March 12, 2000

Ms. Jerrily R. Kress
Director, Office of Zoning
441 4th Street, NW, Suite 210
Washington, D.C. 20001

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

Re: Case # 16559

Dear Ms. Kress:

We support the Findings and Resolutions of The Wesley Heights Association for The Preservation of Residential Streets (attached) with respect to the re-location of **The Field School** to the Cafritz property on Foxhall Road NW.

We believe The Field School will be an excellent neighbor and will have much less impact on open space and traffic than would a residential development of 50+ houses.

Thank you for your consideration.

Sincerely,

Barbara L. Franklin

Barbara L. Franklin

John W. Franklin

John W. Franklin Jr.
4330 Forest Lane, NW
Washington, D.C. 20007

BZA
Case No. 16559
Exhibit No. 103

Board of Zoning Adjustment
District of Columbia
CASE NO.16559
EXHIBIT NO.103

Findings and Resolutions

We are persuaded that the Field School development of the Cafritz Property does not threaten to significantly alter the existing character of our neighborhood community. We think they will be good neighbors. Items of particular concern and interest:

- Protection of Glover Archbold Park -- The Field School has worked with the National Park Service to establish a site plan that will ensure proper run-off into Glover Archbold Park – thereby preserving wetland areas, protecting the last stand of old-growth forest in the District of Columbia and not posing additional erosion threats.

- Preservation of Green Spaces – The school has pledged a green buffer of landscaping on its property boundaries. Perhaps more importantly, the maximum impermeable surface of the school's plan – buildings and parking lots -- is about 18 percent of the land area. A residential development could pave and cover up to 60 percent of the land area.

- Protection of Lower 44th Street -- The Field School has provided long-term binding assurances that lower 44th Street will not be used for access to their property – thereby preserving the community-wide sanctuary of lower 44th Street and adjoining National Park Land.

- Neighborhood Recreational Space for Children -- The Field School has pledged weekend use of their playing fields exclusively for the informal use of the local community (no leased use of facilities to area sports leagues). This is welcome in view of the very heavy weekend use of the fields at Horace Mann and Stoddert.

- Ongoing Liaison to the Community -- The Field School has already established a standing liaison with the community and in the future has pledged to serve as convener of this group to optimize community relations.

We support The Field School's plan to relocate to the Cafritz Property. We believe the Field School's current plans reflect a shared commitment to preserving the environmental integrity of Glover Archbold Park, and preserving green/open spaces and the quiet residential character of Wesley Heights. Further, we fear the potential environmental and aesthetic consequences of alternative use of the land – especially another high-density development project.