BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Sidwell Friends School

BZA Application No. 17149
ANC 3C
February 13, 2004

2004 FEB 13 PM 3:30

STATEMENT OF THE APPLICANT

I.

INTRODUCTION

In early 2002, Sidwell Friends School ("**School**" or "**Sidwell Friends**") completed a year-long review of its facilities needs. The review was based upon a survey of the existing campus and the needs of the School according to faculty, staff, students, administrators, parents and alumni, as well as a comparative analysis of similar schools. The resulting Facility Needs Assessment ("**Assessment**") indicates a clear need for updated and expanded facilities to support Sidwell Friends' educational programs, which have evolved substantially in the decades since most of the School's facilities were built or last updated and require significantly more space. This conclusion of the Assessment is validated by data indicating that Sidwell Friends has 63% less space per student than comparable schools.

In response, the School seeks to upgrade the facilities on its Wisconsin Avenue campus by renovating and adding to its buildings and by enhancing its landscapes ("**Project**"). The program responds to an increasingly complex curriculum, enhanced co-curricular offerings and a more sophisticated understanding of how students learn. The School has actively sought and responded to community input and has developed a plan which it believes will enhance the neighborhood. It will do this by reducing traffic congestion, improving campus aesthetics and green spaces and making the School a leading example nationally of environmental design—an aspiration consistent with the Quaker testimony of stewardship.

BZA
Case No. 17149
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17149
EXHIBIT NO. 8

The proposed Project includes:

(a) the renovation and expansion of the Zavitz Middle School;

(b) the construction of the parking/traffic-management/playing field structure to enhance vehicular circulation and parking, to improve traffic handling, safety and environmental sustainability and to enlarge an athletic field;

(c) the expansion of athletic facilities to provide additional court and fitness space for physical education and athletics and to integrate locker rooms and bathrooms with gym spaces;

(d) the addition of arts teaching spaces in the lower level of Kenworthy Gym without adding to the footprint;

(e) the construction of a new Quaker Meeting House to provide an appropriate environment for worship;

(f) the partial renovation of the Kogod Arts Center to improve instructional space;

(g) the development of landscaping to enrich the campus and the borders of the property; and

(h) the application of cutting edge "green" design.

The Project will strengthen Sidwell Friends' educational program while offering benefits to the surrounding community. The traffic management structure and new carpool policies will shift traffic from 37th Street, N.W., to Wisconsin Avenue, N.W., where use of signalized intersections and on-campus queuing will reduce Wisconsin Avenue congestion. The addition of

new parking spaces and the prohibition on student parking in restricted street spaces will reduce use of on-street parking.

The Project will also utilize "green" architecture and sustainable design, creating an environmentally-friendly campus. The School expects to become a national leader among schools in the integration of environmental design with an environmental curriculum. It will seek a "Platinum" LEED certification for the Middle School building—the highest recognized environmental certification standard—from the US Green Building Council. Most of the campus perimeter will be unaffected by the Project except for aesthetic upgrades that result from enhanced landscaping and architectural detailing. Many existing green spaces on campus will be preserved and enhanced and total green space will increase when parking is moved below an athletic field.

II.

NATURE OF RELIEF SOUGHT

Sidwell Friends requests that the Board of Zoning Adjustment ("**BZA**") approve a special exception for an addition to the existing private school in the R-1-B[1] Zone District pursuant to Section 206 of the Zoning Regulations. The existing school campus is located at 3825 Wisconsin Avenue, N.W. (Square 1825, Lot 816) ("**Property**"). The location of the Property is shown on Exhibit A. All additions and renovations will be located on the campus. The special exception will allow the School to: construct additional school buildings, including a Middle School expansion, a below grade parking/traffic-management/playing-field structure, a new

[1] A small portion of the Property is in the C-2-A Zone District based on Zoning Commission Order No. 530, dated September 30, 1988, page 11.

athletic facility and a new Meeting House; renovate existing school buildings, including the Kogod Arts Center, the Middle School, Kenworthy Gym and Wannan Gym; and to increase enrollment capacity from its current restriction of 780 to 825 students. The School's current enrollment is 800 students, placing it 20 students over its cap. The cap for the faculty and staff would remain 190. Plans for the campus are shown in Exhibit B.

