

February 22, 2022

VIA IZIS

D.C. Board of Zoning Adjustment  
Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 200S  
Washington, DC 20001

Re: **BZA Application No. 20643 - The Maret School (“Applicant”) – Response to Motion to Postpone March 9, 2022 Public Hearing**

Dear Members of the Board:

Pursuant to Subtitle Y, Section 407.4 of the Zoning Regulations, enclosed please find the Applicant’s Response to the Motion of the Friends of the Field (“Party Opponent”), dated February 17, 2022, to postpone the March 9, 2022 Public Hearing in the above-mentioned case. The Party Opponent raises four issues as the basis for the postponement. None of these issues justify a postponement of this case. All of these issues can, and should, be addressed by the Board during the course of the public hearing. Therefore, for the reasons noted below, the Applicant **OPPOSES** the Motion to Postpone the March 9, 2022 Public Hearing.

The Applicant hereby provides the following responses to each of the four issues raised by the Party Opponent:

**Potential Agreement with the Applicant**

The Applicant has been diligently working with ANC 3/4G and their representatives to ensure that members of the community, particularly those who have concerns and questions about the project, have an opportunity to be engaged in the open, inclusive, and transparent process that has been undertaken by the Applicant. As part of this effort, the Applicant has been working in good faith with ANC 3/4G Chairman Speck and ANC 3/4G05 Single Member District Commissioner Higgins to develop a series of conditions of BZA approval that address the concerns that have been raised through the community planning process and appropriately mitigate potential impacts associated with the project. The tireless work of these ANC Commissioners, with input from an Advisory Council which includes several members of the Party Opponent, has resulted in over a dozen changes to the initial plan as requested by and for the benefit of the neighbors and a document that addresses many of the issues raised by the Party Opponent throughout the extensive (almost unprecedented) community outreach and dialogue

that has occurred in this case. However, the Applicant and the Party Opponent have reached an impasse on certain issues with no apparent prospect of reaching an agreement. Examples of these issues include: the Applicant's clear statements that it will only pursue this application if it includes both a baseball diamond and a multi-purpose field, rather than the Party Opponent's request for one field; the use of a turf playing surface with natural based infill, rather than grass; and the Applicant's commitment to designing the stormwater management infrastructure of the athletic facilities to satisfy a 25-year storm event (greater than the DOEE requirements to satisfy a 15-year storm event), rather than a 50-year storm event (demanded by the Party Opponent).

There is no reason for the BZA to postpone the March 9, 2022 public hearing based on the premise that the Applicant and the Party Opponent will be able to come to an agreement. While the Applicant will continue to work with ANC 3/4G on mutually agreed upon conditions of BZA approval, it is apparent that the BZA will need to make a decision on the issues noted above.

### **Appropriateness of the Special Exception Relief Requested for Private School Use**

As noted and addressed in the application form (Exhibit 16), the statement in support of the application (Exhibit 17), and the pre-hearing statement in support of the application (Exhibit 184), the Applicant is seeking special exception relief pursuant to 11-U DCMR §203.1(m) and 11-X DCMR §104 to permit a private school use in a R-1-B Zone. The proposed special exception relief requested by the Applicant clearly satisfies the requirements of a private school use, as defined in the Zoning Regulations, and is also consistent with past BZA approval of a private school athletic facility located in a R-1-B Zone. The Applicant is not required to seek a use variance, the requested special exception relief is appropriate.

For ease of reference, here is the information that the Applicant previously submitted in the record on this issue:

#### A. Private School Use

*The proposed development of the Athletic Facilities as a principal use on the Property* and the use of those facilities by Maret is consistent with the definition of private education in the Use Categories of Subtitle B, §200.2, which defines "Education, Private" use as:

- (1) An educational, academic, or institutional use with the primary mission of providing education and academic instruction that provides District or state mandated basic education or educational uses.
- (2) Above uses may include, but are not limited to: accessory play and athletic areas, dormitories, cafeterias, recreational, **or sports facilities**; and
- (3) Exceptions: This use category does not include uses which more typically would fall within the daytime care, public education or college/university education use category. This use category also does not include the home schooling of children in a dwelling by their parent, guardian, or private tutor. (**emphasis added.**)

*The proposed Athletic Facilities are sports facilities that are an integral component of Maret's educational and academic instruction and mission. Maret students that participate on varsity athletics teams satisfy a portion of their physical education requirement that is necessary to graduate. (Exhibit 17, p. 8-9, emphasis added.)*

As noted above, the proposed athletic facilities are a principal use by Maret, and are not deemed to be accessory to the use of the property by the Episcopal Center for Children ("ECC"). Section 2 of the definition noted above does not include the word "accessory" in front of the sports facilities example of uses that are considered to be private education use. In addition, the use of these fields by Maret student athletes satisfies a portion of the physical education requirement necessary for graduation. These athletics facilities are clearly part of the educational mission of Maret.

In BZA Application No. 16433 (final order issued August 17, 1999 – copy attached), the Board was faced with a similar argument by opponents to the proposed athletic facility for the National Cathedral School. In that case, the Board determined:

Additionally, to approve an expansion of a special exception, the use must be either part of, or accessory to, the existing special exception principal use. **Thus, the use must be characterized as either principal or accessory.** The opposition argues that the proposed athletic facility is neither and that a use variance is required. The Board disagrees.

