with that space converted into additional square footage for the wellness room, now referred to as the break room.
6. Conversion of the previously shown break room near the second-floor lobby into a tech lounge.
7. Removal of skylights.

The updated plan sheets and renderings, enclosed as **Tab A**, illustrate how the design changes have further reduced available interior space. These revisions reinforce the Applicant's position that the building cannot reasonably accommodate zoning-compliant long-term bicycle parking, and support the need for the requested relief.

The Applicant has also included a Motion to Late File this supplemental material, attached as **Tab B**. The hearing is scheduled for Tuesday, June 11, 2025, and materials were due on or before May 11, 2025, pursuant to Subtitle Y § 300.15. The Applicant respectfully submits that there is good cause for the Board to accept this filing, as the enclosed materials reflect recent refinements to the building design that provide further context for the requested relief.

Sincerely,

COZEN O'CONNOR



Meridith Moldenhauer

By: Meredith H. Moldenhauer

MHM

**Certificate of Service**

I hereby certify that on this 6th day of June, 2025, a copy of the foregoing Cover Letter with enclosures was served, via email, on the following:

District of Columbia Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 7B  
c/o Travis Swanson, Chairperson  
Angela Sydnor, SMD 5D01  
[7B03@anc.dc.gov](mailto:7B03@anc.dc.gov)  
[7B08@anc.dc.gov](mailto:7B08@anc.dc.gov)

A handwritten signature in blue ink, appearing to read 'MM', is written over a horizontal line.

Meridith Moldenhauer

**Tab A**



2025/06/06







KEY PLAN

**Operator:**  
**DC DEPT. OF PARKS AND RECREATION**  
1275 FIRST ST NE, WASHINGTON, DC 20002

**Owner:**  
**DC DEPT. OF GENERAL SERVICES**  
2000 14TH STREET NW, 8TH FLOOR, WASHINGTON, DC 20009

**Design-Build Contractor:**  
**BLUE SKYE / COAKLEY & WILLIAMS CONSTRUCTION**  
4500 EAST-WEST HWY #500, BETHESDA, MD 20814

**Architect:**  
**PERKINS EASTMAN CAN**  
ONE THOMAS CIRCLE NW, SUITE 300, WASHINGTON, DC 20005

Structural:  
**EHLERT BRYAN DC**  
 1420 K STREET NW, SUITE 1100, WASHINGTON, DC 20005

MEP, Fire, IT/AV/Security:  
**CMTA, INC**  
 4401 FAIRFAX DRIVE, SUITE 215, ARLINGTON, VA 22203

Food Service:  
**NYIKOS-GARCIA FOODSERVICE**  
7146 STARMOUNT CT, NEW MARKET, MD

**Accessibility**  
**GALBO + WOLF LLC**  
4410 MASSACHUSETTS AVE NW #240, WASHINGTON, DC 20016

**Sustainability & Envelope:**  
**SUSTAINABLE BUILDING PARTNERS**  
 2701 PROSPERITY AVENUE, SUITE 100, FAIRFAX, VA 20598

**Specifications:**  
**HELLER & METZGER, INC.**  
 1600 K STREET NW, SUITE 500, WASHINGTON, DC 20006

Acoustical Consultant:  
**POLYSONICS**  
406 BELLE AIR LANE, WARRENTON, VA 20186

Geotech:  
**SCHNABEL ENGINEERING DC, INC**  
4200 WISCONSIN AVENUE NW, SUITE LL9, WASHINGTON, DC 20016

FORT DAVIS  
COMMUNITY CENTER

DRAWING TITLE:

