

The Field School
Existing and Proposed Conditions
BZA Order No. 18431-A
UPDATED PER BZA HEARING
March 5, 2025

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> .
<u>Number of Students, Faculty and Staff; Operations</u>	
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.	<i>No change.</i>
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.	<i>No change.</i>
6. The school shall not start any outdoor athletic events after 6:00 p.m.	<i>Delete this condition.</i>
7. No outdoor athletic events shall be held on Sundays.	<i>Delete this condition.</i>

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

8. The school shall not allow the athletic field to be used for adult baseball.	<i>No change.</i>
9. No more than three major evening events beginning after 7:00 p.m. shall be held on the school property during the school year.	<i>No change.</i>
10. The school shall schedule all deliveries to take place from 9:30 a.m. to 4:00 p.m., Monday through Friday.	<i>Delete this condition.</i>
11. The school shall schedule all waste removal to take place from 8:00 a.m. to 4:00 p.m., Monday through Friday.	11. The school shall schedule all waste removal to take place <u>outside of the hours of drop off (7:30 a.m. to 9:00 a.m.) and pick up (2:30 p.m. to 4:00 p.m.),</u> from 8:00 a.m. to 4:00 p.m., Monday through Friday.
<u>Use of Facilities by Outside Groups</u>	
12. The school shall not be prohibited from making its facilities available to outside groups. Rental of its outdoor athletic facilities, however, is conditioned on the school obtaining written agreement of three-quarters of the properties adjacent to the school. The school shall convene meetings with such neighbors to assess ways that the school's field may be used by outside groups in a way that is sensitive to the surrounding neighborhood, seeking to achieve consensus to facilitate greater use of the field by outside groups, and shall report annually in writing to the ANC for the next two years on the status of its efforts.	<i>The condition has been satisfied and/or the time has passed. Delete this condition and replace with:</i> <u>12. The school may allow schools, youth sports organizations, community youth groups, and other educational-based institutions to use the athletic fields when not in use by the school. The school shall include the following on its website: information about the availability of the field; instructions for submitting rental requests; and requirements to limit adverse impacts relating to noise in the evening hours.</u>
13. The school shall allow no more than five non-sporting events of more than 100 people each year in the gymnasium. Use of the gymnasium by outside groups (other than for the five aforementioned events) shall not begin before 9:00 a.m. or end after 8:30 p.m. nor occur on Sundays, and such groups may park only in spaces along Foxhall Road or near the theater entrance, not at the gymnasium parking area along 44th Street.	13. The school shall allow no more than five non-sporting events of more than 100 people each year in the gymnasium. Use of the gymnasium by outside groups (other than for the five aforementioned events) shall not begin before 9:00 a.m. or end after <u>9 8:30</u> p.m. nor occur on Sundays, and such groups may park only in spaces along Foxhall Road or near the theater entrance, not at the gymnasium parking area along 44th Street.

14. The school shall permit local residents to use the athletic field and to walk or stroll the campus grounds when these areas are not being used for school purposes, provided that the same conditions that apply to the school's use of the facilities and grounds shall apply to the public.	14. The school shall permit local residents to use the athletic field and to walk or stroll the campus grounds when these areas are not being used for school purposes, provided that the same conditions that apply to the school's use of the facilities and grounds shall apply to the public.
<u>Traffic Management</u> The Applicant has worked with DDOT and the community to develop a new Transportation Demand Management ("TDM") plan that is consistent with current practices. With the exception of Condition No. 15, the Applicant proposes to delete the existing conditions related and replace it with the new TDM Plan set forth in Attachment E to the Transportation Management Plan, and repasted at the end of the chart.	
15. All traffic entering or exiting the school property must use the southern entrance, with the exception of emergency vehicles and other vehicles that require access through the northern entrance and are unable to use the southern entrance. The gate at the northern entrance shall bar any turns from Foxhall Road onto the school property or from the school property onto Foxhall Road.	<i>No change.</i>
16. The school shall not permit more than 106 vehicles to enter the school property during the 7:30 a.m. to 8:30 a.m. morning peak hour.	<i>Delete condition and replace as noted below.</i>
17. The school shall require all student drivers to park on school property. The school shall establish a school parking sticker program and provide students who qualify under the program with parking stickers authorizing them to park on school property. No parking stickers may be issued to any student who is under the age of 17.	<i>Delete condition and replace as noted below.</i>
18. The school shall require, as part of its school parking sticker program, that students carpool to the maximum extent permitted by the Safe Teenage Driving Amendment Act of	<i>Delete condition and replace as noted below.</i>