III.

BACKGROUND

A. Sidwell Friends School

Sidwell Friends School was founded in 1883. The School is an independent, pre-kindergarten through twelfth grade, co-educational Quaker day school. It is a non-profit, tax-exempt institution incorporated in the District of Columbia and governed by an independent Board of Trustees, half of whom must be Quakers.

The School's Middle and Upper Schools are located on the Property, where it has operated since 1937. A second campus for Sidwell Friends' Lower School is on Edgemoor Lane, in Bethesda, Maryland. Facilities on the fifteen-acre Wisconsin Avenue campus in the Tenleytown section of Northwest Washington include the Earl G. Harrison Jr. Upper School Building; the Zavitz Middle School Building; Kogod Center for the Arts; Richard Walter Goldman Memorial Library; Zartman House (administration building); Sensner Building (maintenance, security, information technology and school store); Wannan and Kenworthy Gymnasiums; three athletic fields; eight tennis courts; and a six-lane track.

During the 2003-2004 school year, 800 students were enrolled at the Property and 294 were enrolled at the Bethesda campus. Thirty-eight percent of the student body are students of

color. Twenty percent of the student body receives financial assistance totaling more than $3 million annually. The School employs 169 employees at the Wisconsin Avenue campus. The School is a member of the Friends Council on Education and is accredited by both the Association of Independent Maryland Schools (AIMS) and the Middle States Association of Colleges and Schools.

B. Sidwell Friends School Mission

Sidwell Friends School is a community dedicated to educating and nurturing the mind, body and spirit of girls and boys in grades pre-kindergarten through twelve. Embracing the Quaker belief in the unique worth of each individual, Sidwell Friends seeks students of diverse cultural, racial, religious and economic backgrounds – students of ability and promise whose qualities of mind and heart indicate that they will thrive in an atmosphere of intellectual, creative and physical vitality intended to foster strength of character and concern for others. Diversity, Quaker values and academic excellence are the three pillars supporting a Sidwell Friends School education.

Sidwell Friends offers its students a challenging curriculum and a vigorous learning environment built on long-held standards of Quaker education. In keeping with the ideals of justice and peace, Sidwell Friends emphasizes personal integrity, respect for consensus and commitment to service. The School undertakes to develop in our students a combination of independent thinking and high personal expectation, complemented by openness to the ideas of others and a spirit of compassionate generosity. Above all else, Sidwell Friends seeks to nourish in all its students that genuine love of learning which will enrich them and animate their efforts to engage thoughtfully and responsibly with others throughout their lives.

The School is committed to remaining what and where it is – an urban school in the District of Columbia.

C. Previous Zoning Approvals

In the last 30 years, Sidwell Friends has filed four applications with the BZA. In 1970, Sidwell Friends was granted permission to erect a second and third story addition to the existing Middle School building (BZA Appeal No. 10460.). On August 7, 1979, in BZA Application No. 12945, Sidwell Friends was allowed to construct a gymnasium, an art center and a maintenance building as additions to its campus and increase parking spaces from 110 to 145 (but did not increase the school enrollment). On April 2, 1993, under Application No. 15769, the School added a classroom to a part of the Middle School building and increased its employee cap from 100 to 130. On August 16, 1996, under Application No. 16139, Sidwell Friends received permission to replace its Upper School library with an addition to the existing Upper School building, fully renovated that building and increased the student cap from 700 to 780 and the employee cap from 130 to 190.