SCALE: As indicated

**A-101**

FOUNDATION TO GRADE PERMIT

2025/06/06

1. RATED WALLS: REFER TO LIFE SAFETY DRAWING (G-100 SERIES) FOR LOCATIONS AND EXTENT OF FIRE-RATED SEPARATION PARTITIONS. ALL OTHER PARTITION DRAWINGS FOR BEARING WALLS, ALL BEARING WALLS TO BE FIRE-RATED.
2. AT INTERSECTION OF RATED WALLS AND NON-RATED PARTITIONS, THE RATED PARTITION MUST BE CONTINUOUS TO MAINTAIN THE RATED WALL. THE NON-RATED PARTITION SHALL BE NON-RATED PARTITIONS, WHERE A NON-RATED PARTITION INTERSECTS A RATED PARTITION, THE RATED PARTITION SHALL BE CONTINUOUS AND UNINTERRUPTED.
3. DIMENSIONS: EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL U.O. INTERIOR DIMENSIONS ARE TO FINISH FACE OF PARTITION U.O.
4. DOOR OPENINGS: DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT FINISH WALL U.O.
5. REFER TO ENLARGED PLAN DRAWINGS (A-00 SERIES) FOR ADDITIONAL DIMENSIONAL WALL TYPE INFORMATION.
6. REFER TO PARTITION TYPES DRAWING (A-003) FOR CONSTRUCTION OF TYPICAL INTERIOR PARTITIONS. REFER TO WALL SECTIONS FOR CONSTRUCTION OF TYPICAL WALLS AND A-001, REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
7. PROVIDE BLOCKING AS REQUIRED FOR ALL TOILET ACCESSORIES, SINKS, SHOWERS, TUBS, AND CLOSETS. PROVIDE TYPICAL MOUNTING HEIGHTS SCHEDULED ON SHEET G-033 & G-004.
8. PROVIDE CONTINUOUS BLOCKING AT ALL SHOWERS FROM THE FLOOR TO 8' AFF.
9. REFER TO FINISH PLANS FOR FINISHES AND PROVIDE BLOCKING FOR WALL HUNG ELEMENTS.



1/8" = 1'-0" REF: D4 / A-201



1/8" = 1'-0" REF: DM / A-201



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- 
- SEAL



Civil / Dry Utility:  
**WILES MENSCH CORPORATION-DC**  
510 8TH STREET SE, WASHINGTON, DC 20003

Landscape:  
**JORDAN HONEYMAN LANDSCAPE ARCHITECTURE**  
708 CHESTNUT STREET, MILTON, DE 19968

MEP, Fire, IT/AV/Security:  
**CMTA, INC**  
4401 FAIRFAX DRIVE, SUITE 215, ARLINGTON, VA 22203

**Accessibility**  
**GALBO + WOLF LLC**  
 4410 MASSACHUSETTS AVE NW #240, WASHINGTON, DC 20011

Specifications:  
**HELLER & METZGER, INC.**  
 1600 K STREET NW, SUITE 500, WASHINGTON, DC 20006

Geotech:  
**SCHNABEL ENGINEERING DC, INC**  
4200 WISCONSIN AVENUE NW, SUITE LL9, WASHINGTON, DC

FORT DAVIS  
COMMUNITY CENTER

DRAWING TITLE:  
**SECOND FLOOR  
PLAN**

# A-102

2025/06/06

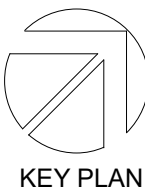


FOR REFERENCE ONLY



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SEAL



One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T. +1 202 495 7430

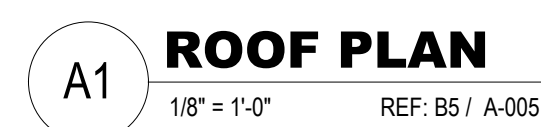
**SCHNABEL ENGINEERING DC, INC**  
4200 WISCONSIN AVENUE NW, SUITE LL9, WASHINGTON, DC 20016