**The Board concludes that the athletic facility is an extension of the principal use. Athletics is a form of education, and thus the athletics facilities are educational facilities. It, therefore, follows that the applicant need only meet the standard for a private school special exception. BZA Order No. 16433, p. 8 (emphasis added.)**

For the reasons noted above, the Board's review of this application as a special exception is appropriate and consistent with BZA precedent. The Board's review of the satisfaction of the special exception standards will address the issues (proximity of the Maret campus to the property and use of the athletic fields by third parties) that are noted in the Motion to Postpone. There is no basis to postpone the public hearing based on the special exception relief requested by the Applicant.

### **Items Requested by Applicant**

As noted in the Applicant's Pre-Hearing Statement (Exhibit 184), the Applicant has engaged in an extensive community outreach and engagement effort and has provided detailed and significant information to the Party Opponent that is relevant to the special exception application. Some of the information that has been requested by the Party Opponent (ex. the lease between Maret and ECC) is not relevant to the Board's special exception review and/or is confidential in nature. Despite that fact, the Applicant did provide the ANC with a redacted copy

of the use provisions of the lease between Maret and ECC. In addition, the Applicant did provide the ANC with a sample lease agreement with third-party users of its athletic facilities at its Woodley Park campus.

Throughout the community planning process, the Applicant has provided extensive information to the Party Opponent and the community regarding its stormwater management plan. The Applicant's civil engineer participated in an office hours session on January 26, 2022 in order to answer questions regarding the stormwater management plan. The Applicant held a second office hours session on January 31, 2022, that enabled members of the community to ask additional questions about the stormwater management plan. The information that the Party Opponent continues to request with regard to the stormwater management plan is well beyond the level of detail that is provided in connection with zoning review and approval. More detailed information will ultimately be reviewed by the Department of Energy and Environment ("DOEE") during the permitting phase of this project.

The Party Opponent has been directly provided with voluminous responses to dozens of requests for information it has made, including all of the relevant information that it needs to prepare for the public hearing. If the Board decides that it wants additional information from the Applicant after hearing testimony in this application, it can request any relevant information in a post-hearing submission. The Party Opponent will have an opportunity to respond to any post-hearing submission of the Applicant. There is no reason to postpone the public hearing for lack of relevant information submitted by the Applicant.

#### **Pending Complaint Before the D.C. Board of Ethics & Government Accountability ("BEGA")**

The filing of a complaint by the Party Opponent before a separate DC Agency should have no bearing on the timely and appropriate processing of this BZA application. The BZA lacks jurisdiction over the substance of the accusations raised by the Party Opponent in the BEGA complaint. Allowing the Party Opponent to delay a duly noticed BZA public hearing by initiating a proceeding with some other DC Agency would invite an endless parade of frivolous filings; and the inevitable consequence would be the routine delays of BZA public hearings. This case is ready to be heard by the BZA and should not be unduly delayed.

#### **Conclusion**

For the reasons noted above, the Board should deny the Party Opponent's Motion to Postpone and should proceed with the public hearing on March 9, 2022. This case is ready to be heard; the Party Opponent has failed to demonstrate otherwise and no prejudice will occur to the Party Opponent by denying its Motion to Postpone. The Party Opponent has all of the necessary information to be able to make its case at the public hearing on March 9, 2022.

Please feel free to contact the undersigned if you have any questions regarding the information provided in this response.

Sincerely,

        /s/        

Paul Tummonds

Enclosure



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**CORRECTED ORDER**

\***Application No. 16433** of the Protestant Episcopal Cathedral Foundation of the District of Columbia ("the National Cathedral") on behalf of The National Cathedral School ("NCS" or "Applicant") pursuant to 11 DCMR § 3108.1, for a special exception under 11 DCMR § 206 to allow the construction of a girls' athletic facility at a private school in an R-1-B District on the grounds of the National Cathedral, 3500 Woodley Road, N.W. (Square 1944, Lot 25).

**HEARING DATE:** April 14, 1999

**DECISION DATE:** June 2, 1999

**FINDING OF FACT, CONCLUSIONS OF LAW  
AND ORDER**

\*This order replaces the Board's order dated August 11, 1999, and corrects the vote on page 10 from 3-0 to 4-0.

**PROCEDURAL HISTORY**

1. The application to construct an athletic facility at NCS was filed on December 31, 1998. The application was submitted as two alternatives, the only difference in the alternatives being the inclusion of an existing building, known as the gatehouse, at the southeast corner of Woodley Road and Beauvoir Drive.
2. Petitions in opposition to the application were submitted to the BZA by the National Cathedral Neighborhood Association ("NCNA") on February 19, 1999, by the Cleveland Park Citizen's Association ("CPCA") on March 1, 1999, and by citizens in the neighborhood, prior to the initial BZA hearing on the application.
3. The Board first heard testimony on the application at its regularly scheduled meeting on March 5, 1999.<sup>1</sup> A continuance was granted for April 14, 1999.
4. On May 5, 1999, at its regularly scheduled public meeting, the Board waived its rules pursuant to 11 DCMR § 3301.1 to accept late-filed documents. The Board then postponed its decision on the NCS application in order to further evaluate legal issues raised by the opposition and the Applicant.
5. On June 2, 1999, the Board approved the application, subject to all conditions agreed to by NCS, ANC 3C, and CPCA.