IV.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The Property is located in the R-1-B[2] Zone District. All proposed additions and enhancements other than the one-level, underground parking garage and expanded athletic field in the northwest corner of the Property will be in the R-1-B Zone District. An excerpt from the Zoning Map is attached as Exhibit C. The Property is bounded by Wisconsin Avenue, N.W., to

[2] A small portion of the Property is in the C-2-A Zone District based on Zoning Commission Order No. 530, dated September 30, 1988, page 11.

the west, by Quebec Street, N.W., to the south, by 37th Street, N.W., to the east and by institutional properties to the north. It is irregular in shape and consists of approximately 670,783 square feet of land area or 15 acres.

The properties to the north of Sidwell Friends include commercial buildings occupied by the Federal National Mortgage Association ("**FNMA**") (the James Johnson Building), the Friendship Station Post Office Building and the Washington Home. To the east, across 37th Street, N.W., are the Phoebe Hearst Elementary School, the Hearst Recreation Center and playing fields. Across Quebec Street, N.W., to the south, there are three private residences and a commercial building occupied by the American Academy of Child and Adolescent Psychiatry. Across Wisconsin Avenue, N.W., to the west is the McLean Gardens condominium and an office building used as FNMA national headquarters.

Metrobus stops are located on the east and west sides of Wisconsin Avenue, N.W., directly in front of the school. The Tenleytown Metrorail station is four blocks from campus.

V.

PROPOSED EXPANSION

The proposed Project includes:

- Renovation of and an addition to, the Zavitz Middle School building. The Zavitz building dates to 1954 and offers less than half the square footage per student of comparable schools. Only its third floor, which was added in the early 1970's is air-conditioned. Enhancements to the curriculum in recent years include greater emphasis on laboratory sciences, language requirements and computer labs, as well as more tailored

responses to student needs in the form of learning specialists and counseling that result from the growing understanding of how students learn.

- Creation of a new parking/traffic-management/playing field structure to improve traffic, parking, groundwater management, safety and aesthetics. This one-level structure will be located under a sports field fronting on Wisconsin Avenue, N.W.[3] It will increase on-campus vehicular queuing space for student drop-off and pick-up, almost doubling the current level. This will alleviate congestion on Wisconsin Avenue, N.W., and 37th Street, N.W., and create a safer environment for students to exit and enter cars. By placing almost all campus parking under a playing field, the School will address runoff from impermeable parking areas, typically a major source of groundwater pollution. This approach creates a "green roof" over the parking lot, thereby increasing the overall amount of green space on the campus, improving campus aesthetics and allowing the school to reuse or meter out rainwater that falls on the field.

- Addition of a new gym to accommodate the demands of a more complex curricular and co-curricular offering that has resulted from the expansion of girls sports over the 25 years since the School last added to its athletic facilities. The new gym will be located in the center of the campus and, by its proximity to the existing Kenworthy (1958) and Wannan (1981) gyms, will provide better integration of locker rooms and bathrooms with gym spaces.

[3] The majority of the parking/traffic-management/playing field structure is located in the C-2-A Zone District. A parking lot is allowed in the C-2-A Zone District as a matter of right.

- Renovation of the arts classrooms within the existing foot-print of the Kogod Arts Center (1979) and portions of the Kenworthy Gym building to accommodate a richer arts offering.

- Addition of a Quaker Meetinghouse to provide students with an appropriate environment for worship. Meeting for worship is mandatory for all students, but the School has never had a dedicated space for this activity, which defines its identity. The building will serve as a gathering space for other academic functions as well.

"Green" architecture and sustainable design are important facets of the Project. As indicated above, the school will seek a "Platinum" LEED certification (Version 2) for the Middle School building—the highest recognized environmental certification standard. Only five buildings in the world currently carry "Platinum" certification and none are in secondary schools. The other projects are expected to be certifiable at least to the level of "Silver" on the LEED scale. Currently only thirty-four buildings in the world carry a rating of Silver or higher.

