



THE FIELD SCHOOL

BZA Case No. 18431A

*Request for Modification With Hearing and
Special Exception*

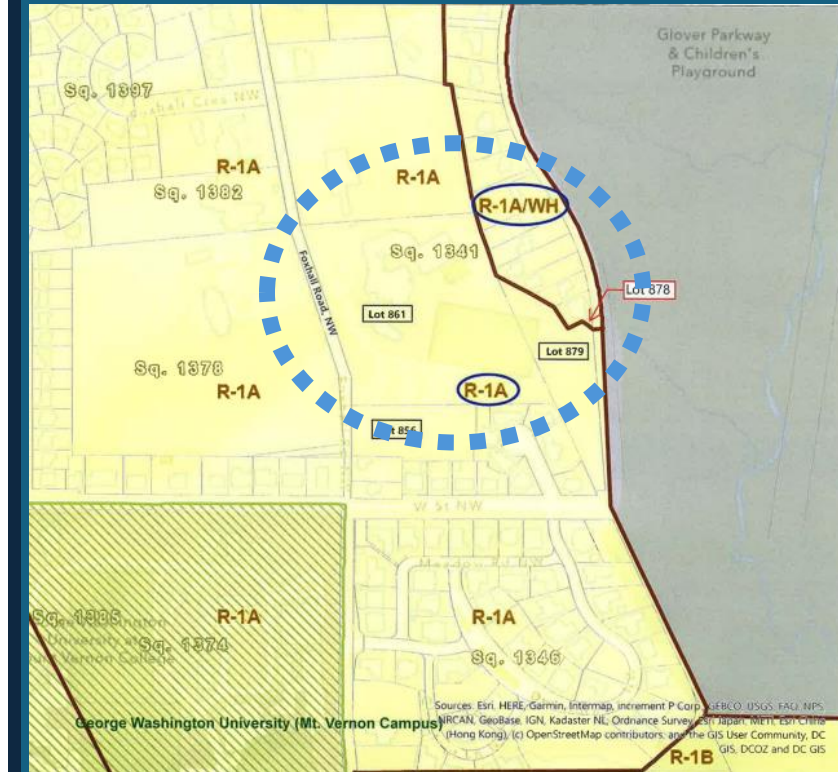
Public Hearing
Wednesday, March 5, 2025





Overview of Subject Property

- Located at 2301 Foxhall Road NW.
- Significant majority of campus is zoned R-1A.
- Irregular shaped site that significantly slopes downhill to the east.
- Generally surrounded by residential neighborhoods.
- Improved with education and administrative buildings as well as a gym and outdoor athletic fields.
- Vehicular access provided via southern intersection with Foxhall Road.





Zoning Approval History

- **BZA Order No. 16559:** Approved special exception to establish a private school for a maximum of 320 students and 74 faculty and staff in the R-1A zone at the subject property, subject to 42 conditions. (Dec. 19, 2000).
- **BZA Order No. 16559A:** Approval of a modification to allow interim use of an existing building. (Aug. 6, 2001).
- **BZA Order No. 16559B:** Approval of interim modification of Condition Nos. 13-24 in Order No. 16559, including alternative TMP. (Aug. 23, 2002).
- **BZA Order No. 16559C:** Approval of modification to extend alternative TMP to March 31, 2003. (May 12, 2004).
- **BZA Order No. 18431:** Approval of a special exception to increase enrollment cap from 320 to 400 students and to increase the FTE faculty/staff cap from 74 to 110. Also authorized expansion of School's existing facilities through construction of 28,193 additional square feet. (Dec. 28, 2012).



Summary | BZA Application No. 18431A

- **Modification With Hearing** (Sub. Y § 704)
 1. Construct new addition to be known as the Innovation Center
 2. Minor upgrades to existing athletic field, including addition of field lighting and relocated/replaced scoreboard
 3. Reconfigure existing basketball court/northern parking area to accommodate new practice field
 4. Reconfigure existing surface parking lot
 5. Increase max. student enrollment cap from 400 to 425
 6. increase max. FTE faculty/staff cap from 110 to 120
- **Special Exception** to permit construction of three over-height retaining walls (Sub. C § 1402.1 and Sub. X § 901.2)



Proposed Conditions (Ex. 26B)

- Intended to: (1) **harmonize** approved private school plan with current practices and operations; (2) **reflect** requested modifications; and (3) **address** community feedback
- References Construction Management Plan
- Integrates updated Transportation Demand Management (TDM) plan

