THOMAS A. KAMSTRA KENNETH C. DOGGETT

ARCHITECTURE · URBAN PLANNING · INTERIORS · HISTORIC PRESERVATION

- **Madam Chairperson and members of the board, my name is Ken Doggett** and I am a land planner with 30 years experience speaking in opposition to the proposed Field School on Foxhall Road.

- I have also lived as a homeowner at 2702 36th Street N.W., in the Cathedral Area of Washington D.C., for 32 years. I have two children that attended Stoddert, Mann, National Cathedral and Sidwell Friends schools.

- I will briefly outline over the next few minutes those issues that concern me regarding the proposed new school.

- **First, the physical context of the proposed Field School's site** is generally that of low-density homes on steep sloping R-1A land, with primary access limited to a very busy 2-lane road. There are many non-residential buildings and schools in the area that generate high traffic volumes and impact adjacent residences. Map #1 indicates many of these facilities, which have met with citizen opposition when additions were planned or proposed, despite often-larger sites than that of the proposed Field School and access to public transportation. Field School's proposal of an additional 320 students and a staff of 70 would add to the negative traffic impact and tend to diminish the residential character of the immediate area, which, as Map #1 and #1a show is already highly impacted by private schools and colleges. For example, there are approximately 90 independent private and parochial schools in the District of Columbia, with 15 in the area around the Cafritz property, or 16 % of the total (see attached). Some of the non-public schools are Independent schools, which tend to be on larger sites with more students and a proven academic reputation.

BZA Case No. 16559 Exhibit No. 462

The highly regarded Bunting and Long Private Independent Schools 2000 Handbook lists 24 such schools in Washington D.C. 15 or 62% of these are located within a 1 ½-mile radius and 8 or 41% are located within the 1-mile radius. All 24 schools have an aggregate school enrollment of over 7,000 students. This situation is further aggravated when the excellent public schools such as Mann, Stoddert, Ellington and Fillmore/Hardy are added to the impact.

1608 WASHINGTON PLAZA, RESTON, VA 20190 TEL.: (703) 787-0392 FAX: (703) 787-4690

2702 36TH STREET, N.W., WASHINGTON, D. C., 20007 TEL.: (202) 965-1878 FAX: (202) 625-1360

Board of Zoning Adjustment
District of Columbia
CASE NO.16559
EXHIBIT NO.462

Also, there are eight major Universities within the District of Columbia, with three within the 1-mile radius. G.W. Mount Vernon is planned for a large increase of students, while Georgetown and American Universities currently have a combined enrollment of 21,000 students, or 38% of the total aggregate of all 8 universities (the major universities are American, Catholic, District of Columbia, George Washington, G.W. Mt. Vernon Campus, Georgetown, Howard and Trinity).

No other low-density residential area in the Washington Metropolitan area has this kind of academic building intensity, with its traffic and visual impacts and its intrusive and disruptive effect on the surrounding neighborhood.

- **Second, the first Neighborhood Objective of the Comprehensive Plan** is to "promote the conservation, enhancement and revitalization of the residential neighborhoods of the District for housing and neighborhood related uses."

  In my opinion the proposed school does not enhance or conserve housing nor does it provide a neighborhood-related use with its student body being drawn from Virginia and Maryland, in addition to the District. The Field School supporters may dispute this, but unlike the proposed Field School, schools such as Mann, which draw upon students from a walking-distance area, are truly neighborhood related. Recent community to private school expansions support this.

- **Third, the constraints of the property** negatively impact both the actual site and the adjacent area due to the limited size and configuration of the property, with its steep slopes and existing trees that need preserving. The Ward 3 Plan states that "Land use and future development must be carefully controlled to protect the existing scale and existing low-density character and to enhance the maintenance and improvement of existing natural, open space."

Map #2 shows the proposed layout.