The green strategies include: the treatment, management and reuse of storm water; the minimization of pavement and use of reflective roof surfaces to reduce the surface heat gain; the use of trees for shading and local plant species to minimize maintenance, water use and chemical inputs; the optimization of building orientation to control heating and cooling loads; the efficient use of water; the use of natural and mechanically-assisted ventilation, an efficient building envelope and a central utility plant; the reuse (rather than demolition and rebuilding) of the existing Middle School and Wannan Gym to reduce landfill use, construction materials, transportation and disruption to the neighborhood from construction; and the use of recycled, rapidly renewable and locally manufactures materials.

The vegetation strategy is an important facet of the sustainable design of the Project. It will unify the campus through plantings and better define the edge of the campus with a green boundary. Teaching gardens will connect the campus to local ecology. Steep slopes and transitional spaces will be planted with native species. Mature trees will be retained where possible and plantings will be integrated with stormwater strategies. Though the initial costs for such a "green" project are larger than they would otherwise be if the Project was conventionally constructed, Sidwell Friends is committed to making the Property an environmentally-friendly campus and improve the lives of everyone associated with the School, including neighbors. In addition, Sidwell Friends has commissioned a hydrological study and will share the results with the neighbors.

The proposed Project brings clarity and a sense of openness to the campus. Land utilization is more efficient, while open space is consolidated and increased. Important space is returned to greenery as surface parking areas are relocated underground. The public view of Zartman House, a historic landmark and the School's signature building, is enhanced.

The proposed new buildings and structures will be in complete conformance with the requirements for the R-1-B[4] Zone District. No building addition will have a height greater than 40 feet, based on the definition of building height in Section 199.1 of the Zoning Regulations. A height of 40 feet is permitted in the R-1-B Zone District. The lot occupancy will be nineteen percent (19%), well below the maximum lot occupancy of 40% in the R-1-B Zone District. Based on the private school use of the Property, the parking requirements of the Zoning Regulations will be satisfied as discussed below.

VI.

COMMUNITY OUTREACH AND ITS IMPACT

Care has been taken to plan a project that is reasonable in size and design and compatible with the surrounding neighborhood. Beginning in 2002, the School has held numerous discussions and meetings with property owners and other neighbors adjacent to the Property, local government bodies and representatives and other interested persons. The Project responds to issues raised by neighbors and, the School believes, represents a mutually workable solution.

Sidwell Friends began its process of outreach in mid-2002 and has held or participated in a number of meetings, including:

- ANC 3C's Planning and Zoning Committee
- Councilmembers Mendelson and Patterson
- Single Member District Representatives contiguous to campus in ANC 3C and 3F
- Institutional neighbors: Hearst School, Washington Home, Fannie Mae, Hearst Recreation Center
- Individuals and small groups of nearby neighbors, including McLean Gardens
- District of Columbia Department of Transportation ("**DDOT**")

Footnote continued from previous page

[4] A small portion of the Property is in the C-2-A Zone District based on Zoning Commission Order No. 530, dated September 30, 1988, page 11. This zoning has no impact on the present application as the parking garage is allowed in the C-2-A Zone District as a matter-of-right.

- District of Columbia Office of Planning ("**OP**")

- Meetings with the general public in Summer and December 2003

These meetings provided an exchange of ideas and refined the School's thinking and planning, ultimately resulting in ways to move forward that benefit both the neighborhood and the School.

In addition, Sidwell Friends created a neighborhood web page (www.sidwell.edu/neighborhood.htm) on June 12, 2003, for postings of meetings and plans, as well as other schedules and events of interest to neighbors. The web page features a listserv for those who would like to be kept informed of new developments and, as of early December, 2003, a continually-updated, downloadable presentation which provides additional information on the Project. Meetings have also been announced through a variety of School and citizens association lists, as well as in the Northwest Current and in some cases by mail or hand delivery. Such discussions between the School and the community will continue throughout the Project and beyond.