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<sup>1</sup> Testimony primarily concerned the issue of party status.

## SUMMARY OF HEARING

1. At the April 14, 1999 public hearing, the BZA heard from the Applicant (represented by the law firm of Wilkes, Artis, Hedrick & Lane) and the opposition (represented by the law firm of Hunton & Williams), and from the Office of Planning ("OP"), NCNA, ANC 3C, CPCA, and numerous witnesses from the community.
2. Office of Planning, by memorandum dated February 26, 1999 and by testimony at the public hearing, recommended approval of the application subject to the conditions included in the ANC 3C resolution and usage guidelines of February 22, 1999. The basis of OP's recommendation included: the facility will be built to minimize impacts on the surrounding community, ample parking will be provided, and the student enrollment will not increase. At the hearing, OP also submitted a report by the Historic Preservation Review Board ("HPRB").<sup>2</sup>
3. Both the Applicant and the opposition showed videotapes of the proposed facility. These tapes were submitted into the record.
4. Representatives from the CPCA stated that their organization supports the application, provided that the conditions contained in their April 11<sup>th</sup>, 1999 usage agreement with NCS would be included in the order.
5. The NCNA opposed the application at the hearing. The NCNA witnesses testified that the proposed athletic facility does not meet the requirements of § 206 of the Zoning Regulations and is therefore likely to become objectionable to adjoining and nearby property owners. Specifically, the NCNA claimed that the size of the proposed facility was excessive, especially when compared to other such facilities; that use of the facility by non-students would negatively impact neighbors; that the facility would cause traffic problems; and, that parking in the area would be adversely affected by the proposed athletic facility. The NCNA also asserted that the community had not been adequately consulted regarding the proposed facility and its suggestions for the facility had only been minimally incorporated in the plans for the athletic facility. The NCNA submitted a petition with the signatures of over 300 nearby residents opposing the proposed facility. The NCNA also submitted a letter from the National Trust for Historic Preservation opposing demolition of the gatehouse and urging that the facility be built in a scale respectful to the neighborhood.

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<sup>2</sup> The report, written by HPRB staff and adopted by HPRB at its January, 1999 meeting, approved the proposed athletic facility subject to certain conditions which included: sinking the athletic facility further into the ground, moving the facility further south, additional design development for the eastern elevation facing 34<sup>th</sup> Street, and consideration of a more acceptable alternative to the proposed chain link fence that would enclose the field on top of the athletic facility. Subsequently, at its February 25, 1999 public meeting, the HPRB determined that the gatehouse cannot be torn down and that other materials must be considered for the proposed fencing on top of the athletic facility. The applicant's motion to reconsider the determination was denied.



6. Ruthanne Miller, the Commissioner for ANC 3C09, requested at the hearing that any liaison committee to be established by the citizens and NCS be comprised of a greater number of individuals. In particular, she recommended that more of the committee members be representatives of ANC 3C.
7. Witnesses for the Applicant, most of which lived in the surrounding area, submitted letters and testified in support of proposed athletic facility. They focused primarily on: the need for quality schools within the District; the importance of giving young women access to athletics; the respect with which NCS has treated the desires of the surrounding community; and the lack of an existing negative impact on the surrounding community by NCS.
8. Witnesses from the surrounding area also submitted letters and testified in opposition to the application. Their assertions included: community outreach was not comprehensive enough; not enough parking would be provided; the proposed facility is too large; the proposed facility is in the wrong place; traffic will be negatively impacted; and ANC 3C had not adequately addressed their concerns.
9. A letter from the Stoddard Soccer League supporting the NCS application was read aloud at the hearing and submitted into the record.
10. The Applicant's traffic expert, by report and by testimony, asserted that the athletic facility would have no adverse impact on traffic in the area. The expert stated that the traffic operation along Woodley Road and in the intersections studied would remain within acceptable levels. The opposition's traffic expert, however, stated that the Applicant's traffic report is not comprehensive enough and that there was likely to be adverse impact from traffic if the facility is built as proposed.
11. At the close of the hearing, the Board decided that the record was to be left open until April 27<sup>th</sup> to admit the ANC resolution of April 26<sup>th</sup> and draft orders from the Applicant and the opposition. The Board stated that responses to these submissions submitted before the May 5<sup>th</sup> hearing would also be accepted into the record.<sup>3</sup>

#### **FINDINGS OF FACT<sup>4</sup>**

1. The National Cathedral grounds ("the Close") consists of approximately 57 acres of land in Northwest Washington, D.C., on which are located the National Cathedral, NCS, St. Alban's Church, St. Alban's School, the Beauvoir School, the College of Preachers, residences and accessory buildings. The Close is bounded by Massachusetts Avenue and Garfield Street to the south, Wisconsin Avenue to the west, Woodley Road to the north, and 34th Street to the east.

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<sup>3</sup> In total, the documents accepted into the record after close of the April 14<sup>th</sup> the hearing were: a draft order from the Applicant, received on April 27, 1999; a draft order from the opposition, received on April 29, 1999; the ANC 3C resolution of April 26, 1999, received on April 30, 1999; a letter from ANC 3C-09 Commissioner Ruthanne Miller, received on April 29, 1999; a response from the opposition, received on May 3, 1999; and a response from the Applicant, received on May 3, 1999.