Of the 4 lots, the 2 easterly and part of the southerly one have very steep slopes and the proposal leaves these undeveloped, leaving approximately 8 acres for a 400-student/staff school. Only one tennis court, minimum-sized sports fields and no cafeteria are indications of a restricted site. Any future expansion beyond the proposed layout would be difficult without further community impacts, such as purchasing other residences. Such examples are Edmund Burke and Maret. The former is currently proposing to expand and is attempting to exceed the agreed student cap. Maret, which recently tried to lease at considerable expense the baseball field at Guy Mason Recreation Center, was rejected by the community due to increased traffic and the increased size of the field that is needed to meet D.C. high-school standards, which are considerably larger than those shown on the proposed plan.

- **Fourth, other comparable schools** previously discussed generally were located on larger sites with access to a major road and public transportation. Sidwell, St. Albans, National Cathedral, Georgetown Visitation are but a few with these characteristics. It is difficult to find another comparable school to the proposed Field School – one that is really an "island" school surrounded by R-1A zoned properties, with no public transportation and with access and exits on to a congested 2-lane road with no sidewalks but which still serves as a major traffic corridor. The property also exits at a road alignment, which has a dangerous lack of sight lines in both directions due to topography and road curvature as shown in photograph #3.

- **Fifth, the character of development** is addressed in the Comprehensive Plan: "Development should maintain areas with a stable character that have a positive physical image." The character is one of houses on relatively high land with swales, steep slopes and mature trees preserved as open spaces as shown in photograph #2. In addition, the Comprehensive Plan also states that development should 'Encourage in - fill development to be complementary to

the established character of the area and infill development in stable areas should not create sharp changes in physical pattern that might lead to deterioration."

While the proposal does meet the legal zoning requirements of the R-1A classification as to lot occupancy, it is difficult to apply these standards in visual terms to a 400-student/staff school with parking for 128 cars and 10 buses and playing field. The actual building length is over 700 feet long with a single break and with a parking lot extending nearly the full property length while the Ward 3 Plan states that new construction should "relate the size and proportion of new construction to the scale of the adjacent buildings."

- **Sixth, environmental issues** are addressed in the Comprehensive Plan that recommends that "development should regulate land to protect natural features." It should also be noted that the more restrictive Wesley Heights Overlay District is located directly to the north and west and at the very least any developments should be indicative of these guidelines.

The proposed development involves extensive excavation, with slopes of 20% in many places and requires extensive leveling of the playing fields with a drop of over 40 feet from the N.W. to the S.E. together with some mature tree removal as shown in photograph #4.
The location of the buildings and parking lots on the higher ground make noise and lighting difficult to eliminate, despite the proposed remedial measures. Parking areas will have lighting and vehicular lights for school, social and sporting functions. These problems would also be exacerbated by nighttime functions such as basketball games and social dances as well as impacts from stacked cars waiting to exit on to a congested, unsafe road..

The new Spanish Ambassador's Residence north of the Mount Vernon Campus and opposite the Cafritz property adds considerable traffic to this already dangerous location, especially when combined with the functions of the adjacent Belgium Ambassador's Residence. Both Residences combined will have a parking capacity for nearly 70 cars.

