

June 12, 2018

VIA IZIS

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200S  
Washington, D.C. 20001

Re: **BZA Application No. 19689 (2300 16th Street NW)**  
**Revised Plans – Crescent Place Garage Exit**

Dear Members of the Board:

Enclosed as Exhibit A please find updated plans for the proposed project, which incorporate revisions to the garage design made by the Applicant to address the concerns expressed by the Beekman Place Condominium Association.

The revised plans incorporate a one-way exit from the garage onto Crescent Place NW. Pursuant to this change, vehicles will enter the garage from the entry court on Belmont Street and must exit via Crescent Place. (When the Meridian garage is being used for valet operations, vehicles will be able to exit onto Belmont Street.) The Applicant requests flexibility to revise the design of the parking exit to accommodate comments from District historic preservation and public space officials.

The additional ramping required to accommodate the exit ramp has reduced the total amount of parking in the Project to 66 spaces in the residential garage and 31 spaces (42 with valet) in the Meridian garage. When adding in the Meridian spaces in the garage at 2200 17<sup>th</sup> Street, this brings the total number of parking spaces to 136 striped spaces and 153 valet spaces, which exceeds the zoning minimum of 125 spaces.

The Applicant's transportation consultant has prepared a memorandum, attached as Exhibit B, which confirms that the design change will not have an adverse impact on the transportation network.

The Applicant has also revised the MOUs with the neighborhood associations and representatives to reflect the design change. The three memoranda are attached as Exhibit C (New Condo MOU), Exhibit D (Meridian MOU) and Exhibit E (Construction MOU). As a result of the design change, Beekman has agreed to join the MOU.

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We look forward to presenting to the Board on June 13, 2018. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

Sincerely,



David Avitabile



Lawrence Ferris

cc: Jon Cummings, MIC9 Owner, LLC  
Joseph Gaon, Counsel for Meridian International Center  
Con Hitchcock, Counsel for Beekman Place Condominium Association

Enclosures

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing document and enclosures were delivered by electronic mail or U.S. Mail to the following addressees on June 12, 2018.

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Lawrence Ferris