<sup>4</sup> Findings based on testimonial evidence will be followed by a bracket indicating the source.

2. The portion of the Close that is the subject of this application is zoned R-1-B.
3. The school consists of three main buildings: Hearst Hall, Woodley North, and Whitby Hall. Hearst Hall is located in the northwest corner of the Close and on Lot 25, the same lot as the proposed athletic facility. Hearst Hall houses the Upper School and most of the NCS administrative offices, and served as the center of all operations of NCS until 1917. Woodley North and Whitby Hall, located in Lot 22, are separated from the Close by Woodley Road and are on a site bounded by Wisconsin Avenue to the west, 36th Street to the east, Lowell Street to the north, and Woodley Road to the south.
4. The BZA previously approved an addition to Whitby Hall (Order No. 15691) which included a condition that NCS school enrollment not exceeds 546 students, and the total number of full-time equivalent staff not exceeds 105.
5. NCS' current athletic facilities are located at the northeast corner of the Close, adjacent to 34th Street and Woodley Road, N.W., and include two non-regulation-size athletic fields, eight tennis courts, and related support facilities. The proposed athletic facilities will be located on and under these existing facilities.
6. The NCS application provides for construction of a new 83,160 sq. ft. athletic facility (including a field house, 4 multi-use courts, a 3,500 sq. ft. weight room, locker rooms, an elevated indoor track and a climbing wall), two associated grass athletic fields, a 4,360 sq. ft. entry pavilion, and a 16,000 sq. ft. parking garage.
7. Approximately 4,360 square feet of the athletic facility will be above grade. 17 feet of the proposed field house will rise above the grade of Woodley Road, and about 27 feet of the building will rise above the grade of the lower field along 34<sup>th</sup> Street. No other structures are to be built in conjunction with the athletic facility will be in excess of 40 feet. The subject structure will have a rear yard set back of 240 feet, the east side yard will be set back 228 feet, and the west side yard will be set back 72 feet.
8. The proposed project also calls for the construction of walls and fences around the athletic facility. The wall at Woodley Road, N.W., will have a height of four feet, two inches at its west end and ten feet, two inches at its east end. The wall at the lower east elevation will be between nineteen feet, four inches to twenty-two feet, two inches. The proposed height of the wall was reduced in order to address ANC 3C concerns. The athletic fence will be constructed to a height of eight feet.
9. The physical characteristics of the buildings included in the proposed facility will remain the same whether the existing gatehouse is included in the plans for the facility or is demolished.
10. The level of interscholastic competition at the school will not change significantly with construction of the new facilities. The increased use that will result from the facility will primarily come from the intramural and fitness activities of the student body.

11. The applicant's plans, and the CPCA and ANC 3C usage agreements with NCS, include measures and conditions to address the issues of noise, traffic, the visual impact of the facility, and construction.

- a) With respect to noise, the plans and agreements provide that: there will be no field lighting for night use of the fields; some of the sports formerly played above grade will now be played below grade; use of the playing fields will be allowed from 9:00 a.m. to 8:30 p.m. on weekdays, from 9:00 a.m. to 6:00 p.m. on Saturdays, noon to 5:00 p.m. on Sundays, and in the summer from 8:00 a.m. to 6:00 p.m. on weekdays only; non-NCS/Foundation use of the athletic fields will be allowed from 10:00 a.m. to 6:00 p.m. on Saturday, noon to 5:00 p.m. on Sunday, and in the summer from 10:00 a.m. to 7:00 p.m. on weekdays, 10:00 a.m. to 6:00 p.m. on Saturday, noon to 5:00 on Sunday, and is limited to 40 people on the field at one time; the proposed building will be set back from the nearest residences along Woodley Road, N.W., and 34th Street, N.W.
- b) In order to alleviate present and future traffic congestion, the Applicant plans to change the current Beauvoir Drive circulation pattern to provide a connection to South Drive with a one-way circulation on Beauvoir Drive. [Applicant, T. 80-85, 371-72]. Also, the Applicant's traffic expert concluded, and the Board finds, that the proposed facility will not have a noticeable impact on traffic on Woodley Road or nearby intersections.
- c) The landscape treatments included in the project increase the amount of open space on the Close, provide landscape edge treatments that screen views of the proposed athletic center, and place the proposed athletic facilities in a setting that is compatible with the character of the neighborhood. [Applicant, T. 75].
- d) NCS is providing 53 parking spaces, in addition to the 85 already on the site, for use in conjunction with the facility. [Applicant, T. 87].<sup>5</sup>
- e) A preliminary construction management plan was developed through discussions with surrounding neighbors, ANC 3C, and other citizens' groups, and includes the following elements:
  - 1) The portion of the lower athletic field least visible to the neighbors will be the staging area for the construction site.
  - 2) Flagmen will be used to direct traffic where the trucks come in and out of the Close.
  - 3) The Applicant has agreed to a construction schedule from 7:00 a.m. to 7:00 p.m., Monday through Saturday.
  - 4) The construction contractor will be required to provide an off site parking facility for its workers.

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<sup>5</sup> In addition, parking provided after 3:30 p.m. includes approximately 30 spaces in the Beauvoir School parking lot and up to 90 parking spaces on South Drive at the College of Preachers.

