September 18, 2002

Ms. Nancy MacWood
Chairman of ANC 3C
2737 Devonshire Place, NW
Washington, DC 20008

Dear Ms. MacWood:

We own the house at 3071 Ordway Street, directly across from NCRC. We have lived there since January 1993, and plan to live there for many years to come.

We write to explain our strong opposition to NCRC's plans for the proposed expansion of its enrollment, staff, and facilities. Jane has been part of the negotiating committee of the Cleveland Park Neighbors and is fully conversant with the issues, as they were first raised last February 2002 when NCRC first informed the neighbors of NCRC's proposed plans for expansion and new construction.

We have several reasons for opposing NCRC's plans.

First, we believe that with enlarged enrollment at NCRC and an increase in staff, the problems with traffic on Ordway Street caused by NCRC would increase significantly, causing even greater safety and noise challenges. Traffic and parking problems caused by NCRC have long been an issue on Ordway Street, and the problems have become worse in recent years. The problems occur not only on school days (which have been extended into later in the afternoons), but also on some weekends and evenings, with special school events and/or when the school rents out the property for birthday parties.

Second, in our view, the scale of the proposed expansion is completely at odds with the historic, residential character of the area, a historically significant residential community. NCRC proposes to build two new institutional buildings - one very large carriage house with classrooms and other space, and a second garage structure to house maintenance equipment and serve as a maintenance work area. In addition, the combination of the proposed new carriage house, large high brick wall between this new building and the existing playhouse, and a new 2-car garage structure, on the hillside across from us, would create a massive facade of building facing those of us who live on Ordway Street.

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.209A4

The credibility of the entire historic designation process is challenged, when, as in our situation as a homeowner, the Historic Preservation Review Board (HPRB) denied our request to install a small, non-obtrusive and flat skylight on the front of our house (which would have been hidden for at least 9 months of the year under the tree canopy of the tree in our front yard), but at the same time consider permitting NCRC to add two new institutional buildings - to create a campus - in the heart of the historic, residential neighborhood.

Third, we view NCRC's most recent proposal as a continuation of a complete disregard for its neighbors and our concerns, as well as the District of Columbia rules and regulations which govern NCRC and its operations. In the summer of 1994, NCRC spent the entire summer cutting down trees, building its new playground, and making substantial changes to the playhouse (addition of French doors, large concrete pad and large deck), all without any permits from the HPRB or the appropriate building and licensing permits. The summer was a nightmare for those of us who live nearby, because the construction noise and dust would start around 6-6:30 am and go late into the afternoon, and sometimes on weekends. Toward the end of the summer, someone applied for and secured a stop work order. It was then that the school negotiated with the neighbors, and we learned that NCRC intended to retain the ugly chain link fence facing Ordway that it had installed during the construction, to serve as a driveway for deliveries and other entries. Rather than be subject to severe enforcement action, NCRC agreed to create a permanent raised embankment on Ordway (to the west of the existing playhouse) so that no vehicles could enter, consult with the neighbors on the materials for appropriate low wood fencing, and plant permanent landscaping (which is maturing). It appears that no written agreement was signed. It is apparent now, however, that NCRC, with a new board and school leaders, feels no hesitation in breaching the school's prior agreement with the neighbors.

In addition, as others will tell you, in 1998, NCRC was disingenuous, at best, in informing the neighborhood of its intentions with respect to the certificate of occupancy. NCRC represented to the neighbors and to the Board of Zoning Adjustment that there would be no increased enrollment and no new construction, yet within approximately one year, NCRC initiated its long-range strategic planning which has resulted in this current proposal for a significant expansion of enrollment and a major building project.

As you can imagine, based upon these and other events in the past, the neighbors have absolutely no trust in NCRC's word, written or otherwise.

NCRC's disregard for the neighbors also manifests itself in other ways. NCRC creates substantial offensive noise as an institution that a residence in this neighborhood would not create. Virtually every school morning around 8 am, for approximately 20-30 minutes, NCRC maintenance staff use a very loud blower, to clear away chips and leaves. The noise really disturbs the peace and quiet of the mornings, and is a constant irritation.

