

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

By Post and Fax

September 25, 2005

Ms. Allison Prince
Pillsbury, Winthrop, Shaw Pittman LLP
2300 N Street, NW
Washington, DC 20037

Dear Allison Prince:

I am writing to follow up with some concerns that result from your presentation at ANC 3D's September 7, 2005 meeting and BZA Application #17383 of The Lab School of Washington. Some of these concerns involve inconsistencies that result in the Commission hearing one set of facts in your verbal presentation but finding different facts in the written application, and we feel it is in the best interest of all to seek clarification. We also have some follow up questions that result from incomplete or non-answers to questions raised at the ANC meeting.

- 1) **The use of public space on Whitehaven Parkway for 55 diagonal back-in parking spaces.** It was our understanding from your verbal presentation at our September meeting, and Allyn Kilsheimer's earlier presentation, that the school's use of public space was a temporary solution until a permanent parking facility could be constructed wholly on The Lab School's property. Your written BZA submission does not refer to the diagonal back-in spaces as a "temporary solution."
- 2)
 - a) Is The Lab School looking at the 55 diagonal spaces as a permanent or temporary solution to their parking needs?
 - b) And, if the school is proposing to use the spaces on a temporary basis, and given that Allyn Kilsheimer stated that raising funds to build the parking facility would be fairly easy once the engineering drawings are complete, within what timeframe would The Lab School restore the public space to its current use as parallel public residential permit parking?
 - c) Has the school discussed a financial arrangement with the District of Columbia for the use of the public space?
 - d) When did the school meet with DDOT to discuss their support of the proposed parking arrangement? This is different from DDOT approval of the engineering drawings.

BOARD OF ZONING ADJUSTMENT
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- 3) **You noted that an extensive neighborhood search has taken place to find a site for a school parking facility, but none has been located.** Your application notes that The Lab School has purchased the single remaining residential property at 4749 Whitehaven Parkway which abuts two residential properties owned by St. Patrick's School. As St. Patrick's has purchased a large tract of land on Foxhall Road to accommodate their expansion needs, have discussions taken place with St. Patrick's to purchase their two residential properties as the site for The Lab School's parking garage?
- 4) **The use of driveway space at 4749 Whitehaven Parkway.** It was our understanding from your verbal presentation, and that of Allyn Kilscheimer, that the driveway would accommodate parking for eight cars and there would be no widening of the existing driveway or adjacent parking surface. Currently there is a single car garage and corresponding 12 foot-wide driveway with a small adjacent parking pad for one car. If the garage is used to park one car, the driveway could only accommodate two additional cars which brings the number of parking spaces to: one in the garage, two in the driveway and one on the adjacent parking pad. Where would the additional four cars park without the creation of some additional parking surface?
- 5) **Your presentation and BZA application discuss a special exception to allow school parking in public space along Whitehaven Parkway. But, it appears this space is already being used by the school for daily school parking as a layer of blue stone/blue dust has been placed recently on the grassy public space adjacent to the Lab School gymnasium and cars are parked all over it.**
 - a) Why is a special exception being requested if a permit for this use been issued by DDOT's Public Space Office?
 - b) When did the Urban Forestry Office issue a permit to remove tree limbs and cover tree boxes to accommodate school parking in public space?
- 6) **The actual number of student teachers (interns) and tutor trainees at The Lab School for FY 2006 was not known at the time of the September ANC meeting, nor was there knowledge of how the school is meeting their parking needs.**
- 7) **The actual number of students who drive to school was not known at the time of the September ANC meeting nor was there knowledge of how the school is meeting their parking needs.**

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Thank you for your response to these commission concerns. Once a written response is received, the commission will have a clearer understanding of what it is being asked to consider

We also look forward to receiving the report of the school's traffic expert and an opportunity for further discussion at our October 5 meeting. At your request, The Lab School's presentation has been placed at the end of the agenda. It should also be noted I have requested that the chair not ask for a vote until the November 2 meeting to allow for a thorough discussion of all aspects of the various special exceptions the commission is being asked to consider.

Sincerely,


Ann F. Heuer
ANC 3D06

cc: ✓ Jerrily Kress
ANC 3D