EXHIBIT B
The Field School
Existing and Proposed Conditions
BZA Order No. 18431-A
Prehearing Submission
February 3, 2024

Existing Condition	Proposed Condition ¹ (changes shown in bold and underline)
1. The school buildings and facilities shall be constructed in accordance with the plans filed in the record as Exhibit 28.	1. The school buildings and facilities shall be constructed in accordance with the plans filed in the record as <u>Exhibit ____</u> .
Number of Students, Faculty and Staff; Operations	
2. The maximum student enrollment shall be limited to 400.	2. The maximum student enrollment shall be limited to <u>425</u> .
3. The maximum number of faculty and staff shall be limited to 110.	3. The maximum number of <u>full-time equivalent</u> faculty and staff shall be limited to <u>120</u> .
4. The school shall stagger hours of operation between the Middle School and Upper School with an 8:00 a.m. start for 6th-8th graders and no earlier than an 8:20 a.m. start for 9th-12th graders.	No change.
5. The school shall prohibit students from leaving the campus during the school day except for emergencies, when authorized by a parent or guardian, or for school-organized trips.	No change.
6. The school shall not start any outdoor athletic events after 6:00 p.m.	Delete this condition.
7. No outdoor athletic events shall be held on Sundays.	Delete this condition.

¹ Numbering to be adjusted based on final conditions that are added and/or deleted by the Board, should the application be approved.



District Agency Reviews and Community Support

Office of Planning (Ex. 29)

- Recommends approval of Modification w/ Hearing and Special Exception
- Not opposed to School's Proposed Conditions (Ex. 26B)

District Department of Transportation (Ex. 31)

- States no objection to Board's approval
- Clarification of proposed TDM plan and bike parking flexibility (Ex. 32-32A)

Advisory Neighborhood Commission 3D (Ex. 27)

- Unanimous vote in support at public meeting on Feb. 5, 2025
- Letter acknowledges six commitments made by School, all of which are captured by Proposed Conditions

Letters in Support

- Palisades Community Association (Ex. 30)



THE FIELD SCHOOL

- Mission, Purpose, and Values
- Planning for the Future
- Community Outreach



Summary of Commitments to ANC 3D

- Will **continue to respond to issues** raised by neighbors when they arise.
- Will **make its athletic field available for use** by members of the community when it is not in use by the school.
- New lighting for athletic field is specifically designed to **reduce lighting spill** outside the playing field area and to mitigate impacts on surrounding properties.
- **Will turn off lighting for athletic field by 9:00 pm** and School will manage activities in the evening hours to limit noise associated with competitions or other events that would draw large numbers of people.
- Will **maintain vegetative buffers** in areas adjacent to nearby neighbors.
- Will **implement TDM plan** to promote active transportation modes.