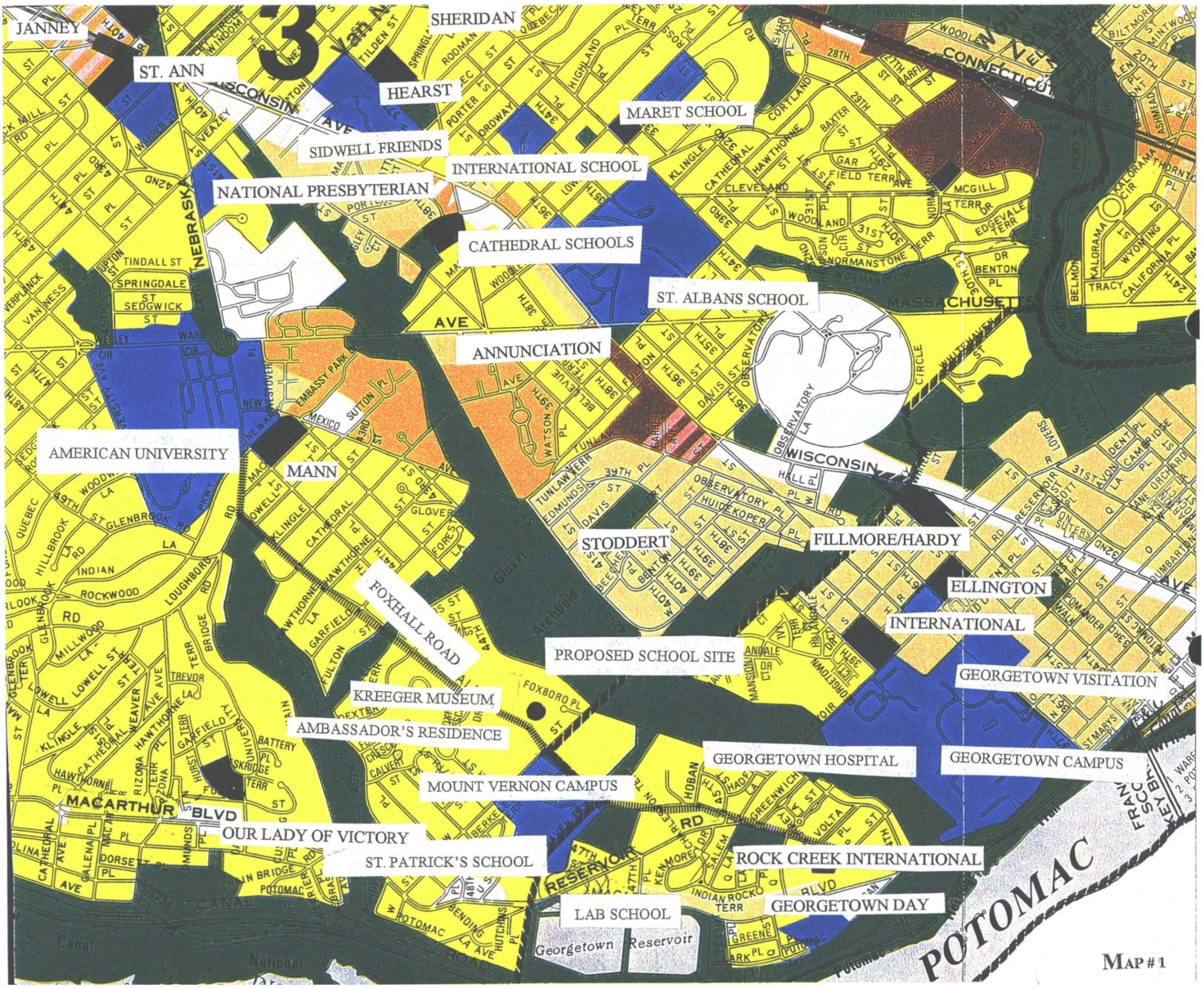
- **Seventh, the fiscal objective** of the Ward 3 Plan is "To promote and protect the residential character to contribute to income and taxes."