- 5) The Applicant will develop a liaison committee to monitor construction and address any construction-related problems.
12. ANC 3C filed a resolution with the Board dated February 22, 1999, after holding four public meetings to discuss the NCS application. The resolution supported the application for the proposed athletic facility subject to certain requests intended to address potential adverse impacts upon the neighborhood. The requests included:
- a) Limit after school and non-school usage of the athletic and establish a liaison committee to oversee such usage.
  - b) Reduce parking and traffic problems.
  - c) Manage construction so as to minimize impact on the neighborhood.
  - d) Reduce size of proposed wall along Woodley Road.
13. The CPCA, on April 3, 1999, passed a resolution in opposition to the proposed athletic facility. However, the CPCA stated that it would withdraw its opposition if the terms of the April 11, 1999 usage agreement<sup>6</sup> arrived at through its negotiations with NCS were incorporated in the BZA order. The Usage Agreement contains:
- a) Limitations on hours of use.
  - b) Limitations on sound amplification.
  - c) Requirement of availability of parking in the parking garage when facilities are in use.
  - d) Requirements regarding the placement of signs for traffic control in the neighborhood.
  - e) Requirements regarding traffic control during events.
  - f) Limitations on NCS/Foundation and community use.
  - g) A provision providing for the establishment of a liaison committee composed of NCS, NCS/Foundation, CPCA, Cleveland Park Historical Society, ANC 3C, NCNA, and adjacent property owners.
14. ANC 3C, in its second resolution of April 26, 1999, partially rescinded and revised its February 22, 1999 resolution, voting 5-1 to adopt the April 3, 1999 CPCA agreement in its entirety and a number of additional provisions.<sup>7</sup> The additional provisions contain:
- a) Landscaping requirements.
  - b) A requirement of staff presence in parking garage.
  - c) Restrictions on use of facility for non-athletic events.

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<sup>6</sup> The usage agreement was signed by the Chair of the NCS Governing Board, the NCS Headmistress, the Chair of the CPCA Zoning Committee, and the CPCA President.

<sup>7</sup> The Commissioner for ANC 3C-09, a single member district, voted against the resolution, objecting to the provisions restricting the amount of people on an athletic field at any one time to 40, restricting the amount of people present at any one time inside the proposed building to 50, and limiting the use of the building by non-NCS members.

- d) A prohibition on sale of memberships to the facility.
- e) Liaison committee meeting obligations.
- f) Parking requirements, including providing additional underground parking beyond that proposed in the application if feasible.
- g) Measures to minimize the effect of construction of the facility, including establishment of a construction liaison committee. The resolution also attached a “Construction and operation Conditions”.

15. The applicant has agreed to be bound by the ANC 3C resolution. [Applicant T. 121-24].

16. In the event of a contradiction or incompatibility with respect to any particular provision of the CPCA Usage Agreement and the ANC 3C April 26 resolution, the applicant agrees that the more restrictive of the two will govern. *Id.*

### **CONCLUSIONS OF LAW AND ORDER**<sup>8</sup>

The Applicant is seeking to construct an athletic facility at a private school in an R-1-B District. The proposed facility could not be constructed as a matter of right under its current zoning category. Thus, the Applicant is seeking an expansion of an existing special exception use (private school).

The BZA is authorized to hear and decide requests for special exceptions pursuant to Section 8 of the Zoning Act of 1938. Private schools are identified among the uses permitted as special exceptions in an R-1 zone (11 DCMR § 206.1).

In order to obtain a special exception, Section 3108 of the Zoning Regulations requires applicants to demonstrate that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps.

In addition, Section 206.2 of the Zoning Regulations requires that the private school be located so that is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions.

The Board finds that the applicant has met its burden in demonstrating that the new athletic facility is in harmony with the purpose and intent of the Zoning Regulations and Maps and is not likely to become objectionable to, or adversely affect, adjoining and nearby property owners because of noise, the number of students, or present otherwise objectionable conditions. The Board notes that the facility, to be built on top of and underneath existing athletic fields, [F.F. 5] will be located near a school campus and church compound in an area where it will not have a deleterious effect on the community. The design of the facility will minimize noise and visual exposure, [F.F. 7, 8, 11]. Specifically, the height of the wall and athletic facility will not have adverse impacts on properties to the north, across Woodley Road, while open space at the location of the facility will be in harmony with such properties. As to the number of students, the enrollment level will remain the same, in accordance with a previous BZA Order [F.F. 4],

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<sup>8</sup> References to Findings of Fact will be designated as “F.F. \_\_\_” .

and the amount of athletic competition will not change significantly. [F.F. 5, 10]. As to the issue of traffic, the Board accepts the opinion of the Applicant's traffic expert that no significant traffic problems for the surrounding area will result from use of the proposed facility. [F.F. 11] Also, the traffic circulation changes to Beauvoir Drive are expected to prevent traffic congestion adjacent to the facility. *Id.*

In order to ensure that the proposed facility will not adversely affect the neighborhood, the Board's approval is made subject to the terms of the usage agreement between the Applicant and the CPCA and the conditions in ANC 3C's April 26, 1999 revision of its February 22, 1999 resolution (including the conditions of the attached "Construction and Operation Conditions"). The usage agreement and ANC resolution are incorporated in this order as Appendix A and B, respectively. These terms and conditions, developed through discussions with NCS, represent a substantial accommodation of the concerns of the neighborhood through the imposition of restrictions and limitations on NCS's construction and use of the proposed facility. Concerns addressed by the terms and conditions chiefly relate to after school and non-school use of the facility, parking and traffic, and impact on the community during construction of the facility. [F.F. 13, 14]. In addition, the liaison committee to be established under the agreements will serve as a vehicle through which future citizen requests and concerns may be addressed. The Board, in approving this application and in making its approval subject to the conditions agreed to by the ANC, has taken into account the ANC's unique vantage point and found its advice persuasive. In doing so, the Board gave the ANC the great weight to which it is entitled.