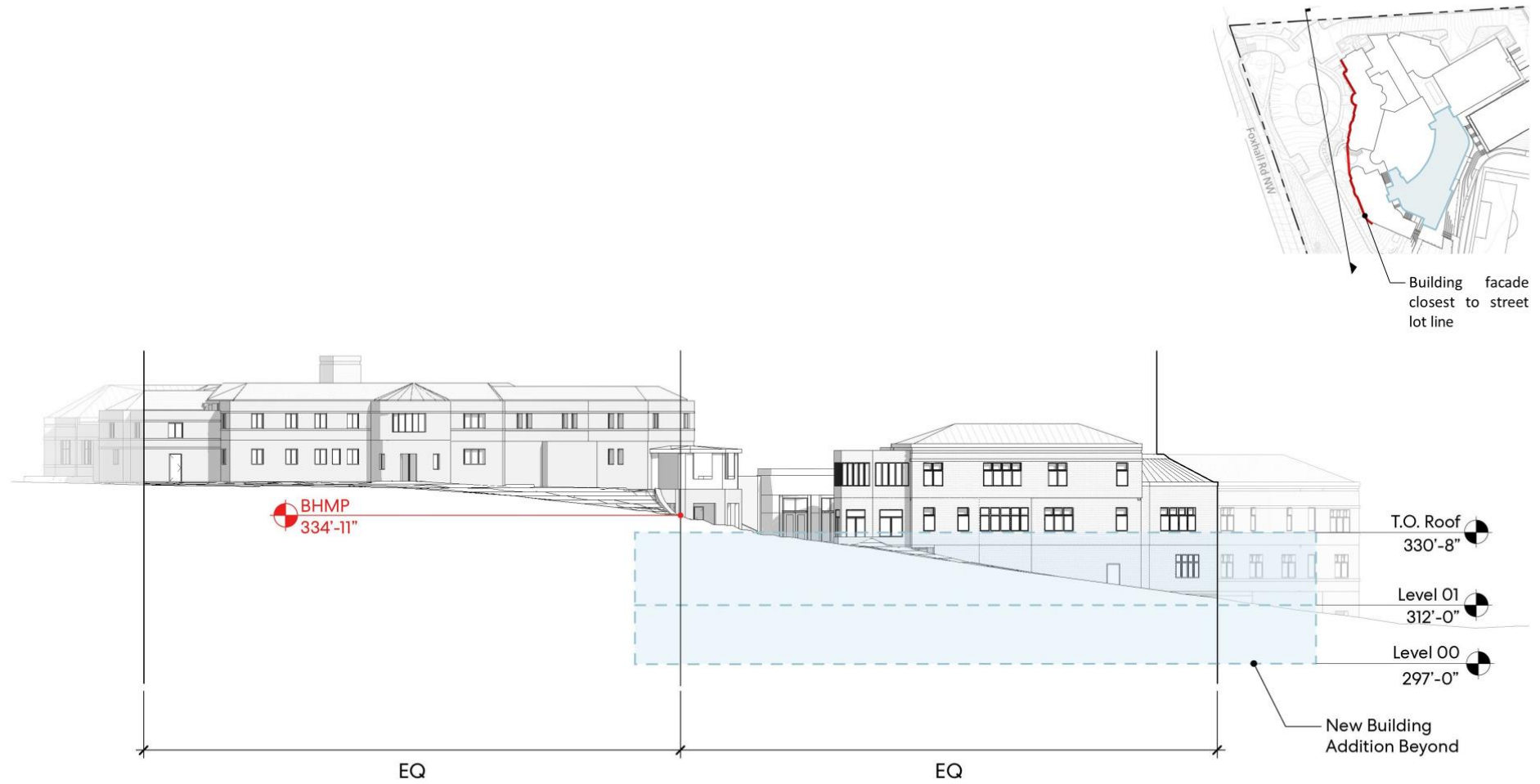


Legend

- 1 Aude Building
- 2 Meeting House
- 3 Cafritz House
- 4 Bridge
- 5 Sapere
- 6 Wonder Building
- 7 New Addition
- Addition to Existing
- Existing Structure
- Limit of Site Disturbance
- Property Line
- ▲ Site Pedestrian Entry
- ▲ Site vehicular Entry/Exit
- Community Pathway
- New Trees
- Existing Trees
- Potential Bioretention Area





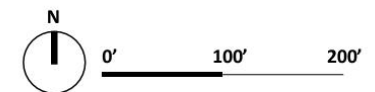
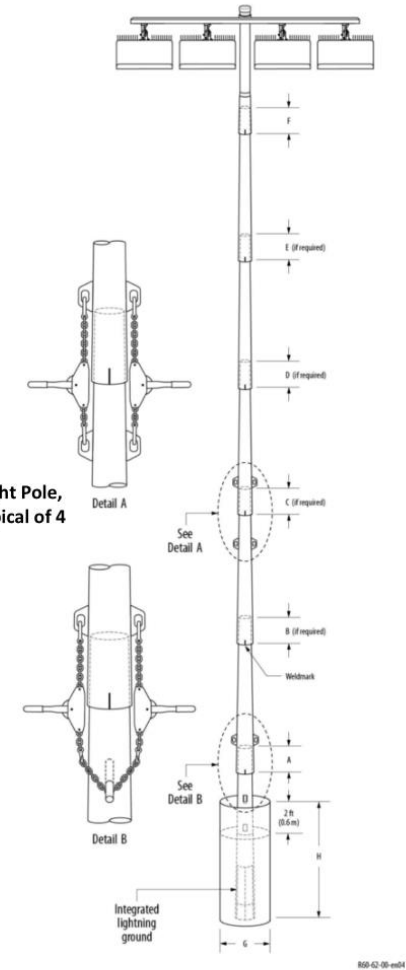