FORT DAVIS  
COMMUNITY CENTER

DRAWING TITLE:  
**HIGH ROOF PLAN**

**A-104**

2025/06/06



FOR REFERENCE ONLY



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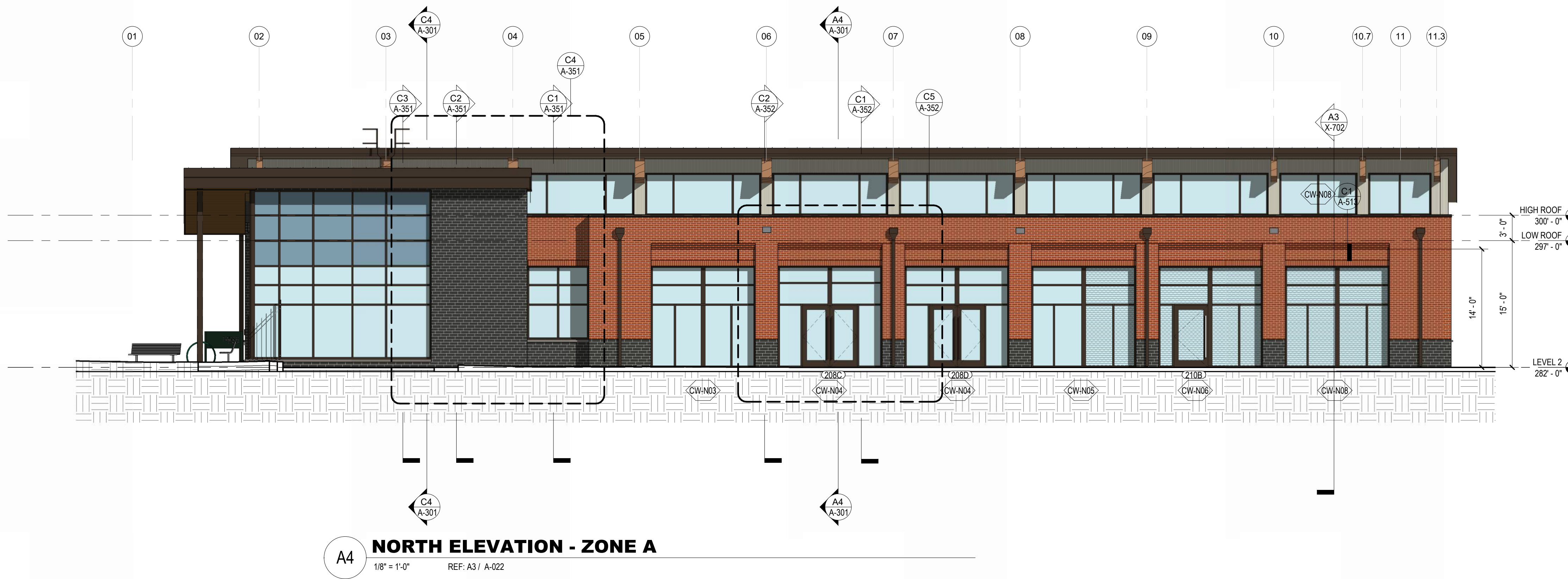
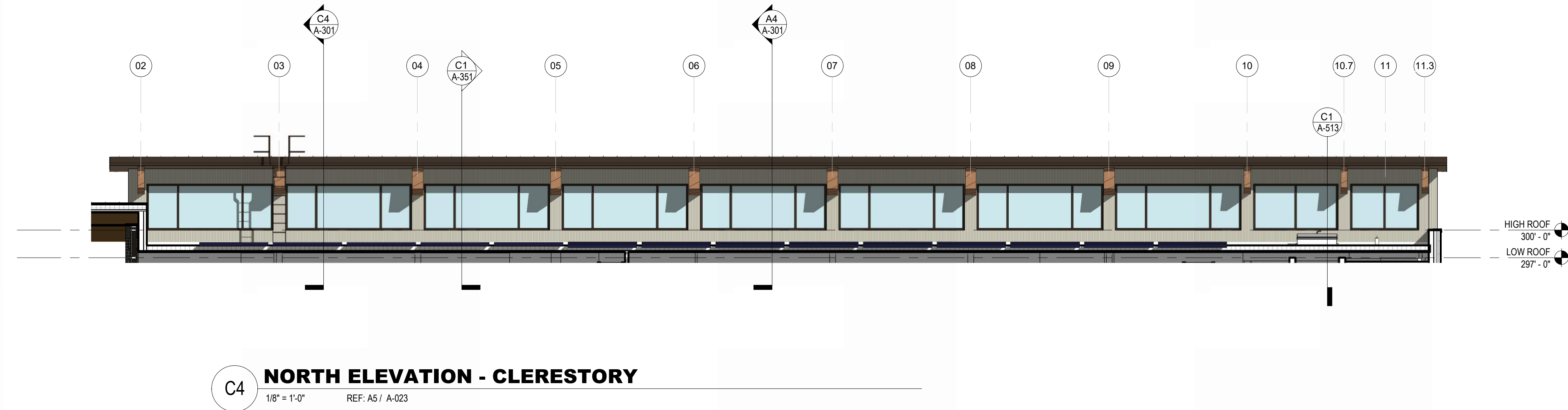
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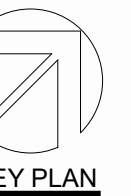
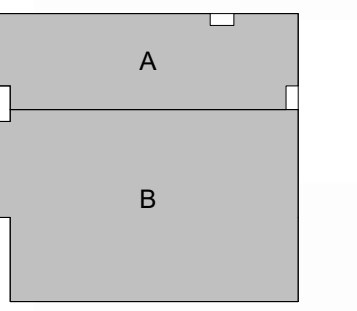