Section 206.3 of the Zoning Regulations requires ample parking space, no less than that required by Chapter 21 of the Zoning Regulations which governs parking. Pursuant to such Regulations, NCS will be required to provide a total of 110 parking spaces at the facility. NCS plans to construct at least 53 additional spaces bringing the total to 138 at the facility. [F.F. 11] Therefore, the parking provided will exceed regulatory requirements.

Section 400.1 of the Zoning Regulations allows structures in an R-1-B District to be built to a maximum height of 40 feet. An institutional building, such as the proposed field house, may be erected to a height not exceeding 90 feet, provided that it is removed from all lot lines a distance of not less than one foot for each foot in excess of that authorized in the district in which it is located. No structures to be built in conjunction with the athletic facility will be in excess of 40 feet (the proposed field house will reach a height of almost 27 feet). [F.F. 7] Thus, the proposed athletic facility is in conformance with the Zoning Regulations height limitations for an R-1-B District.

Additionally, to approve an expansion of a special exception, the use must also be either part of, or accessory to, the existing special exception principal use. Thus, the use must be characterized as either principal or accessory. The opposition argues that the proposed athletic facility is neither and that a use variance is required. The Board disagrees.

The Board concludes that the athletic facility is an extension of the principal use. Athletics is a form of education, and thus the athletic facilities are educational facilities. It, therefore, follows that the applicant need only meet the standard for a private school special exception. However, even if the proposed athletic facility could not be fairly characterized as an extension of the

existing principal use, it would nevertheless meet the test for accessory uses as set forth in the Zoning Regulations.<sup>9</sup>

The Zoning Regulations define "accessory use" as: "a use customarily incidental and subordinate to the principal use, and located on the same lot as the principal use." 11 DCMR § 199.1.

### 1. Customarily Incidental and Subordinate Test

Under the first part of the "accessory use" definition, the Board must determine whether this facility can be characterized as customarily incidental and subordinate to a private school.

An athletic facility is nearly always provided to students of a private school and can be characterized as customarily incidental and subordinate to a private school. The Board has previously approved a number of athletic facilities in conjunction with private schools under a special exception, thus establishing that at least the first part of this test has been met in the past. *See BZA Order No.16273, Lab School* (Board granted a special exception to private school to construct a 18,800 square foot athletic facility which included a gym, a pool, athletic courts, and exercise equipment for up to 310 students). The Board finds that this application is for an athletic facility, and not a community center as alleged by those in opposition to the application and that the characteristics of this facility allow it to be categorized as accessory to a private school.

### 2. Same Lot Test

Next, the definition of "accessory use" requires that the proposed use be on the same lot as the principal use.

At NCS, Hearst Hall is on the same lot as the proposed athletic facility. This leaves the other two halls on a lot across the street from the lot on which proposed athletic facility will be built. The Board concludes that, under the circumstances presented here, the "same lot" part of the test is satisfied even though only part of the school is on the same lot as the athletic facility.<sup>10</sup> A different interpretation would produce the absurd result of the Board granting the special exception with respect to the Upper School, and requiring a variance for the Lower and Middle schools.

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<sup>9</sup> The definition of "public school" contained in 11 DCMR § 199 is not helpful to this analysis. The preamble to the 1968 rulemaking that established the definition stated that the definition was intended to "permit the District of Columbia Board of Education greater flexibility in the location and design of public school buildings in residential zones. . .". 15 DCR 29. This language it makes clear the definition was devised to favor the unimpeded development of public schools as matter of right uses. Thus, the definition was intended to be narrowly applied and not expanded by analogy to other uses.

<sup>10</sup> The Board notes that the existing facilities on the same lot as the proposed use are substantial and include the school's main administrative offices, [F.F. 3] moreover, the use originated from this same lot. [F.F. 3].

For the reasons stated above, it is hereby **ORDERED** that the application be **GRANTED** with respect to either of the two plans submitted<sup>11</sup> in the application subject to the following **CONDITIONS**:

1. The Applicant shall comply with each and every term set forth in the CPCA - NCS Usage Agreement of April 11, 1999, attached hereto as Appendix A; and
2. The Applicant shall comply with each and every condition set forth in the ANC 3C resolution of February 22, 1999 as amended by the ANC resolution of April 26, 1999, attached hereto as Appendix B, including each and every condition contained in the "Construction and Operation Conditions".

In the event of a contradiction or incompatibility with respect to any particular provisions of the CPCA Usage Agreement and the ANC 3C's April 26, 1999, revision of its February 22, 1999, resolution, the more restrictive of the two will govern. Both agreements include establishment of a liaison committee. The membership of this committee will be the same under the terms of both agreements. Therefore, the Board finds that the establishment of one liaison committee will satisfy both agreements.