BUILDING HEIGHT MEASURING POINT

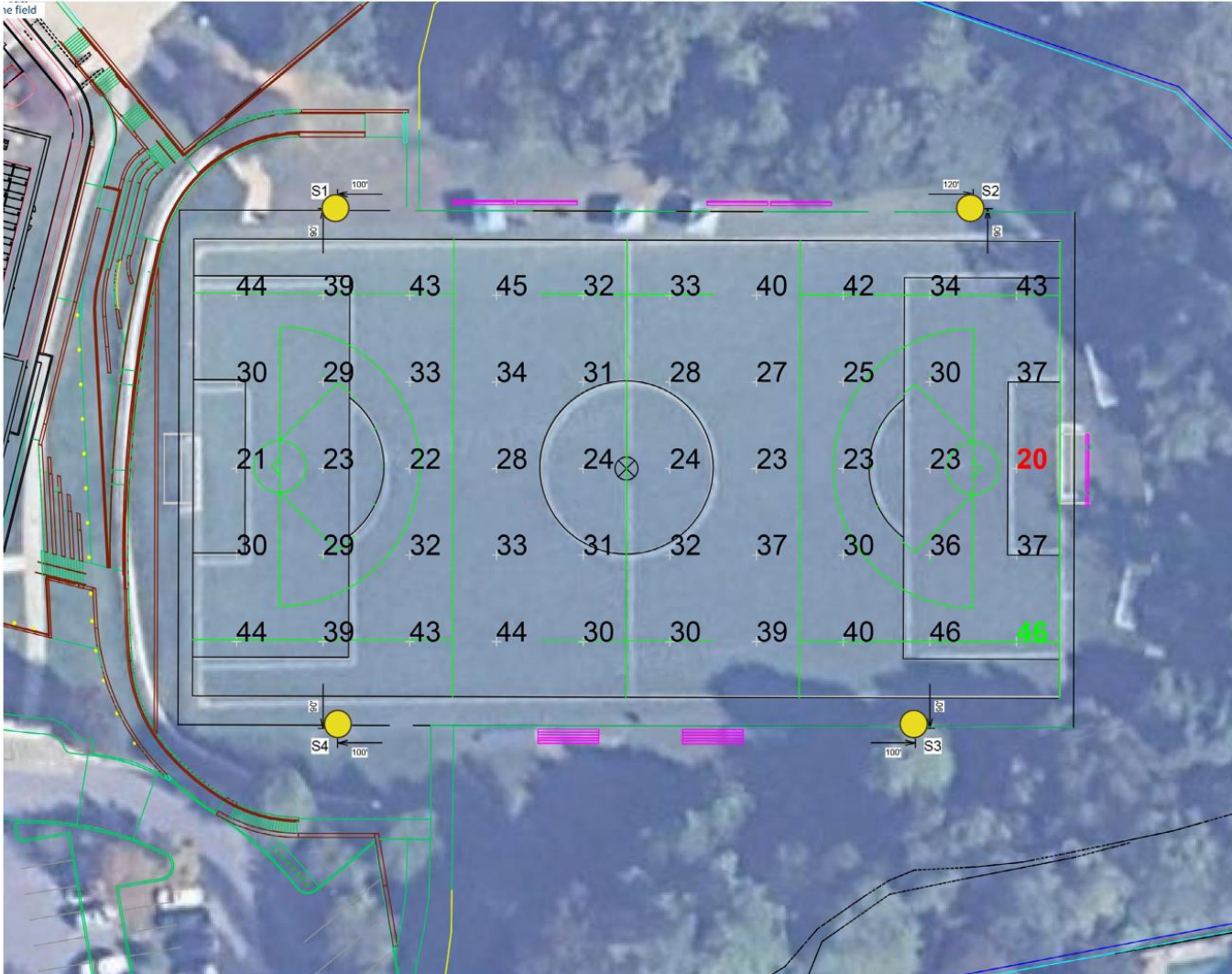


60' light poles allow better light cut off than shorter light poles, leading to less impact on the surrounding neighbors and nature. Shorter light poles would cause more light spill and increase candela levels, negatively impacting the neighbors. Taller lights would increase back glare and side glare.