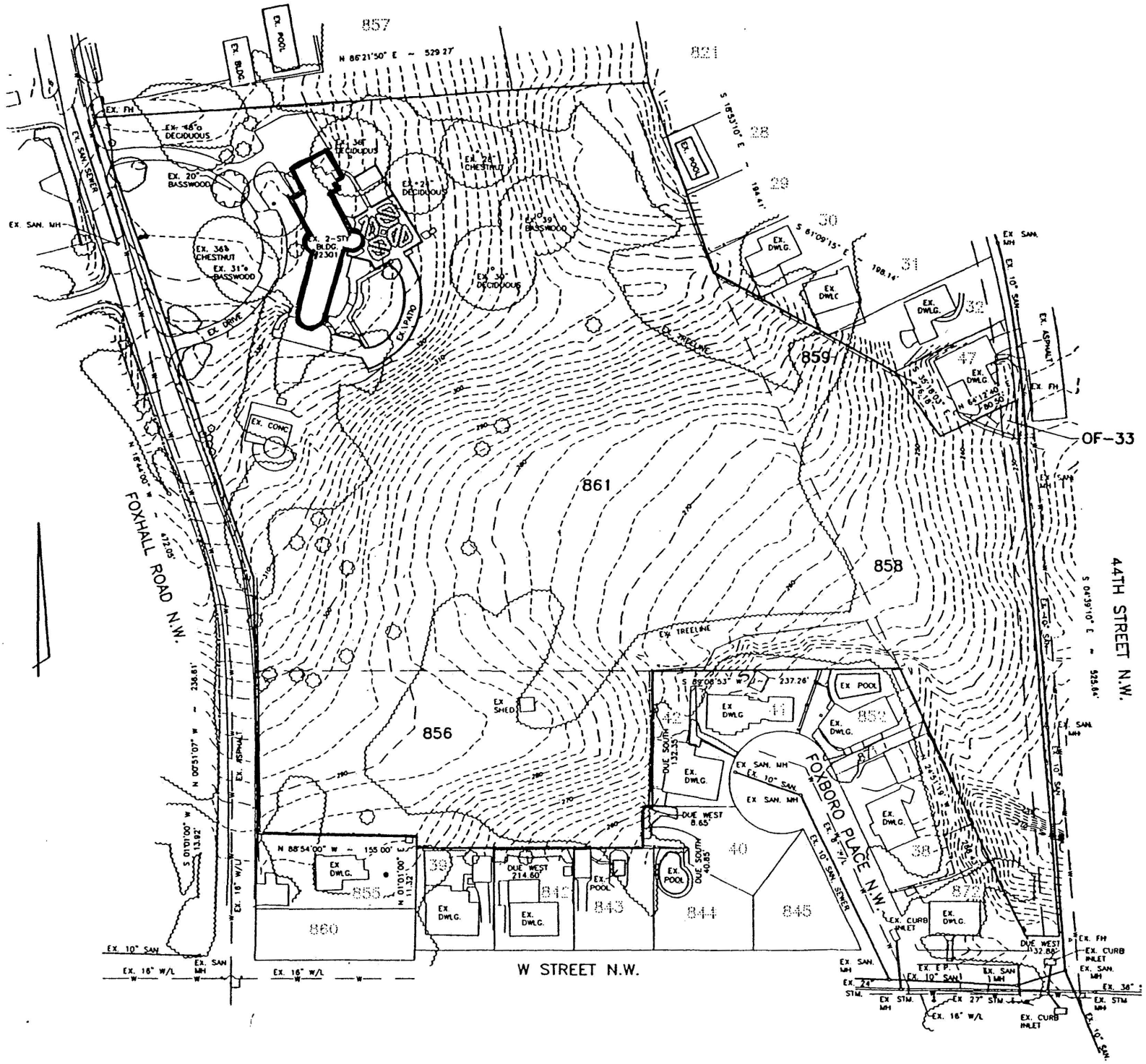
  Larger homes generally pay more taxes and make less demands on City Real Estate services, such as roads and schools, than higher density areas. The estimated annual tax for this property is approximately $207,000.00. If a private school is built, it is likely to be tax-exempt. Also, there would be considerable financial benefits for the Mayor's new School Improvement Policy from taxes from high-income residents.

- **In conclusion** I would like to highlight the major concerns:

  - The proposed site is inconsistent with the Comprehensive and Ward 3 Plans, where the intent is to preserve residential neighborhoods.
  - The site is very restricted for 400 students and staff, with little opportunity for expansion.
  - Negative impacts from noise, lighting, fumes would be very apparent, despite remedial measures.
  - There is a visual conflict with the existing residential character of area, which is already diminished by the large area of private schools, universities and other institutional uses.
  - There would be a considerable loss of income and real estate taxes if the proposed school is built.
  - The school is not a neighborhood-related use, but has regional enrollment.
  - The negative traffic impact on the neighborhood is considerable and will be exacerbated with very difficult site access and exits.