## EXTERIOR MATERIALS

	BRICK
	COMPOSITE METAL PANEL
	CONCRETE
	EARTH
	FIBER CEMENT PANELING
	FIBER CEMENT PANELING
	GLASS
	STRUCTURALLY GLAZED SAFETY GLASS
	GLASS WITH TRANSLUCENT FILM
	GYPSUM / PLASTER
	STEEL
	STONE
	WOOD

No.	Description	Date

SEAL



**Perkins Eastman DC**

One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T: +1 202 465 7430

Operator:  
**DC DEPT. OF PARKS AND RECREATION**  
1275 FIRST ST NE, WASHINGTON, DC 20003

Owner:  
**DC DEPT. OF GENERAL SERVICES**  
2000 15TH STREET NW, 8TH FLOOR, WASHINGTON, DC 20009

Design-Build Constructor:  
**BLUE SKYE / COAKLEY & WILLIAMS CONSTRUCTION**  
4500 EAST WEST HWY 1600, BETHESDA, MD 20814

Architect:  
**PERKINS EASTMAN DC**  
ONE THOMAS CIRCLE NW, SUITE 300, WASHINGTON, DC 20005

Civil / Dry Utility:  
**WILES MENSCH CORPORATION DC**  
510 8TH STREET SE, WASHINGTON, DC 20003

Landscape:  
**JORDAN HONEYMAN LANDSCAPE ARCHITECTURE**  
706 CHESTNUT STREET, MILTON, DE 19968

Structural:  
**SHALEY BRYAN DC**  
1425 K STREET NW, SUITE 1100, WASHINGTON, DC 20005

MEP, Fire, IT/AV/Security:  
**CMTA, INC.**  
4401 FARFAX DRIVE, SUITE 215, ARLINGTON, VA 22203

Food Service:  
**WYKOS-GARCIA FOODSERVICE**  
7146 STARMOUNT CT, NEW MARKET, MD

Accessibility:  
**GALBO + WOLF LLC**  
4410 MASSACHUSETTS AVE NW #240, WASHINGTON, DC 20016

Sustainability & Envelope:  
**SUSTAINABLE BUILDING PARTNERS**  
2701 PROSPERITY AVENUE, SUITE 100, FAIRFAX, VA 22088

Specifications:  
**HELLER + METZGER, INC.**  
1600 K STREET NW, SUITE 500, WASHINGTON, DC 20006

Acoustical Consultant:  
**POLYSONICS**  
405 BELLE AIR LANE, WARRENTON, VA 20186

Geotech:  
**SCHNABEL ENGINEERING DC, INC.**  
4300 WISCONSIN AVENUE NW, SUITE 115, WASHINGTON, DC 20016

PROJECT TITLE:

**FORT DAVIS  
COMMUNITY CENTER**

1400 41ST STREET, WASHINGTON, DC  
20020

PROJECT No: 0102750

DRAWING TITLE:  
**BUILDING  
ELEVATIONS**

SCALE: As Indicated

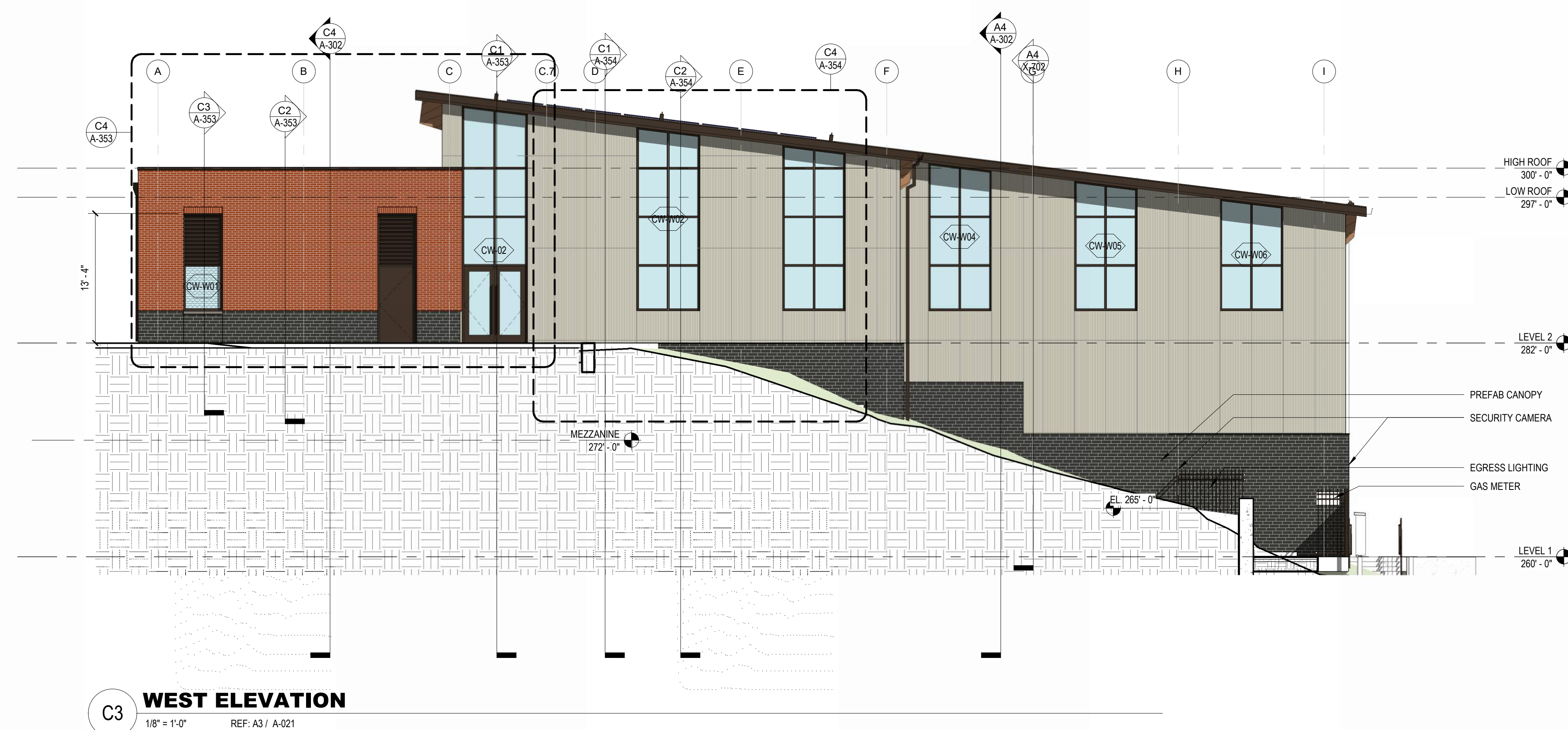
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FOUNDATION TO GRADE PERMIT

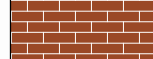

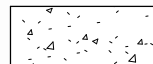
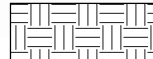


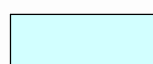
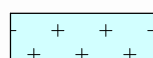
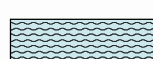
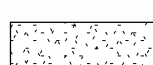
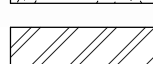