60'H Light Pole,
Typical of 4



PROPOSED FIELD LIGHTING PLAN



Field School Lacrosse Soccer

Washington, DC

Grid Summary

Name Soccer
Size 300' x 158'
Spacing 30.0' x 30.0'
Height 3.0' above grade

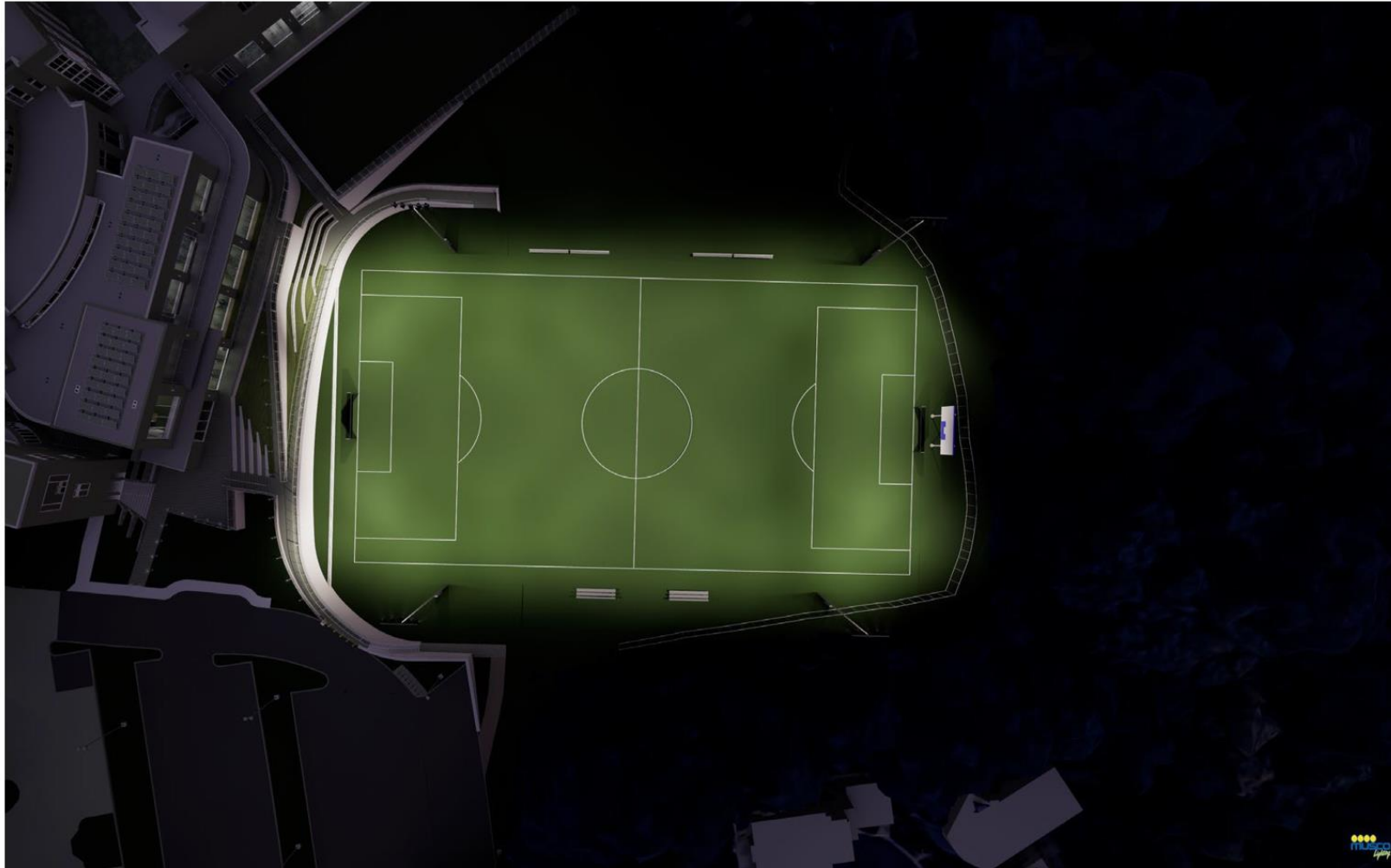
Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average	30
Scan Average	33.20
Maximum	46
Minimum	20
Avg/Min	1.63
Guaranteed Max/Min	2.5
Max/Min	2.25
UG (adjacent pts)	1.83
CU	0.76
No. of Points	50
LUMINAIRE INFORMATION	
Applied Circuits	A
No. of Luminaires	20
Total Load	17.30 kW