1999, effective April 5, 2000, and other applicable licensing laws.	
19. The school shall establish pick-up points for the school shuttle buses at off-street locations within established parking lots. These pick-up points shall be monitored by school staff and/or volunteers.	<i>Delete condition and replace as noted below.</i>
20. The school shall require carpooling and vanpooling for major events and weekend events.	<i>Delete condition and replace as noted below.</i>
<u>Parking and Perimeter</u>	
21. The school shall provide no more than 128 parking spaces.	21. The school shall provide no more than <u>129</u> parking spaces, <u>comprised of 124 parking spaces and 5 ADA parking spaces.</u>
22. The parking lot shall be set back at least 100 feet from the adjoining property on the south.	<i>No change.</i>
23. The school shall retain porous pavement technology for its parking lot.	<i>Delete this condition. This condition results from the original approval in 2000. The private school incorporates stormwater management in accordance with current practices, which would not include this type of technology.</i>
24. The school shall install and maintain a 100-foot vegetative buffer between the parking lot and adjoining property to the south.	<i>No change.</i>
25. The school shall install and maintain a vegetative buffer between the parking lot and Foxhall Road in accordance with the "Proposed Site Plan," Exhibit 40 in the record.	<i>No change.</i>
26. The school shall allow visitors to 2207 Foxhall Road to use the school parking lot.	<i>Delete this condition. This house is vacant and not owned by the school. Any future redevelopment of the site will accommodate parking on its own site.</i>

27. The school shall, prior to the beginning of the construction of the new addition, provide further screening of parking area near the gymnasium for 44th Street neighbors in the form of a 12-foot dark metal fence and related plantings, which shall be maintained in good working condition. This fence shall be placed on the gymnasium side of the existing stone wall and shall extend from the southern-most point of the lot along the wall as far as parking extends next to the gymnasium building. The school shall not park buses along the fence or stone wall.	<i>No change.</i>
28. The school shall permanently fix the drainage issues that are currently being addressed by a silt tarp installed on the fences abutting the 44th Street residences adjacent to the school, subject to approval by or in accordance with guidelines provided by the District Department of the Environment.	<i>This condition has been completed. Delete this condition.</i>
29. The school shall, prior to the beginning of the occupancy of the new addition, replace the cooling unit by the gymnasium, now referred to as “The Chiller,” with a new unit that will have a sound spectrum that is quieter by approximately three to five dBA (which is similar to a 20% decrease in loudness) and has minimal tones. This new unit shall incorporate new technology, such as compressor wraps and upgraded low-noise fans (or scroll-type compressors), that are quieter, and the school shall require that the new unit have a factory witness test to confirm lower noise levels and minimal tones prior to delivery on the property.	<i>This condition has been completed. Delete this condition.</i>
<u>Lighting</u>	
30. The school shall operate all light on the parking facilities so that it is directionally down-lit with minimum light candlepower.	<i>No change.</i>
31. The school shall not install any exterior event lighting on the athletic field.	<i>Delete this condition and replace with:</i>

	<u>31. The school shall install exterior event lighting on the athletic field in accordance with Sheets of the Plans at Exhibit . The school shall turn off the exterior event lighting no later than 9:00 p.m. daily.</u>
32. The school shall turn off the lights to the parking lots at 9:00 p.m. and shall not turn the lights on at the parking lots on Saturdays and Sundays, except for special events or reasons of safety.	32. The school shall turn off the lights to the parking lots at <u>11:00 p.m.</u> 9:00 p.m. and shall not turn the lights on at the parking lots on Saturdays and Sundays, except for special events or reasons of safety.
<u>Construction Management</u> The Applicant has proposed a Construction Management Plan in the record at Exhibit 26D. All conditions below to be deleted.	
33. The school shall implement the construction management plan filed in the record as Exhibit 28.	<i>Delete this condition.</i>
34. During the construction proposed in this application, the school shall meet with neighbors and community representatives on a monthly basis to discuss construction activities scheduled for the following month and to review its efforts to resolve any objectionable conditions. For purposes of this condition, the term “adjoining property owners” includes owners directly across Foxhall Road.	<i>Delete this condition.</i>
35. During construction, the school shall make available a 24-hour hotline with a live or on-call operator to respond to callers’ questions about objectionable and unsafe conditions. The school shall publicize the hotline number and post it prominently at the site.	<i>Delete this condition.</i>
36. The school shall ensure that truck and vehicle parking, material staging or storage, and contractor’s trailers are not placed or otherwise located on the easternmost parking lot.	<i>Delete this condition.</i>

