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BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA
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Application of The Field School
ANC 3D

BZA Application No.
Hearing Date:

APPLICATION STATEMENT OF THE APPLICANT

This is the application of The Field School ("School" or "Applicant") for a special exception to allow an addition to an existing private school and to allow an increase in the student and faculty/staff caps. The School plans to modernize and expand the facilities for the existing middle and high school operating on its campus at 2301 Foxhall Road, NW (Square 1341, Lots 856, 861, 878, and 879) (the "Property"). The Property is included in the R-1-A Zone District. See an excerpt of the District of Columbia Zoning Map attached as Exhibit C and a surveyor's plat attached as Exhibit D.

I. NATURE OF RELIEF SOUGHT

The Applicant requests that the Board of Zoning Adjustment (the "BZA" or the "Board") approve a special exception pursuant to Section 206 of the Zoning Regulations (11 DCMR § 206) for an expansion of a private secondary school. Also pursuant to Section 206, the Applicant requests an increase of the student enrollment cap from 320 to 400 and the faculty/staff cap from 74 to 110. The School also plans to construct new academic, administrative, and communal space.

II. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Section 3104.1 of the Zoning Regulations (11 DCMR § 3104.1).

III. DESCRIPTION OF THE PROPERTIES AND SURROUNDING AREA

The School is located on a parcel of land comprised of approximately 459,962 square feet. Given the size of the Property, the School operates with minimal impact on neighboring property owners. The Property is bounded by the Kreeger Museum to the north, single-family dwellings to the south, Glover Archbold Park and single family dwellings to the east, and Foxhall Road to the west. Across Foxhall Road to the west is the Embassy of Belgium.

The School was established at a different location near Dupont Circle in 1972, and it expanded into a new location in 1974, where it operated until 2002. As the School grew through the 1990s, it became necessary to find a new facility. In 1998, the School acquired the former Cafritz estate on Foxhall Road. The School moved to its new campus at this location in 2002. Today, the School enrolls 323 students in grades 7 – 12. The School employs 86 faculty/staff members, but the full-time zoning equivalent is 77 faculty/staff members.¹ This number is based on the maximum number of faculty/staff members on the School's campus at one time, which the Zoning Administrator has accepted as valid basis for counting faculty/staff members.

The School is an independent, co-educational day school for 6th through 12th grade students.² Classes are held Monday through Friday. The middle school begins classes at 8:00 am, and the high school begins classes at 8:50 am. Classes end at 2:45 pm, but many of the students participate in afterschool activities. Thus, departure times are staggered from 3:00 pm to 6:15 pm.

¹ The full-time equivalent of faculty/staff is 77, but some of the faculty/staff members are part time; thus, there are never more than 77 faculty/staff on the campus at once

² The School will begin enrolling 6th grade students in fall 2012.

In 2000, the BZA approved a special exception to allow the School to establish a private school at the Property.³ Along with other conditions, the School was permitted a cap of 320 students and a cap of 74 full time faculty/staff.

The Property slopes downward from west to east, with the School's buildings concentrated toward the western side of the Property near Foxhall Road. The campus is comprised of three pedagogical / administrative buildings, a gymnasium, and an outdoor field.

Except for the old Cafritz mansion, all of the buildings were constructed just prior to the School relocating to this location.

IV. PROPOSED PROJECT

In order to accommodate increased demand and provide the best educational program that is possible, the School plans to expand and upgrade its physical facilities. The School also plans to increase its student enrollment cap to 400 and its faculty/staff cap to 110. The School will need expanded facilities to accommodate an increased student enrollment and to enhance its educational program. The proposed expansions are necessary to meet current and future educational standards and needs of the School and its students, and to help the School remain fully competitive in the field of private education by accommodating demand for a larger student body.

Much of the proposed student enrollment increase will be to accommodate a 6th grade class. Since the D.C. Public Schools changed middle school to include grades 6 – 8 (instead of grades 7 – 8), the demand for 6th grade at private middle schools has increased. Without a 6th grade, the School would be unable to accommodate such demand, and prospective students would enroll at other peer institutions that offer 6th grade. Thus, the School would be at a competitive

³ BZA Order No. 16559. The BZA also granted three minor modifications in Order Nos. 16559A, 16559B, & 16559C. These BZA Orders are attached in Exhibit E.

disadvantage because it is unlikely that a student would enroll at a different school for only 6th grade and then transfer to The Field School for the remainder of his/her secondary school career.

The proposed expansion of the facilities will allow the School to provide an enhanced educational experience while accommodating additional students. The plans enclosed as Exhibit F depict the proposed expansion, which consists of four carefully placed infill construction projects and additions that will result in minimal disturbance to any of the adjacent neighboring properties, will have little or no impact on the existing School traffic patterns and parking, and will preserve the existing open green spaces on and around the site. Details regarding the proposed expansion are provided below.

A. Addition to Sapere

The addition to the Sapere building will be comprised of a single-story structure on top of the upper most floor of the existing building. Classrooms, a science lab, and a faculty office will occupy the floor. The exterior of the addition will extend the existing palette of materials and architectural language of the building.

B. The Bridge

The Bridge will be a two-story plus partial basement structure between the existing Sapere and Cafritz buildings. The Bridge will connect to Sapere at the existing Sapere basement and 1st floor level, as well as to the proposed upper-story Sapere addition. The Bridge will connect to the Cafritz Building at the Cafritz main floor and link Cafritz and Sapere. The addition will contain an art classroom on the lower level and science and humanities classrooms on the upper level. The exterior appearance of the Bridge addition will extend and replicate the

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existing design and materials of the Sapere Building on the north side while being more open and transparent on the south side facing the interior of the site.