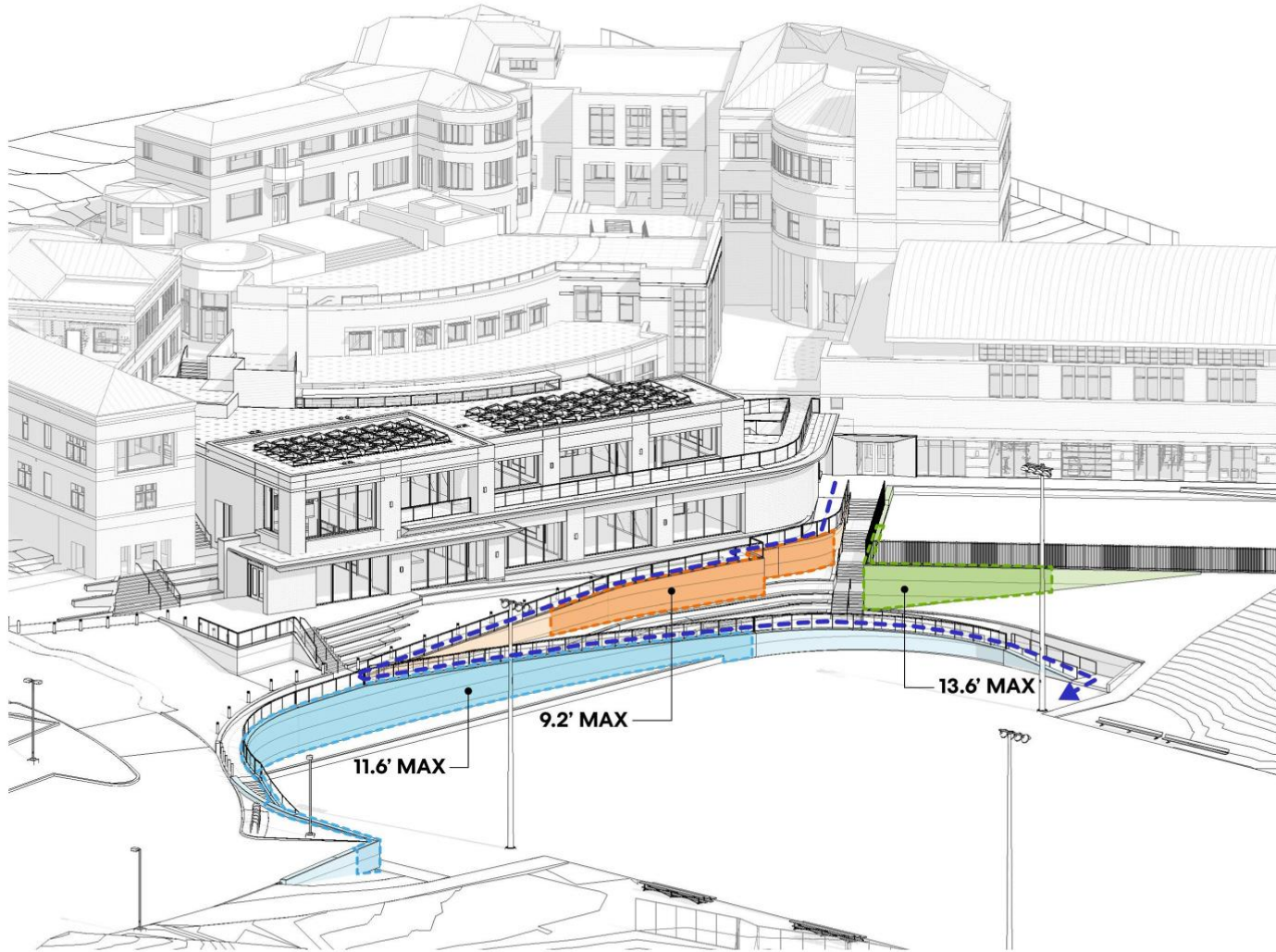
Equipment List For Areas Shown

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID
3	S1	60'	-	60'	TLC-LED-900	5	5
1	S2	60'	-	60'	TLC-LED-600	1	1
4	S3	60'	-	60'	TLC-LED-900	4	4
4	S4	60'	-	60'	TLC-LED-900	4	4
Totals						20	20

SCALE IN FEET 1 : 40



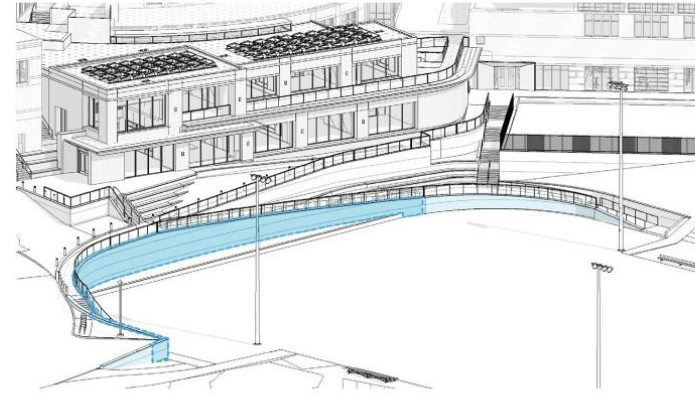
30 Footcandle Coverage With Relocated Poles