In direct response to concerns voiced by neighbors, the current Project reflects very substantial revisions to the original concepts described in the Facilities Needs Assessment. A few of the major changes that respond to neighbors include:

1. Creation of the parking/traffic-management/playing field structure on Wisconsin Avenue, N.W. to improve traffic management on 37th Street, N.W., and Wisconsin Avenue, N.W., increase on-site parking, maximize groundwater management and improve safety and aesthetics.

2. Elimination of a proposed curb-cut on 37th Street, N.W., and associated through-lane to Wisconsin Avenue, N.W.

3. Reduction of massing of the Middle School addition in the northeast corner and the creation of a green buffer between the corner of the building and the street.

4. Development of a transportation management plan which includes new policies governing student parking and drop-off and pick-up.

5. Aesthetic upgrades to the campus edges.

Additionally, the School will develop a construction management plan for the construction period to ensure minimum impact on the surrounding neighbors.

VII.

THE APPLICANT IS ENTITLED TO SPECIAL EXCEPTION RELIEF UNDER THE ZONING REGULATIONS

Uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. In reviewing an application for a special exception under the Zoning Regulations, the BZA's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the Regulations are satisfied, the BZA ordinarily must grant the application. See, e.g., Bakers' Local Union No. 118 v. District of Columbia Board of Zoning Adjustment, 437 A.2d 176, 178 (D.C. 1981).

As set forth in greater detail below, approval of special exception relief in this case is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of nearby properties.

VIII.

THE APPLICANT MEETS THE STANDARDS FOR USE OF THE PROPERTY AS A PRIVATE SCHOOL

Section 206 of the Zoning Regulations provides that a private school shall be permitted in the R-1-B Zone District if the BZA finds that two requirements are met. First, the private school must not be objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions (11 DCMR § 206.2). Second, ample parking, but not less than that required under Chapter 21 of the Zoning Regulations, must be provided to accommodate the students, teachers and visitors likely to come to the site by automobile (11 DCMR § 206.3).

Through previous applications approved by the BZA, Sidwell Friends has demonstrated that its programs meet these standards. The proposed Project will not substantially affect the condition of the surrounding neighborhood, except to improve it by giving the School a more attractive appearance and mitigating existing traffic and stormwater issues.

A. Noise

The School expects a reduction in noise levels emanating from the School due to this Project. The existing School buildings and the proposed additions are large enough to satisfy indoors most academic and extra-curricular program needs of the School. With the addition of new indoor physical education ("**P.E.**") space, some P.E. activities that would otherwise take place outdoors will move inside. The Middle School addition will buffer its closest residential neighboring properties, those on Tilden Street, N.W., from outdoor play activities that currently take place between the Middle School and the Wannan Gym. Most other construction is concentrated along the northern edge of the campus, adjacent to institutional neighbors, or on Wisconsin Avenue, N.W., a major traffic artery. Thus, the amount of noise generated by the

Property's use, while already low, will likely be lowered by the proposed Project. The School's renovation will not bring institutional use further into the residential neighborhood and will not adversely affect the character of Tilden, 37th or Quebec Streets, N.W.

Sidwell Friends is also committed to mitigating construction noise and congestion from the Project and will develop a construction management plan. As part of this plan, Sidwell Friends will use Wisconsin Avenue, N.W., for construction access and not permit construction traffic, parking or dumpsters on 37th Street, N.W. Staging areas for all construction-related activities will be located on the interior of the campus, just as they are for all other School-related activities and initiatives. As a failsafe, regular meetings will be scheduled with neighbors to monitor the construction process.

B. Traffic

During the course of its discussions with the community, it became clear to the School that one of the neighbors' primary concerns was the student drop-off and pick-up traffic on 37th Street, N.W. A vehicular management policy has already been instituted by Sidwell Friends to address this concern. Further, the Project will address 37th Street traffic in a number of ways. It will improve traffic flow on Wisconsin Avenue, N.W., due to the new parking/traffic-management/playing field structure and will draw traffic from 37th Street, N.W. Ingress and egress to the underground parking garage will be only at signalized intersections on Wisconsin Avenue, N.W. The on-campus queuing space for this drop-off and pick-up area will increase almost two-fold from the current level. Most vehicles dropping-off students will enter the driveway off Wisconsin Avenue, N.W., and bear left to enter an on-site traffic course, drop off students and then continue on the course to the north of the Property where they will again be deposited on Wisconsin Avenue, N.W.