Finally, we object strongly to the manner in which NCRC has presented its plans to the community. To date, we have no firm and accurate data on the proposed footprints and/or outer and inside dimensions of the expanded main house and new buildings. Further, NCRC initiated action to the Architectural Review Committee without any notice to us. Similarly, while NCRC had promised last spring that we could meet with its traffic consultant, no such meeting has been scheduled to date.

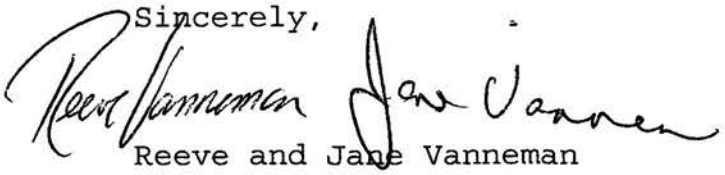
What appears to be happening, again, is that, without taking into account sufficiently the community's concerns, NCRC is proceeding at a fast rate with expansion plans. If these plans are approved and implemented, they will have terrible adverse effects upon the Cleveland Park community, in terms of architecture, design, scope, traffic and noise impacts.

We understand and appreciate the previous mission of NCRC, and have always enjoyed seeing and hearing little children at play. NCRC has been an important, valued member of the Cleveland Park community. We strongly object, however, to NCRC's expansion plans and NCRC's history of broken promises. We have no reason to trust NCRC's present statements that it has no plans to expand further. Given recent comments by various NCRC board members, if the proposed expansion is approved, we fully expect that, in a few years, with a new NCRC board and perhaps new director, NCRC will come back again asking for additional increases in enrollment.

As property owners who live across the street from NCRC, we request that the ANC deny NCRC's proposed expansion.

Thank you for your consideration of our objections to NCRC's proposal.

Sincerely,



Reeve and Jane Vanneman
3071 Ordway Street, NW
Washington, D.C.
(202) 537-1853

cc: Bruce Beckner

3432 ASHLEY TERRACE, N.W.
WASHINGTON, D. C. 20008

April 30, 2003

D.C. RECEIVED
OFFICE OF ZONING
2003 MAY -2 PM 3:49

Mr. Geoffrey Griffis
Board of Zoning Adjustmnet
441 W. 4th Street nw. #201
Washington, D.C. 20001

Re. Case 16970, Square 2072

My wife and I have lived at the above address, around the corner from the National Child Research Center, for more than thirty years. We raised three sons here, and we are now helping to raise our grandchildren. Throughout this period we have taken pleasure at being a neighbor of NCRC. Though NCRC was totally out of keeping with the residential nature of our neighborhood, and probably should never have been placed there in the first place, we never raised objections to its presence.

That has changed with the strong-armed effort of NCRC to dismiss the concerns of its neighbors in order to expand its size. It may be that there is a shortage of child-care facilities in Washington and that it is time for NCRC to expand. I am not concerned about property values, and I would even help financially if NCRC chose to move to another location, which seems a proper response to such needs.

NCRC is, after all, a commercial institution. Already an anomaly in our residential environment, it now proposes a leap which could transform Cleveland Park. It currently clogs Highland Place with the traffic of outsiders several times a day; its expansion would surely tip us into daily gridlock. We in the neighborhood have learned of an appalling plan to make Highland Place one-way to accommodate the added traffic. Not only is such a plan an outrageous inconvenience to current residents. In my judgment, by funneling cars from my own street into Highland Place, it would make the site much more dangerous for children, my own included, but ironically NCRC students as well.

I have until now largely stayed out of the dispute between the neighborhood and NCRC. But since my family will be directly affected by the one-way plan, I would like to register my profound opposition to any change other than NCRC's relocation.