Legend

- Retaining Wall 1
- Retaining Wall 1 - Area Above 6'
- Retaining Wall 2
- Retaining Wall 2 - Area Above 6'
- Retaining Wall 3
- Retaining Wall 3 - Area Above 6'
- Accessible Route

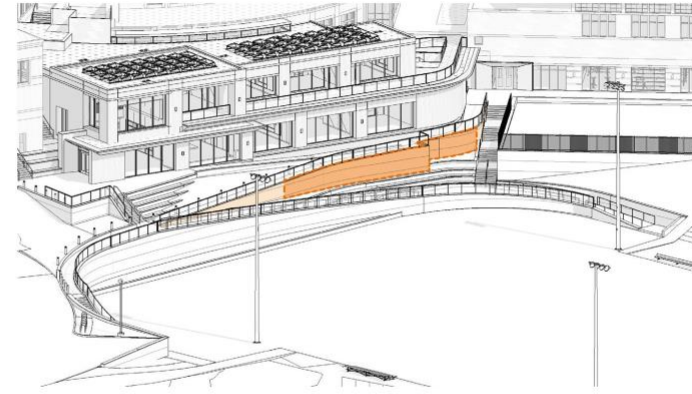
RETAINING WALLS



EXISTING RETAINING WALL (8.08' MAX)



RELOCATED RETAINING WALL (11.6' MAX)



EXISTING RETAINING WALL (8.0' MAX)



RELOCATED RETAINING WALL (9.2' MAX)

Perkins&Will

RETAINING WALL 2



EXISTING CONDITIONS



NEW RETAINING WALL TO SUPPORT PRACTICE FIELD (13.6' MAX)



DDOT Report (Ex. 31)

- DDOT Report referenced applicant's original TDM plan submitted in Dec. 2024.
- During meeting with DDOT in Jan. 2025, applicant requested **flexibility as to the *location*** of the proposed racks.
- No changes proposed to the number of bicycle parking spaces; 24 provided.
- Per DDOT's request, **General Strategy #5** in the TDM plan **was updated** to indicate that bike racks would be located "in areas of highest activity where they will be most utilized by students and faculty and staff who bike to work."
- Updated TDM plan is marked Exhibit 26C in the case record (Attachment E).
- DDOT **agreed with applicant's updated TDM plan**, as documented in email exchange with traffic expert on Feb. 24, 2025 (Ex. 32A).



Criteria Applicable to Private School Use in Residential Zone

(Sub. U § 213.1(m))

Criteria	Justification
<i>(1) Shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.</i>	<ul style="list-style-type: none">• School is not relocating to a new site.• School has worked closely with the community and reduced extent of proposed modifications to directly address certain concerns.• Proposed Conditions hold School accountable and address community concerns.• CMP will minimize adverse impacts during construction of Innovation Center.• TDM plan will help to mitigate any adverse impacts to transportation network.
<i>(2) Ample parking spaces, but not less than that required by this title, shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.</i>	<ul style="list-style-type: none">• Proposed number of parking spaces (129) is sufficient to accommodate the proposed increases to student enrollment and number of FTE staff/faculty.• Proposed parking meets expected demand yet remains limited to encourage use of School's bus program.
<i>(3) After hearing all evidence, the Board of Zoning Adjustment may require additional parking to that required by this title.</i>	<ul style="list-style-type: none">• BZA can approve requested modifications absent additional parking requirements.