Thank you for this opportunity to present my concerns.


JANNEY
SHERIDAN
ST. ANN
HEARST
MARET SCHOOL
SIDWELL FRIENDS
INTERNATIONAL SCHOOL
NATIONAL PRESBYTERIAN
CATHEDRAL SCHOOLS
ST. ALBANS SCHOOL
ANNUNCIATION
AMERICAN UNIVERSITY
MANN
STODDERT
FILLMORE/HARDY
ELLINGTON
INTERNATIONAL
FOXHALL ROAD
PROPOSED SCHOOL SITE
GEORGETOWN VISITATION
KREEGER MUSEUM
AMBASSADOR'S RESIDENCE
GEORGETOWN HOSPITAL
GEORGETOWN CAMPUS
MOUNT VERNON CAMPUS
OUR LADY OF VICTORY
ST. PATRICK'S SCHOOL
ROCK CREEK INTERNATIONAL
LAB SCHOOL
GEORGETOWN DAY
Georgetown Reservoir
POTOMAC
MAP #1



EXISTING SITE CONDITIONS

MAP # 2



PHOTO ※1



PHOTO ※2



PHOTO # 3



PHOTO # 4.

Kenneth Doggett (Partner)
Senior Planner/Urban Designer, Fairfax County, VA and Consultant,
(1973 - Present)
My major professional activity has been centered on working for the Fairfax Office of Comprehensive Planning until 1998. The major activities have been urban design, land planning and regulatory control, coordination and extensive presentation to public agencies and community organizations. During this period, considerable time was spent reviewing, evaluating and making recommendations to the Comprehensive Plan. The same review process was applied to rezoning applications and the submissions of development plans as submitted by private developers and public agencies. Also, I was extensively involved in the guidance of the development of new communities at Fairfax Center, Reston and Burke and the programming and planning of the new Fairfax County government complex. Recent work has been concentrated on restoration, revitalization and redesign of older County commercial areas such as the Springfield and McLean CBDs and the eight-mile Route 1 retail corridor south of Alexandria. My last major project was the replanning of the Lorton Correctional Facility as a 3,500 acre community. My role has generally been that of coordinator of the revitalization projects and has meant extensive work with community groups and professional and governmental organizations involving both new recommendations and review of development proposals. I also conducted my own consulting practice with the British Foreign Office over the last few years and continue with this activity after retirement from Fairfax County in partnership with Thomas Kamstra, AIA. Work has included many projects involving the British Embassy property conversions and renovation (both residential and commercial) in the Eastern United States. Notable among them are historic restorations of the Old Chancery Building in Washington, DC, designed by Sir Edwin Luytens, and the Consul General's Resident, Beacon Hill, Boston, MA, designed by Thomas Bullfinch, as well as the conversion of the former New Zealand Embassy in Washington to the Central British Passport Office. In addition to design, my responsibilities have included, in partnership with Mr. Kamstra, structural surveys, space surveys and programming, special security considerations, coordination of all engineering and cost estimating services, contractor supervision and exterior landscaping.

Planner, Washington, DC (1970-1974)
During this period, I maintained my own practice, along with associated work. These efforts included:

- Consulting work for development firms such as the Cafritz Corporation.
- Vice President, The Built Environment Corporation, a housing systems firm chaired by John Eberhard, which submitted a HUD Operation Breakthrough proposal.
- Setting up an urban planning program for the Washington Urban League.
- Consultant to the architectural/engineering firm HTB for site planning and programming student housing for Gallaudet College, Washington, DC.
- Housing renovation and conservation planning, Washington area.

