

Testimony of ANC 3D for Application 17429
Alma Hardy Gates
June 13, 2006

Good Afternoon Chairman Griffis and members of the Board. I am Alma Gates, chair of ANC 3D. I live at 4911 Ashby Street, NW. With me today is Commissioner Ann Haas, representing the Single Member District in which the 1801 Foxhall Road property is located.

Advisory Neighborhood Commission 3D has filed two letters reporting the Commission's recommendations and support of Application 17429. Since the Commission's last special meeting on May 17, 2006, meetings have continued between the Friends of St. Patrick's, the Colony Hill Neighborhood Association and the Foxhall Community Citizens Association; and, the postponement of the hearing from February 28 until today has resulted in agreements between those parties. Such agreements are what the BZA and the Commission would like as a matter of practice.

While most conditions outlined in the Commission's letter are reflected in the neighborhood agreements there remain a few areas that have not been included.

Without question, transportation related issues have been the common thread running through all ANC meetings with the school and neighbors. The commission found that:

- A DDOT-approved Traffic Management Plan for all stages of construction would be required to prevent community and commuter impacts on public roads;
- A thorough review of the final St. Patrick's Traffic Management Plan by DDOT and ANC 3D would be required prior to the opening of the 1801 Foxhall campus, and would include at a minimum, proposed shuttle bus routes, pick up locations, the school's contract with parents and a student driving policy; and
- Annual reports of the school's success in meeting its goals would be furnished to DDOT and ANC 3D.

Immediately east of the playing field lies Parcel B, the northern dell or swale that separates the school from the housing development. The dell is a 1.53 acre swath of undisturbed land that transverse the property and ends at Whitehaven Park. It is forested with mature walnut trees and natural vegetation that aid in hydrologic cleansing for the site. In its February 18 letter to the Board, page 8, the Commission specifically conditioned "The Northern Dell shall be preserved as open land and for wildlife by the school in perpetuity, in the form of a binding covenant and easement pursuant to Title 42 of the DC Code, as a part of the real property recordation before the Recorder of Deeds." It would be naïve to believe that St. Patrick's will not, at some future time, wish to increase its student body and facilities and the dell provides space for such expansion. However, a representative of the Friends of St. Patrick's recently informed the

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Commission that the property can not be encumbered until it is transferred to the Church and the Church would have to encumber it. If the intent of the Friends of St. Patrick's is to have the dell remain as open space, the BZA would help ensure that intent is met by including a condition in its Final Order requiring the preservation of the dell as open space in perpetuity. Such a condition would encourage the Church to encumber the property once it has been transferred.

Before we bow to progress, environmental impacts of the proposed development will need the special attention of the National Park Service and the Environmental Health Administration given that fifty percent of the entire property will be covered with impervious surface. Stormwater, chemical applications and silt runoff will require appropriate controls and filtering to protect the natural wetlands, Whitehaven and Glover Archbold Parks, off site streams and the larger Potomac Watershed.

In conclusion, ANC 3D approves the Application of the Friends of St. Patrick's for a theoretical lot subdivision for 19 houses; and, the creation of a middle and upper school at 1801 Foxhall Road assuming implementation of a DDOT approved Traffic Management Plan and the preservation of Parcel B in the form of a binding covenant and easement. The number of students shall be capped at 440 and faculty/staff shall be capped at 100. Additional conditions of approval have been addressed in agreements worked out with the neighboring communities and have the support of ANC 3D.