

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D

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January 11, 2014

Mr Lloyd Jordan, Chair
Board of Zoning Adjustment
One Judiciary Square
441 Fourth Street, NW
Suite 210S
Washington, D C. 20001
Email: BZAsubmissions@dc.gov

RE: BZA Application No. 18663 – The Lab School of Washington

Dear Mr Jordan:

At its properly noticed public meeting on January 8, 2014, held at American University, School of International Service, Founders Room, Washington, D.C 20016, with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D voted 10-0-0 to support the application of the Lab School of Washington in the R-1-B District at 4759 Reservoir Road, NW (Square 1372, Lot 25) for a special exception to construct a new high school and an addition to its arts building on its main campus. Approval was subject to two conditions on parking and construction management that were agreed to by the Lab School.

In its application, The Lab School seeks (1) variance relief pursuant to Section 206 of the Zoning Regulations to allow construction of a 29,000 sq. ft. private school addition, (2) variance relief pursuant to Section 2001.1 from the parking requirements for a public school, and (3) variance relief from the requirements of Section 2201.1 for the on-site loading requirement for a public school with more than 100,000 sq. ft. of development.

The Lab School presented initial plans to ANC3D at the Commission's meeting on September 11, 2013, and appeared at subsequent meetings. Commissioners toured the Lab School and met with school officials. The Lab School offered community meetings/tours. Commissioners expressed concern about the school's proposal to reduce parking availability and the lack of a construction management plan.

At its December 4, 2013 meeting, ANC3D considered the application and voted 10-0-0 to recommend *preliminary* approval of the application subject to agreement on language to address parking concerns outlined by the Commission and submission of a construction management plan. ANC3D worked with the applicant on the condition language and, due to the holidays, the final language was not agreed upon until the ANC3D January 8, 2014 meeting.

(1) The Lab School has agreed to provide parking for 129 vehicles – the expected parking demand outlined in the Lab School's transportation and parking assessment. Onsite, it is a minimum of 67 zoning-compliant parking spaces and 24 stacked parking spaces. These remaining spaces can be provided on or off-campus exclusive of public parking spaces. Additional language has been agreed to that would enable the Lab School to reduce its parking spaces if the school's transportation management plan (TMP) reduces parking demand, or to require the Lab School to increase parking if the need exceeds current expectations.

BOARD OF ZONING ADJUSTMENT
District of Columbia
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District of Columbia
CASE NO. 18663
EXHIBIT NO. 29

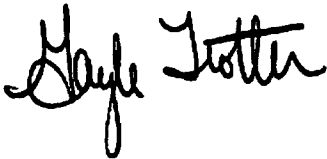
(2) At the Commission's January 8, 2014 meeting, the Lab School presented a Construction Management Plan that defines work hours, parking, construction traffic/deliveries, staging and site management, cleanliness, contractors and subcontractors and communication with the community

At the recommendation of ANC3D, the Lab School will create a construction management committee to include neighbors, representatives of the ANC and all relevant citizens associations to meet at regular intervals, preferably monthly, with the school and its construction managers as the project proceeds.

Therefore, ANC3D urges the Board of Zoning Adjustment to grant this application and ANC3D requests that its recommended approval be "given great weight" in the consideration of this application. D C. Code 1 309.10(d)(3)(A).

ANC3D designated ANC3D06 Commissioner Penny Pagano to testify on behalf of the Commission at the BZA hearing on January 14, 2014

Sincerely,

A handwritten signature in black ink, appearing to read "Gayle Trotter". The signature is written in a cursive, flowing style.

Gayle Trotter
Chair, ANC3D