Designer/Planner, Doxiadis Associates, Washington DC, (1968-1970)
Primary projects were a Community Renewal Program for Malden, MA, and a plan and program for the commercial redevelopment of the Louisville waterfront. The latter involved the planning of seven blocks of urban waterfront and the design and development of two blocks. Plan elements comprised public open space, a parking structure with recreation facilities and commercial buildings. Work included design, programming, preliminary working drawings and coordination with developers and elected officials.

Planner, Tectonic Associates, Washington, DC (1966-1968)
This architectural firm worked in close association with a development organization. Projects were:

- High rise office building in downtown Richmond, VA
- Townhouse development in Leesburg, VA
- Second-home community planning in Tappahannock, VA

Urban Designer/Planner, Marcou, O'Leary and Associates, Washington, DC (1964-1966)
Work in this urban planning and design consulting firm emphasized social and economic as well as physical issues and solutions. Some representative assignments:

- Large-scale commercial rehabilitation and housing projects in Springfield, MA and Bluefield, WV.
- Downtown urban renewal and housing programs in Rochester, NY, Columbus, OH and Springfield, MA
- A prototype open space study for urban areas, "Open Space for Human Needs.," for HUD
- Rehabilitation and conservation projects in Rochester, NY and Columbus, OH

Assistant Professor, Urban and Regional Planning, Virginia Polytechnic Institute, Blacksburg, VA and the George Washington University, Washington, DC (1964-1966)
Concurrent with my consulting work, teaching duties covered lecturing on housing, architectural history, research methodology and urban design and planning theory and studio projects.

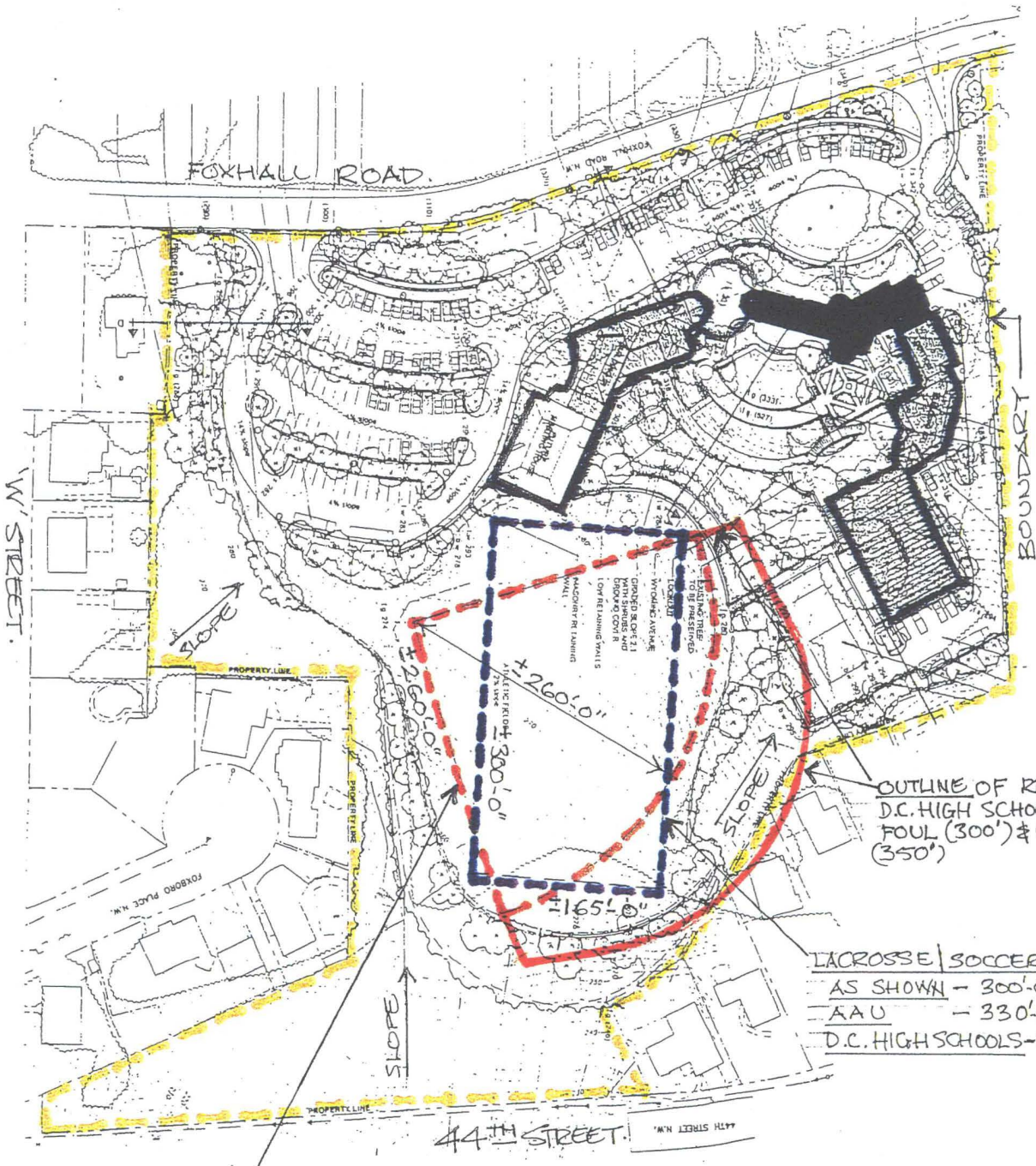
Architect/Planner, Sir William Holford and Partners and James Cubitt and Partners, London, England (1960-1964)
For two major architectural firms in London, I worked on high-rise housing and commercial facilities at Kensall Rise, London, as site architect; project architect on housing at the University of North Wales; public and private housing and ancillary commercial facilities in Harlow New Town; industrial buildings in the new town of Welwyn Garden City; and a preservation plan for the city of Cambridge. Experience was gained in programming, planning, design, construction drawings and site supervision of projects.