<u>Community Outreach</u>	
37. The school shall coordinate and work with other schools located in the area to address community concerns.	<i>No change.</i>
38. After completion of the construction proposed in this application, the school shall conduct meetings with neighbors and community representatives no less than once every six months to discuss and review any objectionable conditions.	38. After completion of the construction proposed in this application, the school shall conduct meetings with neighbors and community representatives no less than once every six months to discuss and review any objectionable conditions. <u>The school will continue to respond to issues raised by neighbors when they arise, consistent with the school's past practice of demonstrating responsive and effective engagement with its neighbors.</u>

New TDM Conditions

16. The Applicant shall comply with the Transportation Demand Management plan as set forth in Attachment E to the Applicant's Transportation Statement, which includes the following elements:

General Strategies.

- a. Designate a Transportation Demand Management ("TDM") coordinator who will be responsible for organizing, marketing, and accomplishing the tasks in the TDM plan and who will act as a liaison with DDOT and the community. The TDM coordinator position may be part of other duties assigned to the individual.
- b. Create a transportation section on the School's website with up-to-date information regarding all transportation options available to students, parents/guardians, and employees, including but not limited to the school's busing program, public transportation, biking facilities and amenities (including campus bicycle parking), and carpooling.
- c. Hold bi-annual community meetings to garner feedback on traffic and parking related issues for the length of the performance monitoring program.
- d. The updated TDM plan will be incorporated into the student and family handbook, which is signed by both parents and students.

- e. The short-term bicycle parking on campus will be increased from 15 to 24 spaces and the wave-style bike racks will be replaced with inverted-U bike racks. Bike racks will be installed in accordance with DDOT's *Bike Parking Guide*. Bike racks will be located in areas of highest activity, where they will be most utilized by students and faculty and staff who bike to school.
- f. The TDM Coordinators will demonstrate to goDCgo that the school is in compliance with the DC Commuter Benefits Law and participates in one of the three transportation benefits outlined in the law (employee-paid pre-tax benefit, employer-paid direct benefit, or shuttle service), and the Parking Cash-Out Law.

Strategies for Students

- a. Shuttle: Provide a minimum of three shuttle routes with one serving DC, one serving Maryland, and one serving Virginia during both the morning drop-off period and afternoon pick-up period. Off-site bus stops will be determined each year based on addresses of students enrolled at the time.
- b. Rideshare: Encourage carpooling by providing carpool matching assistance for parents and students. Assistance programs could include:
 - i. Instruct students and families on how to use the zip code search feature of the school's student information system to enable parents and students to identify other Field School families who live near them and are interested in carpooling, as well as provide contact information.
 - ii. Register with and promote Commuter Connections School Pool Program to assist parents in finding other parents in their neighborhood to form carpools, walking groups, or biking groups.
- c. Rideshare: Actively promote carpooling by providing links to carpools in the student information system and by providing fliers, emails, and/or other informational pieces at least once per semester.
- d. Incentives: Provide transit/alternate commute incentives to encourage students to use non-auto modes of transportation to travel to school. Incentives would include:
 - i. Encourage District of Columbia students/families to take advantage of the WMATA's Kids Ride Free program, which allows students who live in DC to ride free on Metrorail and Metrobus;
 - ii. Encourage Montgomery County students/families to get a Youth Cruiser SmarTrip Card, which allows students who live in Montgomery County to ride free on all MCDOT buses and most Metrobuses within Montgomery County. Value can be added to the card for use on Metrorail, Metrobuses outside Montgomery County, and other transit systems in the area.