A violation of any of these conditions shall be considered a failure to comply with this Order. The violation shall be deemed recurring. Chapter 32 of the Zoning Regulations sets forth provisions with respect to enforcement and penalties for violations of the regulations. Section 3205 requires compliance with conditions in orders of the Board and provides that, if a building permit or certificate of occupancy has been issued pursuant to a decision of the Board to approve a special exception, then each condition to the approval of that special exception shall be treated as a condition to the issuance of the building permit or certificate of occupancy as well. 11 DCMR § 3205.4 (1995). Failure to abide by the conditions, in whole or in part, shall be grounds for the revocation of any building permits or certificate of occupancy issued pursuant to this order.

**VOTE: 4-0** (Betty King, John Parsons, Sheila Cross Reid, and Jerry Gilreath to grant.)

**THE DECISION TO GRANT THE APPLICATION WAS MADE BY THE BOARD OF ZONING ADJUSTMENT AT ITS PUBLIC MEETING OF JUNE 2, 1999.**


**EACH CONCURRING MEMBER OF THE BOARD HAS READ AND APPROVED THE ISSUANCE OF THIS ORDER AND AUTHORIZED THE UNDERSIGNED TO EXECUTE IT ON THEIR BEHALF.**

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<sup>11</sup> In doing so, the Board in no way absolves that applicant from complying with the law pertaining to Historic Preservation or authorizes any action that is inconsistent with those laws or with any determination made pursuant to those laws.



**BY ORDER OF THE BOARD OF ZONING ADJUSTMENT**

ATTESTED BY:   
JERRILY KRESS, FAIA  
DIRECTOR

**Final date of Order:**     AUG 17 1999    

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISION OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR § 310.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH A PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**BZA APPLICATION NO. 16433**

As Director of the Office of Zoning, I hereby certify and attest that on AUG 17 1999 a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning the matter, and who is listed below:

Wayne S. Quin  
Wilkes, Artis, Hedrick and Lane  
1466 K Street, N.W., Suite 1100  
Washington, DC 20006

Ruthanne G. Miller, Commissioner  
Advisory Neighborhood Commission 3C09  
2737 Devonshire Place, N.W.  
Washington, DC 20008

Nat'l Cathedral Neighborhood Assoc.  
C/o Thomas E. Dernoga  
Gray & Dernoga  
6510 Paper Place  
Highland, Maryland 20777

Nat'l Cathedral Neighborhood Assoc.  
C/o Richard L. Aguglia  
Hunton & Williams  
1900 K Street, N.W.  
Washington, D.C. 20006-1109

Ann Hume Loikow, Chairperson  
Advisory Neighborhood Commission 3C  
2737 Devonshire Place, N.W.  
Washington, DC 20008

ATTESTED BY:

  
\_\_\_\_\_  
JERRILY R. KRESS, FAIA  
DIRECTOR

# Usage Agreement

## for the National Cathedral School Athletic Facilities

The following agreement between the National Cathedral School (NCS) and the Cleveland Park Citizens Association (CPCA) has been concluded with the intent that the terms thereof shall be incorporated as a condition in any order issued by the Board of Zoning Adjustment granting the special exception requested by the Protestant Episcopal Cathedral Foundation of the District of Columbia (Foundation) on behalf of NCS in BZA Application 16433. This agreement addresses the usage of the athletic facility and related playing fields (collectively, "the facilities") of the NCS.

### **GENERAL LIMITATIONS:**

1. Closing times indicated below refer to the time the doors are locked and the users are gone. "Dusk" means one hour after official sundown.
2. Opening times indicated below refer to the time the doors are unlocked, and users shall not be allowed to arrive before such times.
3. There shall be no lighting of the fields whatsoever, and no playing "under lights" at any time.
4. There shall be no sound systems installed outside. NCS may use a portable system for occasional NCS athletic events, but shall not use such system in a manner that is likely to become objectionable to adjacent or nearby property. There shall be no other outside sound amplification whatsoever.
5. The parking garage must be open and available whenever the facilities are in use.
6. NCS shall request that the D.C. Department of Public Works install appropriate signage to prohibit stopping, standing, and discharging or picking up of passengers by any vehicles, including vans and buses (except scheduled Metro buses), on the south side of the 3400 and 3500 block of Woodley Road, N.W.
7. The NCS/Foundation shall provide personnel to control traffic for major events or several concurrent events and shall use its best efforts to ensure that all vehicles park on the Close. NCS shall stress this commitment to all community groups and visiting teams using the facilities.

**NCS / FOUNDATION USAGE:**

1. NCS/Foundation usage refers to use by students and staff of NCS, Beauvoir School, St. Albans School for Boys, and visiting teams; and to limited incidental participation of families of students and individual employees of the Foundation who work on the Close. This use shall include summer camps capped at present levels of 180 children.

2. The facilities shall be available for NCS/Foundation usage only between the following hours:

	<u>School Year</u>	
	<b>Building</b>	<b>Playing Fields</b>
Mon. through Fri.	7:00 AM to 9:00 PM	9:00 AM to Dusk or 7:00 PM* (whichever is earlier)  *Except scheduled NCS practices or games: 9:00 AM to Dusk or 8:30 PM (whichever is earlier)
Saturday	9:00 AM to 9:00 PM	9:00 AM to Dusk or 6:00 PM (whichever is earlier)
Sunday	Noon to 5:00 PM	Noon to 5:00 PM

	<u>Summer Camp</u>	
	<b>Building</b>	<b>Playing Fields</b>
Mon. through Fri.	8:00 AM to 6:00 PM	8:00 AM to 6:00 PM

3. All parents, staff, students, visiting teams, and guests shall be instructed in advance and required to park all cars, buses, or vans on the Close. NCS shall incorporate this requirement in its policy statements.

