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August 20, 2004

District of Columbia Office of Planning
District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 210-S
Washington, DC 20001

RE: Special Exception Submittal Narrative
Bell-Lincoln Multicultural High / Middle School
3101 16th Street, N.W.
Washington, DC 20004

Dear Office of Planning:

SHW Group, LLP, on behalf of the District of Columbia Public Schools, is submitting this application with the Office of Planning for the approval of a Special Exception to DCMR 11 – Chapter 22, for the property at 3101 16th Street, N.W. The subject property has been the site of the Lincoln Middle School since its original construction in 1967. We are proposing to maintain the site's original use as a high school / middle school. The new Bell-Lincoln Multicultural High / Middle School will have its main entrances to the west fronting on 16th Street with the building's receiving area and single 617 S.F. loading dock to the east off of Hiatt Place.

We are requesting a Special Exception from the District of Columbia Municipal Regulations – 11 Zoning, Chapter 22, Off-Street Loading Facility Requirements. The new 325,217 S.F. Bell-Lincoln Multicultural High / Middle School falls under the regulation category "Any Other Use in All Districts" in the more than 100,000 S.F. of gross floor area, which requires the following:

Loading Berths – 1 @ 30 feet deep, 1 @ 55 feet deep
Loading Platforms – 1 @ 100 S.F, 1 @ 200 S.F.
Service/Delivery Loading Spaces – 1 @ 20 feet deep

Due to the square footage requirements of the educational specifications, the tight site on which to place this building and through interviews with school staff, it was determined that a single loading platform, sized for vans and the small trucks that deliver goods to the school would meet the current and future needs of the school (see attached KCI/SHW Meeting Minutes dated February 12, 2002, Item 2C). We have provided the following:

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17235
EXHIBIT NO. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17235
EXHIBIT NO. 7

Loading Berths – 1 @ 55 feet deep
Loading Platforms – 1 @ 617 S.F.
Separate enclosed dumpster area for 2 – 8'X8' dumpsters

We are requesting a Special Exception for not providing the following as they are not required by the school:

1 Loading Berth @ 30 feet deep
1 Loading Platform @ 100 S.F.
1 Service/Delivery Loading Space @ 20 feet deep

The new Bell-Lincoln Multicultural High / Middle School current design will not adversely affect the health and safety of residents or workers in the area; it will not overburden existing public utilities or be detrimental to the use or development of adjacent properties or the neighborhood. Since it is a continuation of an existing use, it will not change the character of the neighborhood. Once the new High / Middle School is occupied, the existing Bell Multicultural High School will be demolished to make way for a new soccer field.

Sincerely,
SHW Group, Inc.

Bruce G. Mongrain, A.I.A.
Project Manager