Criteria Applicable to Private School Plan

(Sub. X § 104)

Criteria	Justification
X-104.1: <i>Education use by a private school shall be permitted as a special exception subject to review and approval by the Board of Zoning Adjustment after its determination that the use meets the applicable standards of Subtitle X, Chapter 9 and conditions of this section.</i>	<ul style="list-style-type: none">• Private school use is already permitted as a special exception per Order No. 16559.• Proposed use and modifications remain in harmony with purposes of the R-1A zone.• No new buildable area or activities moved closer to neighboring residents.• Proposed modifications will not adversely impact neighboring residents due to extent (i.e., minor upgrades to athletic field) and Proposed Conditions.• Proposed modifications better accommodate existing operations.
X-104.2: <i>The private school shall be located so that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.</i>	Please refer to justification in re: Subtitle U § 203.1(m)(1).
X-104.3: <i>The development standards for a private school shall be those of the zone in which the private school is located.</i>	<ul style="list-style-type: none">• Except for retaining walls, proposed modifications, including construction of the Innovation Center, comply with R-1A zone development standards.
X-104.4: <i>In calculating density, the land area shall not include public streets and alleys, but may include private interior streets and alleys within school boundaries.</i>	<ul style="list-style-type: none">• The Property does not include any public street or alleys.



Special Exception for Proposed Over-Height Retaining Walls

(Sub. C § 1402.1 and Sub. X § 901.2)

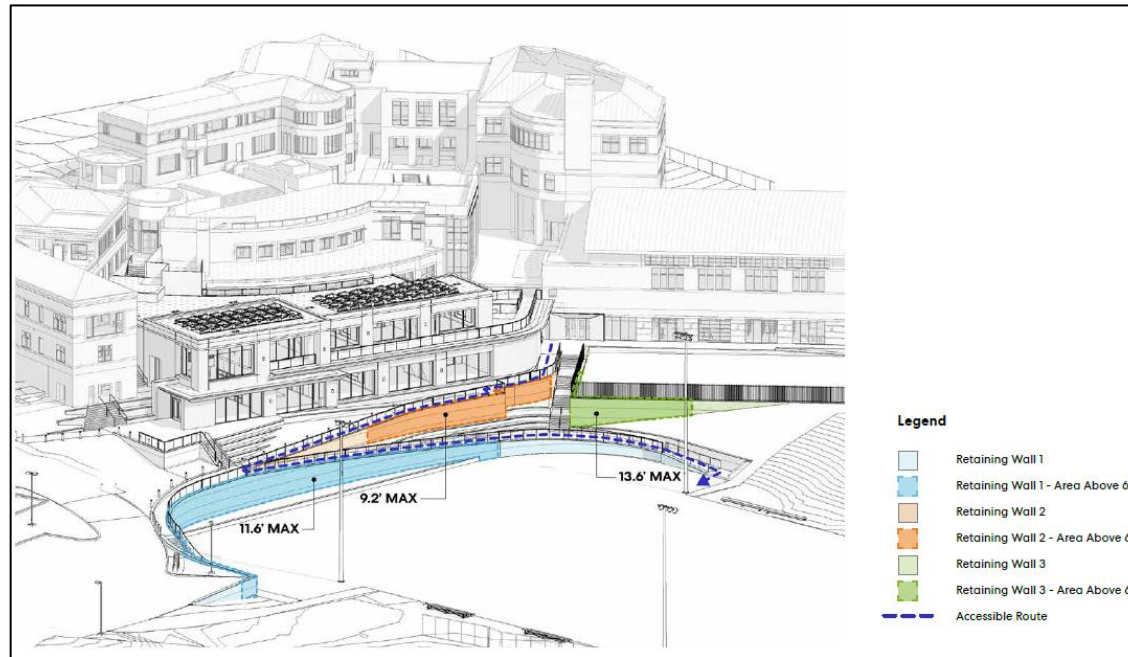
Subtitle C § 1401.2: *Subject to the height limitations of Subtitle C § 1401.3 through 1401.6, the **maximum height** of a retaining wall shall be **six feet** (6 ft.)*

Subtitle C § 1402.1: *Retaining walls not meeting the requirements of this section may be approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X. In addition to meeting the general conditions for being granted a special exception as set forth in that subtitle, the applicant must demonstrate that **conditions relating to the building, terrain, or surrounding area** would make full compliance **unduly restrictive, prohibitively costly, or unreasonable**.*



Special Exception for Proposed Over-Height Retaining Walls

(Sub. C § 1402.1 and Sub. X § 901.2)



Over-height retaining walls...

- **Enable** the School to moderate dramatic changes in grade.
- **Enhance** on-campus accessibility by accommodating new pathway.
- **Stabilize** new practice field in proposed location and **maximize** available play area.
- Are **superior to terraced design**, which would lead to undesirable encroachments.
- Are **centrally located** and thus pose no adverse impacts to neighboring properties.



THE FIELD SCHOOL