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C. The Great Room

The Great Room addition will be a two-story structure located in the hill on the east side of the existing Cafritz Building. The addition will also extend to the north and join with the basement of the Bridge addition. The lower level will contain a servery, administrative and staff offices, music classrooms, and a large gathering space. The upper level will contain reception and main offices, administrative and staff offices, and will connect to the lower level of the Cafritz Building. The roof of the addition will serve as a terrace and lawn for the Cafritz Building and is comprised of permeable paving and green roof-lawn areas. The exterior of the addition will extend the existing palette of materials and architectural language while integrating the structure into the hillside.

D. Addition to Aude

The Aude addition will be a one-story structure on the east side of the building at the upper-level terrace. The addition will extend an existing classroom and provide space for a faculty office. The exterior of the addition will extend the existing palette of materials and architectural language of the building.

V. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF FOR A PRIVATE SCHOOL

The School is seeking a special exception under Section 206 of the Zoning Regulations to expand an existing private school on the Property. A private school is permitted in the R-1-A Zone District when the applicant demonstrates the following: (1) it is located so that it is not

likely to become objectionable to adjoining and nearby properties because of noise, traffic, number of students, or otherwise objectionable conditions; and (2) ample parking space, but not less than that required in chapter 21 of the Zoning Regulations, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

A. The Applicant will not Create Objectionable Impacts on Neighboring Properties

The Field School has existed on the Property since 2002. Since that time, the School has been operating with minimal impact on the community, and the proposed expansion, similarly, will not cause objectionable impacts due to noise, traffic, or number of students. With the current number of students, the School has had negligible adverse traffic impacts on the community, and, as the traffic impact study (“TIS”) in Exhibit G explains, the proposed increase in number of students and faculty/staff will maintain that low level of impact. The TIS anticipates that traffic operations at the School will be unaffected by the population increase and, as the TIS states, “With the Field School increased population, the capacity results indicate no intersections are anticipated to exceed acceptable levels of service. Further, there is anticipated to be little change to the levels of service expected throughout the study area due to the low number of future trips that are added to the road network.”

When it was approved by the BZA, the School adopted a comprehensive transportation demand management (“TDM”) program that has resulted in the School having almost no adverse impacts on traffic and that will allow for the addition of students and faculty/staff without creating new adverse impacts. The TDM program included three key elements that have allowed the School to successfully reduce the amount of traffic to and from the campus: private shuttles with pickup and drop off locations in D.C., Virginia, and Maryland; an aggressive mandated carpooling program for parents and students driving to the School; and a staggered

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school schedule for the middle school and the high school. The TDM program is described in greater detail on pages 31-32 of Exhibit G. The result of this successful TDM program has been that the School does not generate a significant amount of traffic, and most of the trips do not coincide with peak evening rush hour, further minimizing its effect on the neighboring community. For this application, the School proposes to continue the TDM program and to aggressively maintain its high effectiveness. Further, the School has ample room for cars to queue on the campus, which will continue to limit any spillover on Foxhall Road. The expansion of the student and faculty/staff populations will not perceptibly increase the limited traffic impacts because the TDM will ensure only a relatively minor increase in the number of people going to and from the School and because the campus will be able to accommodate any negligible amount of additional traffic without creating any adverse changes to traffic in the neighborhood.

Similarly, any noise that the School will produce will have a negligible effect on the neighbors. The School will continue to be well insulated from neighboring properties, as shown on the site plan in Exhibit F. The School has been very successful in minimizing any objectionable noise, and neither the additional space nor the additional students will create situations for noticeable increases in noise. The presence of extensive undeveloped green space on the Property's periphery buffers adjacent properties from any School noise.

The new facilities that the Applicant is proposing in connection with this application have been thoughtfully designed. The additions and new buildings were strategically located so as to be aesthetically appealing while providing maximum benefit to the School at minimum intrusion to the surrounding residential community. Like the existing buildings, the new construction projects will be buffered from the surrounding residential community by existing tree growth.

Moreover, the additions provide for increased indoor use of School facilities; thus the likelihood of neighbors hearing additional noise from the students is ~~miniscule~~ ^{minimal}.

B. The School will Provide Adequate Parking for Students and Faculty/Staff

Under Section 2101.1 of the Zoning Regulations the required parking for the School is two (2) spaces for each three (3) teachers plus one for 10 seats in the largest area usable for public assembly. With 110 faculty/staff and an assembly space with 500 seats, the required parking will be 123 spaces. The School will supply 128 parking spaces. Thus, it will provide more than adequate parking for the School and the proposed expansion.

C. The Proposed Expansion is Harmony with the General Purpose and Intent of the Zoning Regulations

The requested special exception relief for a private school can be granted without impairing the general purpose and intent of the Zoning Regulations and will not tend to adversely affect neighboring properties. The School will not cause objectionable conditions from noise, traffic, or number of students, so the requested special exception will satisfy the standards stated in the Zoning Regulations. Therefore, the proposed expansion of the School will be consistent with the general purpose and intent of the Zoning Regulations.

VII. EXHIBITS

Exhibit A	Application Form, Self-Certification and Agent Authorization Letter
Exhibit B	Statement in Support
Exhibit C	Excerpt of Zoning Map
Exhibit D	Surveyor's Plat
Exhibit E	Previous BZA Orders

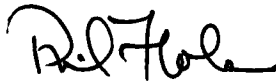
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| Exhibit F | Plans for New Construction at The Field School, including Photographs of the Property |
| Exhibit G | Transportation Impact Study |
| Exhibit H | List of Property Owners within 200 Feet of the Property |

VIII. CONCLUSION

For all of the above reasons, this application satisfies the standards for special exception relief in this case.

Respectfully submitted,
GOULSTON & STORRS, P.C.



Phil Feola



Cary Kadlecek

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