Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

July 18, 2000

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OFFICE OF ZONING
DISTRICT OF

Ms. Sheila Cross Reid
Chairperson Board of Zoning Adjustment
441 4th Street NW Room 210
Washington DC 20001

RE: **Recommendation for REJECTION, by Advisory Neighborhood Commission 3D BZA Application 16559**

Dear Ms. Reid:

This letter supercedes all prior recommendations regarding the referenced application.

Advisory Neighborhood Commission 3D met on July 10, 2000 to further consider recommendations to the Board of Zoning Adjustment regarding Application #16559 for a special exception allowing the construction of a new campus for Field School at a location on Foxhall Road.

By a unanimous vote of 6-0-0 the Commission recommends that the application be **REJECTED** in light of the following:

At its May 8, 2000 meeting the Commission recommended conditional approval of the application by a close vote of 3-2-0 based particularly on the traffic plan presented at that meeting although expressing concerns about a number of matters in connection with the School's plans. The presence of two entrances on Foxhall Road, and a 10-car "stacking" lane were important characteristics of the plan allowing for our conclusion that objectionable traffic conditions were not likely as a result of granting the application.

Subsequent to that meeting, the applicant amended its traffic plan at least partly in response to recommendations by the Department of Public Works. The new traffic plan presented at our July 10 meeting included the closing of one of the entrances and dropping the stacking lane from 10 to 3 cars. We found these changes were likely to have an objectionable impact on traffic safety and congestion problems in the neighborhood.

In addition several adjoining property owners, including the National Park Service, have not received proposals from the applicant, which satisfy their serious concerns about storm water management.

The Commission found that the applicant has not met its burden of proof in demonstrating that objectionable conditions in the neighborhood will be avoided.

Case No. BZA 16559
Exhibit No. 448

Board of Zoning Adjustment
District of Columbia
CASE NO.16559
EXHIBIT NO.448

Specifically, the Commission found –

1. The traffic plan changes referenced above make it likely that objectionable traffic congestion and safety problems will occur; and

2. In light of statements by the national Park Service and others, detrimental impact on the environment and, in particular, storm water management and water quality is possible if not likely.

Based on the above traffic and storm water management concerns, by a unanimous vote of 6-0-0 the Commission recommended that the application be REJECTED.

FURTHER RECOMMENDATIONS

In the event the BZA decides to grant the application over the objections of this ANC and the adjacent neighbors, we recommend that the Field School should be subject to conditions as set forth in the recent memorandum from Andrew Altman, Director of The Office of Planning dated June 7, 2000. Those conditions are numbered 1 through 24, starting on page 5 of the memorandum.

In addition, it is recommended that three conditions be added to this list, to be numbered as if designated numbers 25 through 27 -

25. The application should be approved subject to the satisfaction of storm water management concerns the National Park Service referenced in its e-mail of June 7th.

26. During construction, the applicant shall make available a 24-hour hotline with a live or on-call operator to respond to resident's questions and complaints about objectionable and unsafe conditions. Such a number shall be posted prominently at the site and otherwise publicized.

27. Pick-up points for Field School shuttle buses shall be established off-street within established parking lots and monitored by school staff and/or volunteers.

These findings and recommendations are entitled to "great weight" in your deliberations, as set forth in D. C. Code Sec. 1-261.

Respectfully Submitted,

Eleanor Roberts Lewis,
Chair, ANC3D

Cc: Field School
Wilkes, Artis, et.al.
Office of Planning