ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Allen Hahn; 02-Kurt Vorndran; 03-Sally MacDonald
04-Richard C. Bartel; 05-John Welsh; 06-Trudy Reeves
07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

2737 DEVONSHIRE PLACE, NW
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Website http://www.anc3c.org

May 19, 2004

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
D.C. Office of Zoning
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: ANC 3C Resolution 2004-017 Regarding Sidwell Friends School BZA Application 17149

Dear Mr. Griffis:

On Monday, May 17, 2004, at its regularly scheduled monthly meeting, the Advisory Neighborhood Commission 3C (ANC 3C) unanimously voted to pass a resolution conceptually supporting the Sidwell application with a number of recommendations to the board. The vote was 8-0. A proper quorum was present (i.e., five or more elected ANC 3C Commissioners were in attendance).

Thank you for giving the views of ANC 3C great weight in your deliberations on this case. If you have any questions, please contact me at (202) 966-5333 or nmacwood@aol.com.

Sincerely,

Nancy J. MacWood
Chair, ANC 3C

Enclosure

cc: Mike Saxenian, Sidwell Friends
Barbara Beelar
Mrs. Talley, Hearst Elementary
George Idelson, Cleveland Park Citizens Association
Lois Orr, Cleveland Park Historical Society

BZA
Case No. 17149
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 30

Barbara Ioanes, Woodley Park Citizens Association
Karen Perry, Chair, ANC 3F
Mary Dyess, President, McLean Gardens Condominium Board of Directors

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ANC 3C Resolution No. 2004-017

RESOLUTION REGARDING SIDWELL FRIENDS SCHOOL
BZA APPLICATION NO. 17149

WHEREAS, Sidwell Friends School (Sidwell) has applied for a special exception pursuant to Section 206 of the Zoning Regulations, which covers the following:

- Construction of a two-level below-grade parking structure underneath the hockey field on the west side of the campus adjacent to Wisconsin Avenue, providing 307 parking spaces
- Renovation and extension of the Zavitz Middle School
- Construction of a new gym and renovation of existing athletic facilities
- Development of landscaping on the campus
- Renovation of the Kogod Arts Center
- Construction of a Quaker Meeting House

WHEREAS, Sidwell has worked diligently in developing a Construction Management Agreement with its neighbors;

WHEREAS, in its application Sidwell requests a increase in its enrollment cap to 850 students from the existing 780 cap, a 9% increase;

WHEREAS, Sidwell currently exceeds its cap by approximately 20 students, a 2.6% overage;

WHEREAS, currently approximately 30% of Sidwell's high school students drive to school and 180 student cars park in neighborhood streets and only 5% (18 students) use public transportation and the traffic study does not address the number of teachers who drive to work or the number of visitors to the campus;

WHEREAS, Sidwell is bounded on the east by 37th Street and located across 37th Street is the Phoebe Hearst Elementary School, an historic landmarked public school scheduled for expansion, and the Hearst Recreational Center and fields; on the North by the Washington Home (a nursing home) and the Fannie Mae, James Johnson office building; on the west by Wisconsin Avenue and across the street by Fannie Mae headquarters and McLean Gardens, an apartment development; on the south by a small office building and single-family residences;

WHEREAS, the middle school is located on 37th Street and the current condition of 37th Street during drop-off and pick-up periods is congested and hazardous, even though Sidwell has

altered its pick-up time so as to avoid coinciding with the pick-up of Hearst Elementary School children;

WHEREAS, the drawings of the below-grade garage indicate approximately 20% fewer parking spaces than stated in the Sidwell application:

BE IT THEREFORE RESOLVED, that ANC 3C conceptually supports the Sidwell application and applauds Sidwell for choosing designs to create an environmentally friendly campus and that ANC 3C encourages Sidwell to further a friendlier environment by taking stringent efforts to reduce the number of cars being driven to the campus by students, parents, and faculty;

BE IT FURTHER RESOLVED, that ANC 3C supports the construction of the below-grade parking garage provided that this parking garage will allow Sidwell to provide parking for all staff and students on campus; and

BE IT FURTHER RESOLVED, that ANC 3C strongly recommends the following conditions be included in any zoning order issued pursuant to this application:

- That student and staff parking be restricted entirely to the Sidwell campus;
- That any significant changes to the site plan as presented to ANC 3C and Historic Preservation Review Board will be subject to ANC 3C review prior to consideration by the BZA;
- That the middle school addition (facing 37th Street) be indented to the west to give a visual break in the length of the building and to provide the mature trees in public space a greater chance of survival;
- That the landscaping plan on 37th Street and along the north border of the property include numerous tall evergreens to shield views of the proposed building from the street and immediate neighborhood;
- That the below-grade garage provide a minimum of 300 code-compliant parking spaces;
- That all buses (Sidwell's and visiting) be required to be parked on campus;
- That once the two-level, below-grade garage is built, the drop-off and pick-up of students on 37th street be restricted to 5th and 6th graders only;
- That Sidwell provide an annual report to ANC 3C & 3F due in December to include: enrollment; staff; and certification that they are in compliance with BZA order;
- That Sidwell hold quarterly meetings open to the neighborhood and a copy of minutes of said meetings be sent to both ANC 3C and 3F;
- That there be no increase in enrollment over 800 students until the garage is built, all student and staff parking is contained on campus, and the traffic management plan is implemented. If parking and traffic conditions improve with the implementation of the above conditions, ANC 3C would recommend a new special exception application for 825 students;

- That once the traffic management plan has been implemented successfully for a period of one year, we recommend that Sidwell be required to return to the BZA for any further increase in student and/or staff cap if needed;
- That this ANC resolution be incorporated into the BZA order;
- That the Construction Management Plan continue to be a part of the Sidwell application.

Attested by  Chair, on May 18, 2004

Nancy J. MacWood

This resolution was unanimously approved (8-0) by ANC 3C at its regular public meeting on May 17, 2004, at which a quorum was present.

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[redacted]

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FAX COVER

To: Geoffrey Griffis BZA **Fax:** (202) 727-6072

From: Nancy MacWood, Chair ANC 3C **Phone:** (202) 232-2232

Date: May 19, 2004

RE: ANC 3C Resolution 2004-017 Regarding Sidwell Friends School BZA Application 17149