EDUCATIONAL AND PROFESSIONAL ASSOCIATIONS

Bachelor of Architecture (Honors), Liverpool University, England
Master of Urban and Regional Planning, Liverpool University
Architects' Registration Board
Lambda Alpha International (Honorary Land Economics Society)
Washington Preservation League/National Trust

PROPOSED FIELD SCHOOL

NORTH.



OUTLINE OF RECOMMENDED D.C. HIGH SCHOOL FIELD I.E FOUL (300') & CENTER FIELD (350')

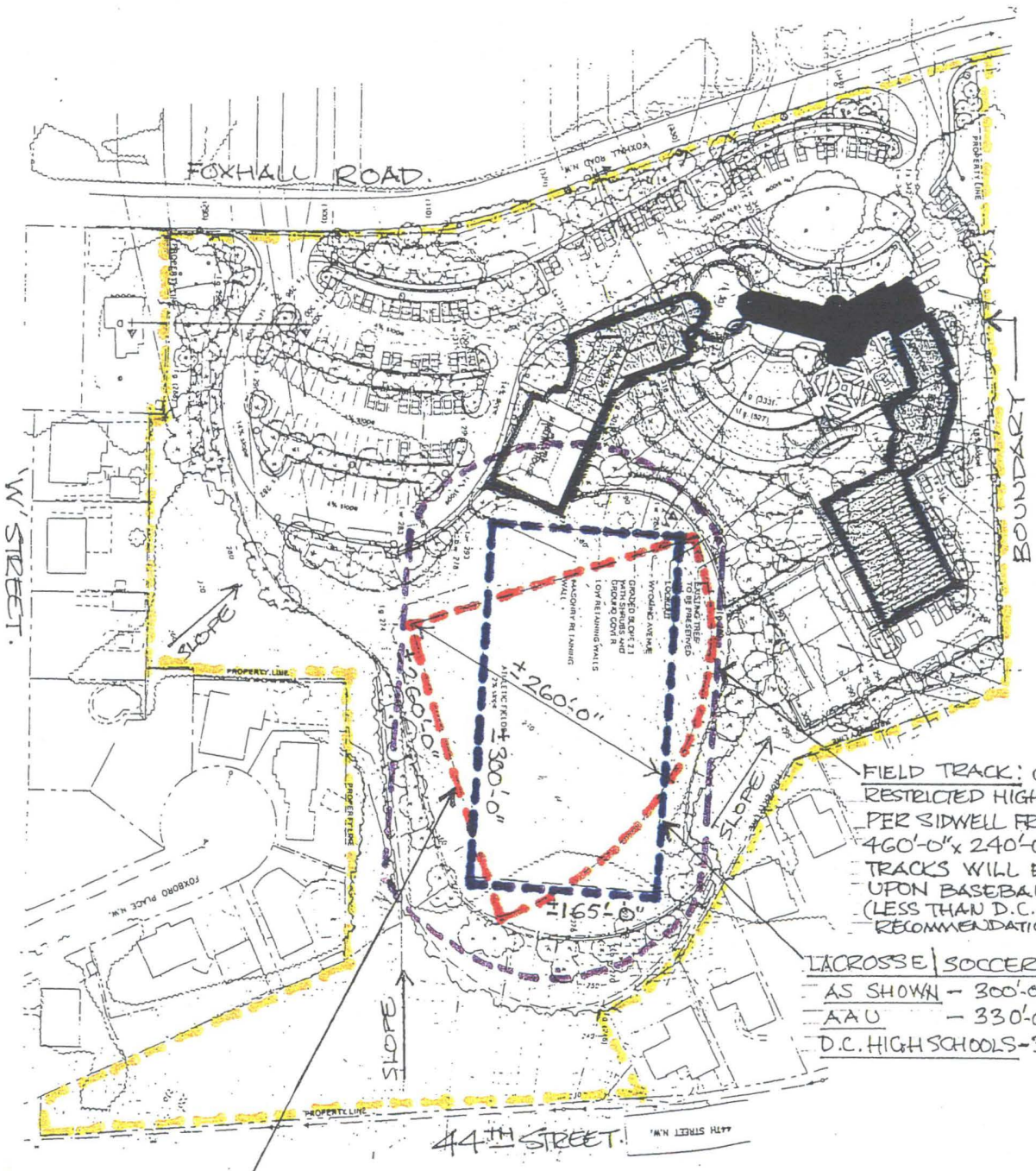
LACROSSE | SOCCER.
AS SHOWN – 300'-0" x 165'-0"
AAU – 330'-0" x 180'-0"
D.C. HIGH SCHOOLS – 300'-0" x 165'-0" (MIN

BASEBALL:
AS SHOWN: FOUL (265'-0" ±) CENTER FIELD (265'-0" ±)
D.C. HIGH SCHOOLS: FOUL (300'-0") CENTERFIELD (350'-0"). (MIN.)

COMPARATIVE SPORT FIELD DIMENSIONS.

PROPOSED FIELD SCHOOL

NORTH.



FIELD TRACK: G-LANE
RESTRICTED HIGH SCHOOL
PER SIDWELL FRIENDS I.E
460'-0" x 240'-0" OVER-ALL
TRACKS WILL ENCROACH
UPON BASEBALL FIELD
(LESS THAN D.C. HIGH SCHOOL
RECOMMENDATION)

LACROSSE | SOCCER:
AS SHOWN – 300'-0" x 165'-0"
AAU – 330'-0" x 180'-0'
D.C. HIGH SCHOOLS – 300'-0" x 165'-
(MIN

BASEBALL:
AS SHOWN: FOUL (265'-0" ±) CENTER FIELD (265'-0" ±)
D.C. HIGH SCHOOLS: FOUL (300'-0") CENTERFIELD (350'-0"). (MIN.)

COMPARATIVE SPORT FIELD DIMENSIONS.