Sincerely yours,

Milton Viorst

cc. Mr. Andrew Altman, Director, Office of Planning
Mayor Williams
Councilwoman Kathy Patterson

BZA
Case No. 16970
Exhibit No. 150

TEL: (202) 966-8676 • FAX: (202) 966-5328
E-MAIL: MVIORST@AOL.COM • JVIORST@AOL.COM

3300 Highland Place NW
Washington D. C. 20008

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th St., Suite 201
Washington DC 20001
Re: Case 16970

Dear Mr. Griffis,

I am writing to voice my opposition to the proposed expansion of NCRC. As someone living only a few doors away from the school, I feel that the expansion would exacerbate a situation which already imposes great inconvenience and hardship on the school's neighbours.

It is extremely difficult to negotiate our way in and out of the area during the several times a day when students are picked up and delivered. Especially since so many of the vehicles used by NCRC parents are large SUVs, Highland Place becomes a one-way street (at best); moreover, parents or caregivers frequently choose to park their vehicles in the neighbourhood, regularly blocking driveways, nosing out into the intersection of Highland and 33rd Place, even double-parking. I know the school has sincerely attempted to stop these practices; the fact they still go on attests to NCRC's inability, with the best will in the world, to persuade its clientele to cooperate with neighbours. The school may in good faith make promises, but history shows they cannot keep them.

Not only are parents of NCRC children creating problems for neighbours, but so, unfortunately, are their staff. I live on the *only* block in the whole neighbourhood that isn't zoned for parking (Highland Place between 34th St. and 33rd Pl.). NCRC staff routinely fill up all spots on this block from 7.45 a.m to 4.30 p.m. so that we cannot find parking near our own homes. My daughter almost always has to find parking some way from our house: this means not only a long walk with books, groceries, etc., but also that she has to move her car every couple of hours during the day. I now recognize the NCRC cars because of the consistency with which they take up the space in front of my house. The most egregious example of this was the occasion that a teacher driving a Jeep registered in Maryland serenely occupied the space I had dug out in front after the snowstorms of February 2003. This utter disregard for the convenience of neighbours (actually this utter disregard for commonly-accepted etiquette) does not conduce to pleasant relations between school and neighbourhood. More importantly, it does not augur well for the neighbourhood that NCRC cannot prevent its own faculty from treating the neighbourhood so cavalierly...or even contemptuously.

All these problems will simply multiply if NCRC is allowed to grow larger. I urge you to prevent an eventuality which will have such a negative impact on so many DC taxpayers. Thank you for your help.

Sincerely,

Tara G. Wallace

cc Mr Andrew Altman
Councilmember Kathy Patterson

3149 Newark Street, N.W.
Washington, D.C. 20008
June 11, 2003

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, N.E.
Suite 201
Washington, D.C. 20001

Mr. Andrew Altman
Director, Office of Planning
801 North Capitol Street, N.E.
Suite 4000
Washington, D.C. 20002

Kathy Patterson
Ward 3 Councilmember
The District Building
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

Re: Case 16970

Gentlemen and Ms. Patterson:

We are writing to set forth our strong opposition to the expansion plans announced by NCRC and to urge you to deny the special exception and/or variance sought by the nursery school to expand its facilities.

We believe that schools can and should be located in residential areas. This city can only attract and retain families with children if its neighborhoods contain desirable schools. Schools cannot be grouped together and located on a far distant highway. Families routinely want to send their children, especially their preschool children, to nearby schools, and often purchases houses because of their proximity to such schools. In short, the calculus of residential city life must include the operation of schools in neighborhoods.

But for this calculus to work, both the residents and the school must act responsibly towards each other. In our view, NCRC has failed entirely to honor its part of the equation, and its unilateral and uncompromising actions threaten to significantly disrupt and adversely impact the residential neighborhood in which it operates.

NCRC makes its request to enlarge its facilities with "unclean hands". It has not been candid with the neighbors or the BZA about its actual enrollment, and its current

student population of 168, spread over three daily sessions, significantly exceeds the cap it proposed in 1998. NCRC's substantial over-enrollment of students has exacted a large price on the neighborhood in terms of traffic flow and congestion. Further, NCRC's cavalier approach to honoring enrollment caps that it proposed and the BZA approved suggests that it will fail to honor any future enrollment caps, and that its unspoken intent driving the enlargement of facilities is to further increase school enrollment.

