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March 8, 2000

BY HAND-DELIVERY

Ms. Jerrily R. Kress, Director
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, DC 20001

DISTRICT OF COLUMBIA
OFFICE OF ZONING
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Re: Application of the Morris & Gwendolyn Cafritz Foundation/
The Field School
Application No. 16559

Dear Ms. Kress:

This letter is in further support of the request of Sylvia K. Shugrue to be a party to the proceeding on the Field School's application to zone the Cafritz property to permit the existence and construction of a school. Mrs. Shugrue's property is immediately adjacent to the site in question. Mrs. Shugrue opposes the Field School's application on the following grounds:

(1) Granting the application will accelerate encroachment on a residential neighborhood. There already are seven schools within a one-half mile radius of the site: Lab School, St. Patrick's, George Washington University, Hardy International, Mann Elementary, Our Lady of Victory. Past history has demonstrated that the schools expand. At one time, there were residential houses on Whitehaven Parkway. Most of these homes have been purchased for school use. There now only remain three. The Lab School and St. Patrick's have expanded and almost meet on Whitehaven Parkway.

As a result of the location of schools and the expansion thereof, residents are being pushed out and residential property is being removed from the tax rolls. The District of Columbia is losing tax revenue as tax-exempt

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BZA
Case No. 16559
Exhibit No. 65

Board of Zoning Adjustment
District of Columbia
CASE NO.16559
EXHIBIT NO.65

property expands. This means less tax dollars available for the District of Columbia public schools. In a recent address, Mayor Anthony Williams set as one of his top priorities improvement of the District of Columbia public schools and proposed increased financial resources.

(2) Locating a school at the Cafritz site will increase the amount of traffic on Foxhall Road. The Field School plans call for facilities to accommodate 320 students and 77 teachers and administrative staff. The site is not accessible to public transportation. Consequently, students must either drive or be driven to school. It is estimated that at least 150 cars will be added to the morning rush hour if the use of the property is converted to a school. This does not take in consideration events held at the school. Increased traffic will mean more congestion, more pollution and more accidents.

(3) The Field School proposes a southern entrance to the site which will be located 40-50 feet from Mrs. Shugrue's property. In the morning, cars traveling north will create a backup when slowing down to turn right into this entrance. This congestion will block Mrs. Shugrue from exiting from her home onto Foxhall Road. With traffic buildup, drivers stalled on Foxhall will use their horns. The overall result will mean more pollution -- emissions and noise.

The Field School proposes to "encourage" cars exiting the site from the southern entrance to turn right on Foxhall Road. However, in attempting to save time, cars needing to travel south in the morning to the City center will attempt to turn left thus increasing traffic congestion.

(4) Location of the school on the Cafritz property creates a safety issue for students. There is no access to the proposed site by foot. Suggestions have been made to put in sidewalks along Foxhall Road. Foxhall is a winding road with poor site lines. Cars travel at speeds up to forty miles per hour. As a resident of Foxhall Road for over 40 years, Mrs. Shugrue has witnessed cars and trucks losing control and crashing into fences on either side of Foxhall Road (including that adjacent to the Cafritz property), as well as fatal accidents. Given these conditions, proposed

sidewalks do not address the safety issue. No parent/guardian concerned with the safety of their child would permit walking to school.

(5) Mrs. Shugrue's property is located south and downwind of the Cafritz site. The Field School proposes to locate a black asphalt parking lot accommodating 87 cars and 3 buses adjacent to Mrs. Shugrue's residence. Installation of such a parking lot will:

(a) change the climate of the immediate area by generating heat from the asphalt surface which will blow downwind toward Mrs. Shugrue's home;

(b) create a water run off towards Mrs. Shugrue's home during rains and snows;

(c) require lights for security purposes creating an immediate brightness factor; and

(d) serve as a staging area for immediate and future construction with heavy construction trucks and equipment bringing dirt and noise.

(6) Rezoning the site for a school raises environmental issues. As noted above, the Field School's plans provide for a southern entrance to the site which will allow cars travelling north to access the school. In addition, the Field School's proposed traffic plan is to route cars entering the site from both the north and south entrances such that they will pass close to Mrs. Shugrue's property and then proceed north toward the school buildings to drop off students in the morning and pick them up in the afternoon. The parking lot with buses will be located near Mrs. Shugrue's property. The line of idling cars waiting to drop off or pick up students will create additional emissions which will blow downwind. The emissions from cold-start engines of cars and buses in the parking lot will further exacerbate pollution conditions.

The Cafritz property slopes towards Mrs. Shugrue's home. There is a natural rise near the property line on the Cafritz side. Under current conditions, rain water runs off onto her property. For this reason, the

Shugrue home has no basement. With rain and melting snow, there will be increased water run off from the impervious surface of the asphalt parking lot.

During winter, there will be run off of another kind. The parking lot and paved areas on the site will need to be cleared of snow. If the pavement is slick, salt and sand will be used to assist the movement of cars. Upon melting, the sand and salt will run off with the water toward Mrs. Shugrue's home.

(7) The Cafritz property is the dividing line between the Potomac River and the Foundry branch. The watershed cuts through the Cafritz site and Mrs. Shugrue's property. There also was a Victorian home on the site between the Cafritz residence and Mrs. Shugrue's property which was razed approximately in 1969-1970. The foundation and basement of that house are still there. The Field School's plans require a substantial removal of soil to create playing fields and a parking lot. This movement of earth and the use any construction fill will have a negative impact upon the contour of the property and the watershed.

For these reasons, Mrs. Shugrue opposes the Field School's application pending before the Bureau of Zoning Adjustment. If permitted to participate, Mrs. Shugrue through counsel will elaborate upon the negative impacts which will arise from the location of the Field School at the Cafritz property.

Respectfully yours,

JACKSON & CAMPBELL, P.C.

Alan R. Swendiman

ARS:caw