In addition, on-campus parking will increase and will be well in excess of minimums mandated by BZA Order No. 12945 and new parking requirements as discussed below. The School has already taken steps to mitigate the School's traffic impact by instituting a Metrocheck program to encourage transit use, enhancing shuttle service from the Edgemoor Lane Campus (where the Lower School is located), enforcing 37th Street traffic policies, phasing release times with the neighboring Hearst Elementary School and moving visitor buses on-campus.

The proposed athletic field, with the parking structure below, improves vehicular and pedestrian safety and traffic flow. In addition, it creates a more pedestrian-oriented campus and improves the campus aesthetics. As part of the parking and traffic enhancements, an added benefit is that stormwater and petroleum run-off are managed in a way that benefits the environment and surrounding neighborhoods.

The transportation consulting firm of Wells and Associates has undertaken a traffic study of the area in which the Property is located and has generated a Traffic Impact Analysis of the existing and future conditions and a Traffic Management Plan ("**TMP**") for the School. The Traffic Impact Analysis (attached as Exhibit D) and the TMP (attached as Exhibit E) demonstrate that the proposed Project will not adversely affect traffic patterns in the vicinity of the site or have an adverse impact on the road network with the proper management of the School's traffic. The proposed expansion of the student population will result in only 31 additional trips to (and from) the School in the morning peak hour, 14 additional trips during the School's PM peak hour and 11 additional vehicle-trips during the street PM peak hour. As the Traffic Impact Analysis shows, approximately 67 per cent of the site-generated vehicle-trips will exit onto Wisconsin Avenue, N.W., northbound, while approximately 33 per cent of exiting vehicles will exit to Wisconsin Avenue, N.W. southbound. An estimated 46 per cent of arrivals

will come from the north, while an estimated 54 per cent of arriving cars will come from the south. The TMP limits the drop-off/pick-up areas to the following locations: 37th Street, N.W., in front of the Middle School (for carpools only) in the designated area, Zartman Circle and the drop-off/pick-up lane in the new parking facility. The proposed traffic plan would, for the first time, provide both full access to, and egress from, Wisconsin Avenue, N.W., at two signalized intersections.

The Plan provides for 31 on-site drop-off/pick-up queuing spaces in one lane (or 62 spaces in two lanes) on the ground level of the parking structure beneath the athletic field. Currently, approximately 17 spaces are available for such pick-up/drop-off in the Wisconsin Avenue parking lot. Therefore, the provisions for this space will almost double from the current level. Access to the below-grade parking and drop-off/pick-up lane will be provided from Wisconsin Avenue, N.W., via a new entrance aligned opposite Rodman Street, N.W.

In 2006, with the proposed Project completed, levels of service that were studied at each approach in the Traffic Analysis will remain unchanged. However, a southbound advance left turn lane is recommended at the Wisconsin Avenue/Rodman Street intersection where school traffic will be entering the Property. Each approach to this intersection would operate at an acceptable level of service of "C" or better at all times.

C. Number of Students and Faculty/Staff

Sidwell Friends is committed to small class sizes and a limited total enrollment. Presently, there are seven applicants that are turned away for every student in the School. Pursuant to BZA Order No. 16139, the School is permitted to enroll 780 students and employ 190 faculty and staff. Currently the School has 800 students, thus exceeding the BZA imposed

limit. The School has 169 faculty/staff on campus, below the BZA mandate of 190. Through this application, the School seeks to increase student enrollment to 825 and keep the cap of 190 faculty and staff the same. This increase will allow the School the flexibility to accommodate its increasingly complex curriculum and meet its aspiration for a highly diverse student body. By constructing and renovating the proposed facilities on the Property, the School will mitigate neighborhood impacts from this increase.