To date, NCRC has failed to respond to existing neighborhood concerns about traffic burden. Parents of its schoolchildren race down Newark Street and around Highland Place, in plain disregard of the residential speed limit. A large number of these drivers – drinking large coffees while on their cell phones – fail to heed the posted stop signs, and express annoyance at pedestrians and other drivers. Other parents park illegally and walk their children to school. During school celebrations, the parked cars of NCRC parents fill the streets, and deprive residents of any street parking. Since the neighborhood articulated its concerns, NCRC has filled neighborhood mailboxes with chatty newsletters about the School's intent to address these concerns but has taken no affirmative actions that do anything to reduce the significant traffic burden.

Indeed, the only action that NCRC has endorsed is an action anathema to the neighborhood—making Highland Place a one-way street. That alternative serves only the interests of NCRC. It fails to serve the interests of the neighbors on that street, or on the surrounding streets, and will surely not improve the driving habits of the parent community of NCRC. NCRC appears to have become a commuter preschool. Judging from the Maryland and Virginia license plates of car pool vehicles, its student cohort is drawn significantly from neighborhoods outside of walking distance from NCRC.

Finally, we believe it is very significant that NCRC has declined to participate in mediation to try to resolve this issue. It was steadfast in its refusal to agree to a firm enrollment cap – one of the preconditions suggested by the mediator – even though the Cleveland Park neighbors were willing to agree to all of the preconditions. Absent a commitment to cap enrollment, NCRC's expansion plans can only be seen as a first step toward additional enrollment growth in an already overcrowded neighborhood.

As we said earlier, our residential neighborhoods need schools like NCRC. But schools like NCRC can succeed only with the support of their neighbors. Our family is one such neighbor. Our school age children walk their puppy on sidewalks surrounding the school, ride their bicycles on the narrow and winding residential streets, and hike up and down the hill to Connecticut Avenue. The safety of our children is as important to us as is the education of preschool children (many of whom do not reside in the neighborhood) to NCRC. This delicate balance between residents and schools can only be achieved by compromise. But NCRC's strategy is one of no compromise, as evidenced both by NCRC's actions and by the public statements of its parents leading the expansion effort. We believe strongly that this policy should not be rewarded. Surely the burden of NCRC's expansion should not be borne on the backs of its residential neighbors when it largely ignores our concerns.

We strongly urge you to deny the special exemption and/or variance sought by NCRC and to require NCRC to honor the enrollment caps to which it agreed several years ago.

Sincerely,

Laura Wertheimer and Andrew Pincus

3434 ashley terrace, n.w.
washington, d.c. 20008

david wise

joan wise

telephone 202 244-4330
fax 202 293-1050
dwise@attglobal.net

May 1, 2003

Mr. Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street NW Suite 201
Washington DC 20001
Re Case 16970 Square 2072 lot 30

Dear Mr. Griffis:

We have lived on Ashley Terrace, in Square 7072, since 1965.

We strongly oppose the expansion of the NCRC and the proposal by the Department of Transportation to convert Highland Place to a one way westbound street. Converting Highland to one way would have the opposite effect from what DOT intends.

Those of us who live on Ashley Terrace, and the eastern or lower end of Highland Place customarily drive on Highland directly to Newark Street precisely to avoid parents and children being dropped off or picked up at the school. Consequently, to convert Highland Place to one way westbound would increase the flow of traffic past the school, endangering the children and creating even more congestion. It would also funnel more vehicles onto 33d Place, a narrow street not meant to take a heavy burden of traffic. And it would prevent residents of Highland and Ashley who are trying to go to their homes from making turns into Highland from 34th Street.

One solution would be for NCRC to use their access on Ordway Street to drop off and pick up children.

We ask that the board disapprove the expansion of NCRC and the conversion of Highland Place to one way. It has always been two-way, works fine as it is, and must remain that way. We hope you will consider the opposition of NCRC's neighbors and not go forward with this one-way proposal.

Sincerely,