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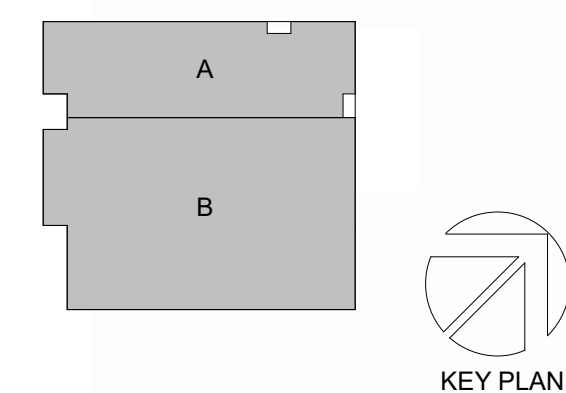
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TO BE SUBMITTED UNDER SEPARATE BUILDING PERMIT REF NUMBER YET TO BE RECEIVED





# EXTERIOR MATERIALS

	BRICK
	COMPOSITE METAL PANEL
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	GLASS WITH TRANSLUCENT FILM
	GYPSTUM / PLASTER
	STEEL
	STONE
	WOOD

[illegible]

**Perkins Eastman DC**  
One Thomas Circle NW, Suite 300  
Washington, DC 20005  
T. +1 202 495 7430

**Owner:**  
**DCP: DEPT. OF PARKS AND RECREATION**  
1275 FIRST ST. SE, WASHINGTON, DC 20002

**DCP:**  
**DEPT. OF GENERAL SERVICES**  
200 17TH STREET NW, ETHRIDGE, WASHINGTON, DC 20009

**Design-Build Contractor:**  
**BLUE SKYE | COAKLEY & WILLIAMS CORPORATION**  
250 WEST MEYER ST #500, BETHESDA, MD 20814

**Architect:**  
**PERKINS EASTMAN DC**  
ONE THOMAS CIRCLE NW, SUITE 300, WASHINGTON, DC 20005

**Civil / I.D. Drafting:**  
**WILEY MEINER INCORPORATION**  
516 8TH STREET SE, WASHINGTON, DC 20003

**Architectural:**  
**JORDAN STEINMAN LANDSCAPE ARCHITECTURE**  
708 CHESTNUT STREET, MILTON, DE, 19068

**Structural:**  
**BREITL BRYAN DC**  
1624 K STREET NW, SUITE 1100, WASHINGTON, DC 20005

**MEP, Fire, IT/AV/Security:**  
**CMIA, Inc.**  
404 FAIRFAX DRIVE, SUITE 115, ARLINGTON, VA 22203

**Food Service:**  
**HYUNG-GARCIA FOODSERVICE**  
1165 STRAUBART CUP, NEI MARKET, MD

**Accessibility**  
**GALLO & WOLF LLC**  
10000 GREENHURST AVE NW SUITE 200, WASHINGTON, DC 20161

**Sustainability & Envelope:**  
**SUSTAINABLE BUILDING PARTNERS**  
2701 PROSPERITY AVENUE, SUITE 100, FAIRFAX, VA, 22036

