

Phil T. Feola
pfeola@goulstonstorrs.com
202-721-1114 Tel

Cary R. Kadlecsek
ckadlecsek@goulstonstorrs.com
202-721-1113 Tel

December 7, 2012

VIA EMAIL

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18431 – Applicant's Post-Hearing Submission and Final Conditions

Dear Members of the Board:

At the conclusion of the public hearing on November 7, 2012, the Board requested The Field School, the ANC, and the Office of Planning to devise a set of conditions that all three organizations and adjacent neighbors agreed on. In addition, the Board asked The Field School to work with DDOT to resolve DDOT's concerns about potential traffic impacts.

Since the public hearing, The Field School has worked extensively with the ANC, neighbors, and OP to create a set of mutually-agreeable conditions. At its meeting on December 5, 2012, the ANC approved conditions in concept without providing its own wording. The enclosed conditions reflect The Field School's best understanding of the conditions that incorporate all of the agreed-upon concepts and are satisfactory to all of the interested parties.

DDOT has not yet agreed to the enclosed conditions relating to traffic, but The Field School is still consulting with DDOT. Nevertheless, the enclosed conditions reflect The Field School's latest and best effort at addressing DDOT's concerns.

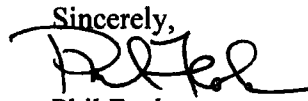
Based on the extraordinary negotiation and compromise that occurred in order to create these conditions, The Field School believes that this case is ready for approval. The Field School requests that the Board approve the requested special exception with the enclosed conditions.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18431

EXHIBIT NO. 40

Enclosures
DCDOCS\7064829.1

Sincerely,

Phil Feola


Cary Kadlecsek

RECEIVED
D.C. OFFICE OF ZONING
2012 DEC -7 AM 10:03

**PROPOSED CONDITIONS
BOARD OF ZONING ADJUSTMENT
CASE NO. 18431**

1. The school buildings and facilities shall be constructed in accordance with the plans filed in the record as Exhibit ____.

Number of Students and Faculty and Staff; Operations

2. The maximum student enrollment shall be limited to 400.
3. The maximum number of faculty and staff shall be limited to 110.
4. The school shall stagger hours of operation between the Middle School and Upper School with an 8:00AM start for 6th-8th graders and no earlier than an 8:20AM start for 9th-12th graders.
5. The school shall prohibit students from leaving the campus during the school day except for emergencies, when authorized by a parent or guardian, or for school-organized trips.
6. The school may not start any outdoor athletic events after 6:00PM.
7. No outdoor athletic events may be held on Sundays.
8. The school may not allow the athletic field to be used for adult baseball.
9. No more than three major evening events beginning after 7:00PM may be held on the school property during the school year.
10. The school shall schedule all deliveries to take place from 9:30AM to 4:00PM, Monday through Friday.
11. The school shall schedule all waste removal to take place from 8:00AM to 4:00PM, Monday through Friday.

Use of Facilities by Outside Groups

12. The school shall not be prohibited from making its facilities available to outside groups. Rental of its outdoor athletic facilities, however, is conditioned on the school obtaining written agreement of three-quarters of the properties adjacent to the school. The school shall convene meetings with such neighbors to assess ways that the school's field may be used by outside groups in a way that is sensitive to the surrounding neighborhood,

seeking to achieve consensus to facilitate greater use of the field by outside groups, and shall report annually in writing to the ANC for the next two years on the status of its efforts.

13. The school shall allow no more than five non-sporting events of more than 100 people each year in the gymnasium. Use of the gymnasium by outside groups (other than for the five aforementioned events) shall not begin before 9:00AM or end after 8:30PM nor occur on Sundays, and such groups may park only in spaces along Foxhall Road or near the theater entrance, not at the gymnasium parking area along 44th St.
14. The school shall permit local residents to use the athletic field and to walk or stroll the campus grounds when these areas are not being used for school purposes, provided that the same conditions that apply to the school's use of the facilities and ground shall apply to the public.