D. Ample Parking

This application will permit the increase of on-site parking to 212 parking spaces, 196 of which will be provided by the new underground parking garage. All of these spaces will be completely in accordance with the Zoning Regulations. Currently, there are 192 spaces on the Property, although the requirement as set by the BZA (Order No. 12945) is only 145.

Section 2101.1 of the Zoning Regulations requires that parking be provided at a ratio of 2 parking spaces for every 3 faculty and staff and, for high schools, 1 parking space for every 20 seats of classroom space or 10 seats in the largest assembly space. The faculty and staff cap will not change as a result of this application. However, since the largest assembly space will be the new athletic facility after the Project is completed, the amount of parking spaces required by the Zoning Regulations will change. The parking requirements as dictated by Section 2101.1, with a 190 person faculty and staff cap and a 616 person athletic facility would lead to a requirement of 189 spaces. As shown on the architectural plans (Exhibit B), the School plans to provide 212 parking spaces total when the proposed Project is complete, more than satisfying Section 2101.1 of the Zoning Regulations.

The current parking accommodations are sufficient for the present demand on the Property. Presently, the peak morning occupancy utilizes a total of 133 spaces (or 69 per cent of all spaces) in the main parking lots, the Zartman lot and circle. The peak afternoon occupancy utilizes 161 spaces (or 84 per cent of all spaces). The parking accommodations will be similarly sufficient after the proposed expansion.

Students will be discouraged from driving to school. Currently, approximately 27 per cent of students drive to School. If the population increase requested in the application is approved, the junior and senior class will be increased by approximately 9 students. If the same percentage of students drive to school, this increase will result in approximately 3 more students driving to School. To the extent that students drive, the School will implement specific parking policies that will be strictly enforced. In order to ensure compliance, student vehicles will be registered and required to have a Sidwell Friends Identification Sticker, so that any violations can be easily reported to the School. The Upper School Dean will be tasked with monitoring student compliance and responding promptly to any community complaints. The School is committed to working closely with the community to accommodate successfully the traffic and parking needs generated by the School.

The BZA found that the School's provision of 145 parking spaces met the "Ample Parking" Requirement of 11 DCMR §206.3 when the School student population was set at 790 students. Since Sidwell Friends is adding 20 parking spaces and the cap is proposed to rise by 35 students (of which only approximately 9 will be juniors and seniors thus eligible to drive), there is a greater than one-to-one ratio of additional parking spaces to additional students who will be able drive. However, as stated, the number of students in a School does not factor into the

requirements for parking under Section 2101.1. Therefore, the planned parking provisions are clearly ample under 11 DCMR §206.3, under statute and in practice.

IX.

EXHIBITS IN SUPPORT OF THE APPLICATION

The School will submit the following exhibits in support of the application:

Exhibit A: Portions of the Sanborn Atlas with Property Outlined in Red

Exhibit B: Plans for the Proposed Addition

Exhibit C: Zoning Map, showing the Property, with Zoning Commission Order No. 530, dated September 30, 1988

Exhibit D: Traffic Impact Analysis

Exhibit E: Transportation Management Plan

Exhibit F: Agent Authorization

Exhibit G: Self Certification Form

Exhibit H: D. C. Surveyor's Plat

Exhibit I: Property Owner's List

Exhibit J: Photographs of Site

XI.

CONCLUSION

For the above reasons, this application meets the criteria set forth in Section 206 for special exception approval for a private school and is therefore in harmony with the general purpose and intent of the Zoning Regulations and will not adversely affect neighboring property. The School respectfully requests the Board of Zoning Adjustment approve this application.

Respectfully submitted,

Phil T. Feola

Jeffrey C. Utz

February 13, 2004

Document #: 1372367 v.6