- iii. Encourage Arlington County students/families to get an iRide SmarTrip Card, which allows students who live in Arlington County to ride the ART bus and select Metrobus routes for free. Value can be added to the card for use on Metrorail and other Metrobus routes.
- iv. Encourage students/families who live near Virginia Railway Express (VRE) stations to take advantage of their new program that allows children 18 years and younger to ride free.
- e. Outreach and Education: Provide outreach and education events to stress the importance of using non-auto modes of transportation and make information more readily available. Outreach and educational events could include:
 - i. Hold a “Transportation to School” event at the beginning of each school year, stressing the importance of public transportation, carpooling, biking, etc.
 - ii. Utilize resources available through goDCgo’s School Services to encourage students and their parents to use sustainable transportation.
 - iii. Promote walking/biking in communication with parents.
- f. Outreach and Education: Add bicycle safety education into the general physical education curriculum.

Strategies for Faculty/Staff

- a. Shuttle: Allow faculty/staff to ride the shuttle for free.
- b. Rideshare: Encourage carpooling by providing carpool matching assistance for faculty and staff. Assistance programs could include:
 - i. Support faculty/staff in identifying other faculty/staff members that live in the same area or along their commute to aid in carpooling.
 - ii. Register with Commuter Connections and provide Commuter Connections’ Ride-matching Service.
- c. Incentives: Provide transit/alternative community incentives to encourage faculty/staff to use non-auto modes of transportation to travel to school. Incentives would include:
 - i. Allow employees to set aside \$315/month in pre-tax funds (or current amount allowed under federal law) through their paycheck for transit or vanpool expenses;

- ii. Enroll in Guaranteed Ride Home, which provides employees who regularly take transit, vanpool, carpool, walk, or bike to work with a reliable ride home when an unexpected emergency arises;
 - iii. For faculty/staff who regularly bike to work, provide \$20 in monthly subsidies to those who regularly bike to work OR provide an annual Capital Bikeshare membership for employees who regularly bike to work; and
 - iv. Make showers and lockers available to students and faculty/staff who walk, jog, or bike to school.
- d. Outreach and Education: Provide training for faculty/staff at the beginning of each academic year to implement and enforce the TDM plan.

Monitoring Plan. To ensure that the TDM plan functions as intended, the Field School will conduct monitoring studies, which will be submitted to DDOT and ANC 3D.

Elements of the Monitoring Study.

- a. The number of students and faculty/staff at the time traffic counts are conducted will be reported.
- b. The number of trips entering the School during the AM peak hour will be determined as follows:
 - i. Counts shall include the number of vehicle trips, pedestrian trips, and bicycle/scooter trips.
 - ii. Traffic counts shall be conducted annually during a typical school day (a Tuesday, Wednesday, or Thursday when typical school hours are in effect and during a week without any holidays from 7:00 to 9:30 AM. Counts shall be conducted on days when no adverse weather impacts travel conditions.
 - iii. The peak hour shall be determined by selecting the single highest hourly inbound volume (for all modes combined) between 7:00 and 9:30 AM (the “AM Peak Hour”).
- c. Vehicle occupancy counts (number of students per vehicle) will be conducted as follows:
 - i. Vehicle occupancy counts will be conducted at the drop-off location and in the student parking lot to determine the average vehicle occupancy (AVO).
 - ii. The vehicle occupancy counts will be conducted during the same timeframe as the trip generation counts indicated above.

- d. A list of TDM measures in effect at the time the study was conducted will be provided. Any changes to the TDM plan from the previous year, including new or innovative programs will be documented.
- e. A queue study will be conducted documenting the queue lengths at the drop-off location, as follows:
 - i. The queue study will be conducted during the same timeframe as the trip generation counts indicated above.
 - ii. The maximum and 95th percentile queue length at the drop-off location to ensure that the queues do not spill onto Foxhall Road.
- f. A mode split survey will be conducted for students and faculty/staff. The results will be compared to the traffic counts to help determine the mode splits by students and faculty/staff.

Trip Generation Threshold. The Field School will generate no more than 217 inbound vehicle drips during the AM Peak Hour.

Sequencing of Monitoring Studies.

- a. Monitoring studies will be conducted annually during the Spring Semester.
- b. Annual monitoring studies will be conducted yearly until such time as the trip generation threshold is met for three consecutive years. If the number of vehicle trips generated by the school is at or below the established threshold for three consecutive years, the school will no longer be obligated to continue the annual monitoring.
- c. If the number of vehicle trips generated by the school exceeds the established threshold, the school shall meet with DDOT to discuss remedies for reducing vehicle trips. Monitoring shall continue until such time as the vehicle trips generated by the school fall at or below the established trip threshold for three consecutive years.