Traffic Management

15. All traffic entering or exiting the school property must use the southern entrance, with the exception of emergency vehicles and other vehicles require access through the northern entrance that are unable to use the southern entrance. The gate at the northern entrance shall bar any turns from Foxhall Road onto the school property or from the school property onto Foxhall Road.
16. The school may not permit more than 106 vehicles to enter the school property during the 7:30AM to 8:30AM morning peak hour.
17. The school shall require all student drivers to park on school property. The school shall establish a school parking sticker program and provide students who qualify under the program with parking stickers authorizing them to park on school property. No parking stickers may be issued to any student who is under the age of 17.
18. The school shall require, as part of its school parking sticker program, that students carpool to the maximum extent permitted by the Safe Teenage Driving Amendment Act of 1999, effective April 5, 2000, and other applicable licensing laws.
19. The school shall establish pickup points for the school shuttle buses at off-street locations within established parking lots. These pickup points must be monitored by school staff and/or volunteers.
20. The school shall require carpooling and vanpooling for major events and weekend events.

Lighting

- 30. The school shall operate all light on the parking facilities so that it is directionally down-lit with minimum light candlepower.
- 31. The school may not install any exterior event lighting on the athletic field.
- 32. The school shall turn off the lights to the parking lots at 9:00PM and may not turn the lights on at the parking lots on Saturdays and Sundays, except for special events or reasons of safety.

Construction Management

- 33. The school shall implement the construction management plan filed in the record as Exhibit ____.
- 34. During the construction proposed in this application, the school shall meet with neighbors and community representatives on a monthly basis to discuss construction activities schedule for the following month and to review its efforts to resolve any objectionable conditions. For purposes of this condition, the term "adjoining property owners" includes owners directly across Foxhall Road.
- 35. During construction, the school shall make available a 24-hour hotline with a live or on-call operator to respond to callers' questions about objectionable and unsafe conditions. The school shall publicize the hotline number and post it prominently at the site.
- 36. The school will ensure that truck and vehicle parking, material staging or storage, and contractor's trailers are not placed or otherwise located on the easternmost parking lot.

Community Outreach

- 37. The school shall coordinate and work with other schools located in the area to address community concerns.
- 38. After completion of the construction proposed in this application, the school shall conduct meetings with neighbors and community representatives no less than once every six months to discuss and review any objectionable conditions.

Parking and Perimeter

21. The school shall provide no more than 128 parking spaces.
22. The parking lot must be set back at least 100 feet from the adjoining property on the south.
23. The school must retain porous pavement technology for its parking lot.
24. The school shall install and maintain a 100-foot vegetative buffer between the parking lot and adjoining property to the south.
25. The school shall install and maintain a vegetative buffer between the parking lot and Foxhall Road (see attached plan).
26. The school shall allow visitors to 2207 Foxhall Road to use the school parking lot.
27. The school shall, prior to the beginning of the construction of the new addition, provide further screening of parking area near the gymnasium for 44th Street neighbors in the form of a 12-foot dark metal fence and related plantings, which will be maintained in good working condition. This fence will be placed on the gymnasium side of the existing stone wall and will extend from the southern-most point of the lot along the wall as far as parking extends next to the gymnasium building. The school will not park buses along the fence or stone wall.
28. The school will permanently fix the drainage issues that are currently being addressed by a silt tarp installed on the fences abutting the 44th Street residences adjacent to the school, subject to approval by or in accordance with guidelines provided by the District Department of the Environment.
29. The school shall, prior to the beginning of the occupancy of the new addition, replace the cooling unit by the gymnasium, now referred to as "The Chiller," with a new unit that will have a sound spectrum that is quieter by approximately 3-5 dBA (which is similar to a 20% decrease in loudness) and has minimal tones. This new unit will incorporate new technology, such as compressor wraps and upgraded low-noise fans (or scroll-type compressors), that are quieter, and the school will require that the new unit will have a factory witness test to confirm lower noise levels and minimal tones prior to delivery on the property.

Proposed Site Plan

scale : 1" = 100'

Existing Structure

Addition to Existing

New Construction



WONDER	1
SAPERE	2
CARFRITZ	3
AUDE	4
THE GREAT ROOM	5
THE BRIDGE	6

CERTIFICATE OF SERVICE

I hereby certify that on December 7, 2012, copies of the attached letter and enclosure were delivered via email to the following:

Maxine Brown-Roberts
D.C. Office of Planning
maxine.brownroberts@dc.gov

ANC 3D
Chairman Stuart Ross
Stuart.Ross@troutmansanders.com

Anna Chamberlin
District Department of Transportation
anna.chamberlin@dc.gov


Cary Kadlecek