**Specifications:**  
**HELLER & METZGER, INC.**  
600A STREET NW, SUITE 500, WASHINGTON, DC 20006

**Accessory Consultant:**  
**POLYCONICS**  
420 BELLE AIR LAKE, WARRENTON, WA 97146

**Geotech:**  
**SCHMIDEL ENGINEERING INC.**  
2500 GIGAWATT AVENUE NW, SUITE 15, WASHINGTON, DC 20005

PROJECT TITLE: \_\_\_\_\_

FORT DAVIS  
COMMUNITY CENTER

1400 41ST STREET, WASHINGTON, DC  
20020

PROJECT No: 0102750

DRAWING TITLE:  
**BUILDING  
ELEVATIONS**

SCALE: As indicated

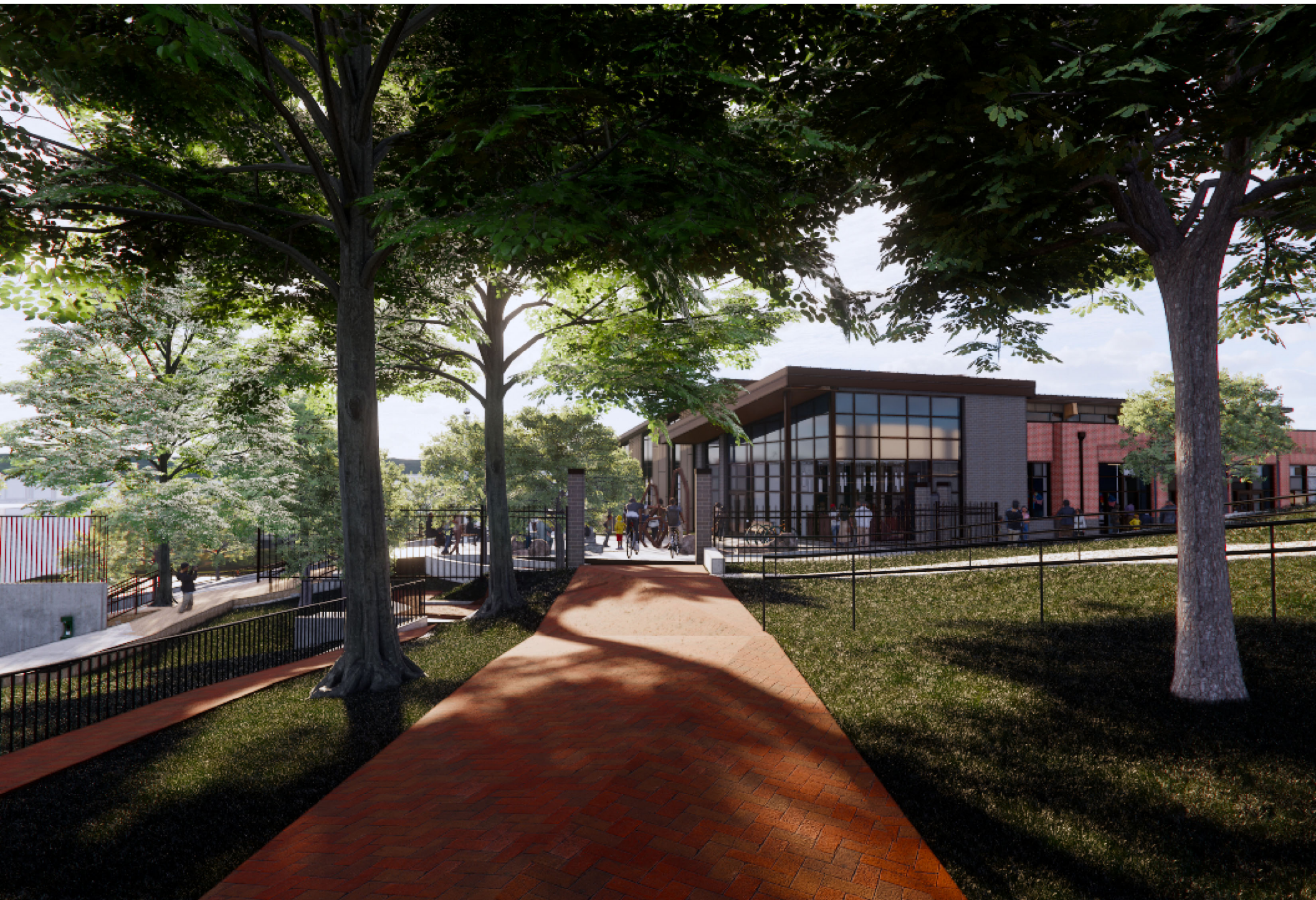
**A-202**

FOUNDATION TO GRADE PERMIT

2025/06/06

**FOR REFERENCE ONLY**  
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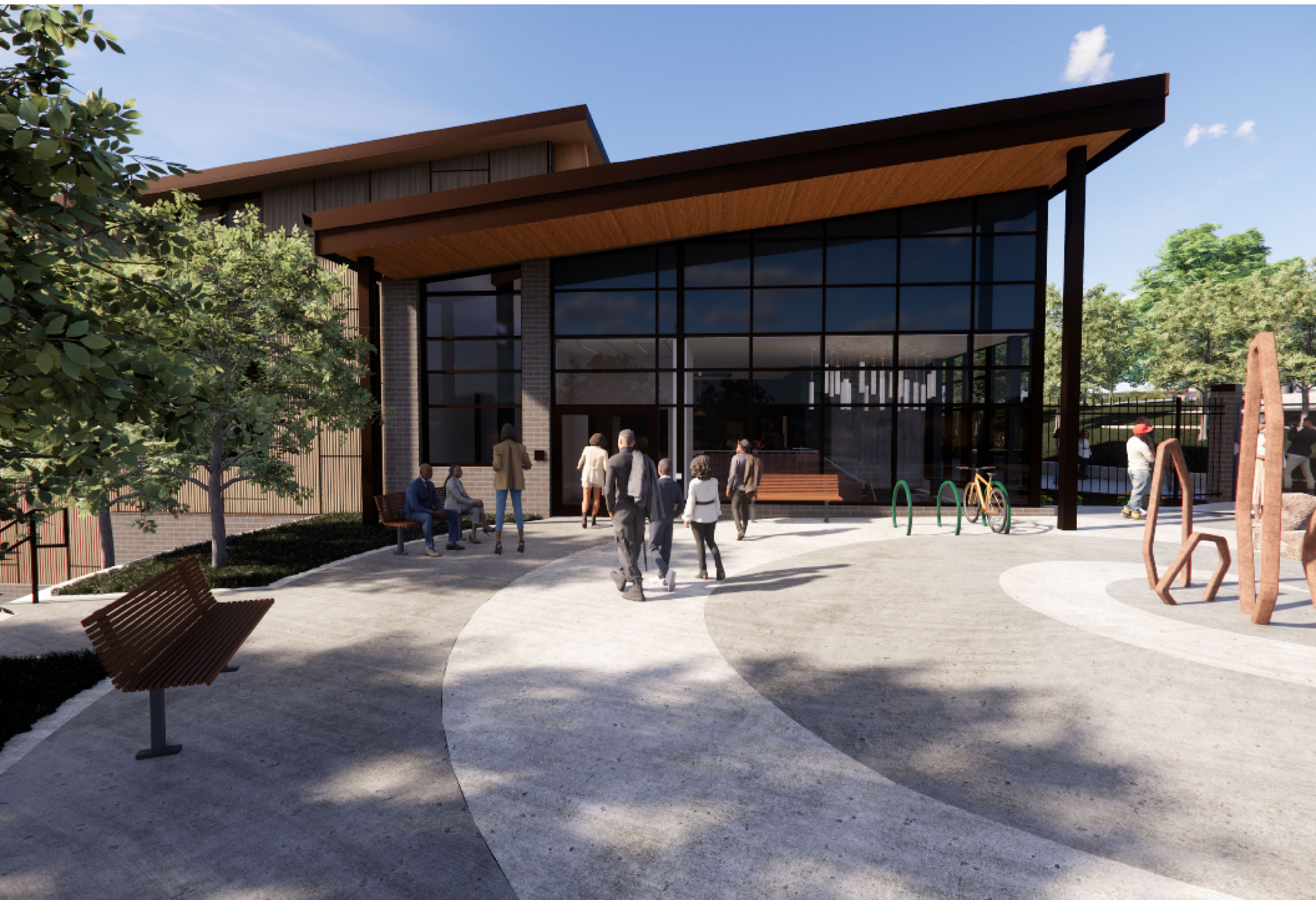












Tab B



BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA



FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A  
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 21297

Motion of: ☒ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☐ Other \_\_\_\_\_

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

The applicant files this motion for waiver of the 30 day period otherwise required pursuant to Subtitle Y § 300.15  
The attached cover letter and Plans provide the Board with greater detail regarding the application.

Points and Authorities:

On a separate sheet of 8 ½" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did movant obtain consent for the motion from all affected parties?

- ☐ Yes, consent was obtained by all parties ☐ Consent was obtained by some, but not all parties  
☒ No attempt was made ☐ Despite diligent efforts consent could not be obtained

Further Explanation: The only party is the ANC and the applicant has presented at previous ANC meetings .  
and will provide the ANC with this additional information.

CERTIFICATE OF SERVICE

I hereby certify that on this 06 day of June Month, 2020

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other \_\_\_\_\_

Signature:

Print Name: Meredith Moldenhauer

Address: 201 M. St. NW, Suite 500, Washington, D.C. 20036

Phone No.: 202-747-0763 E-Mail: mmoldenhauer@cozen.com