4. The NCS/Foundation shall coordinate usage to avoid conflict with parking needs or traffic-flow needs of other events on the Close.

5. NCS/Foundation usage shall be limited to no more than six nonathletic events per year between them (such as fund raisers, award dinners) involving more than 100 people but no more than 400 people. Such events shall end no later than 10:00 PM on Sunday through Thursday, or 11:00 PM on Friday or Saturday, and shall be conducted so as not to be objectionable to adjacent or nearby property. NCS may cede to the Protestant Episcopal Cathedral Foundation of the District of Columbia one of the above six nonathletic events per year, subject to all the same limitations and conditions as would apply to NCS.

These limitations shall not apply to NCS, Beauvoir, or St. Albans student assemblies held during the normal school day.

**NON NCS / FOUNDATION USAGE:**

Inasmuch as NCS has stated, "It has been and shall continue to be NCS' policy to make its recreational facilities available to members of the community for individual use and for small groups of adults and children," the following conditions shall apply:

1. Although the facilities do not constitute a community center, such community use shall conform to the provisions of §209, Community Centers (R-1), of Title 11 of the District of Columbia Municipal Regulations (attached).
2. There shall be no non-NCS/Foundation use (rental or free) of the facilities for either athletic or nonathletic use to more than 50 persons at any one time in the building, and to no more than 40 persons at any one time on the field.
3. Only one outside playing field shall be used at any one time, and there shall be a 45 minute interval between scheduled uses.
4. The facilities may be made available to community users only between the following hours:

**School Year**

	<b>Building</b>	<b>Playing Fields</b>
Mon. through Fri.	7:00 <u>PM</u> to 9:00 PM	None
Saturday	9:00 <u>AM</u> to 9:00 PM	10:00 AM to Dusk or 6:00 PM (whichever is earlier)
Sunday	Noon to 5:00 PM	Noon to 5:00 PM

**Summer**

	<b>Building</b>	<b>Playing Fields</b>
Mon. through Fri.	9:00 AM to 9:00 PM	10:00 AM to Dusk or 7:00 PM (whichever is earlier)
Saturday	9:00 AM to 9:00 PM	10:00 AM to Dusk or 6:00 PM (whichever is earlier)
Sunday	Noon to 5:00 PM	Noon to 5:00 PM

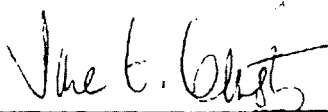
5. All community users shall be required to park on the Close as a precondition of use. NCS shall limit the number and size of groups to those that can and will be parked on the Close.
6. Inasmuch as parking is a precondition of use, NCS shall coordinate community usage to avoid conflicts with parking needs or traffic-flow needs of other events on the Close.

**IMPLEMENTATION:**

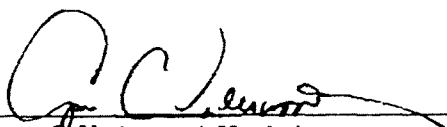
A Liaison Committee shall be established to oversee and coordinate implementation of this agreement. The Committee shall consist of two representatives from each of the following parties:

1. National Cathedral School
2. Protestant Episcopal Cathedral Foundation of D.C.
3. Cleveland Park Citizens Association
4. Cleveland Park Historical Society
5. Advisory Neighborhood Commission 3C
6. National Cathedral Neighborhood Association
7. Adjacent individual property owners (one selected by owners of the houses on the 3400 and 3500 block of Woodley Road, the 3100 block of 35th Street, and the west side of the 3100 block of 34th Street; and one selected by owners of the houses on from the 3000 block of 34th Street, the east side of the 3100 block of 34th Street, and the 3300 block of Woodley Road, plus the owner of 3333 Cleveland Avenue [all streets being in N.W. Washington])

**For the National Cathedral School**

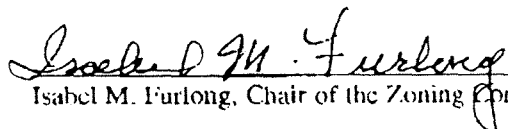
  
\_\_\_\_\_  
Jane Genster, Chair of the Governing Board

Date 4/11/99

  
\_\_\_\_\_  
Agnes C. Underwood, Headmistress

Date 4/11/99

**For Cleveland Park Citizens Association:**

  
\_\_\_\_\_  
Isabel M. Furlong, Chair of the Zoning Committee

Date Apr. 11, 1999

  
\_\_\_\_\_  
Gregory R. New, President

Date Apr. 11, 1999

specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

- 207.2 The uses listed in §207.1 shall be subject to any requirements for setbacks, screening, or other safeguards that the Board deems necessary for the protection of the neighborhood.

**SOURCE:** §3101.43 of Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988).

**208 PRIVATE STABLES (R-1)**

- 208.1 Use as a private stable shall be permitted as accessory use in an R-1 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

- 208.2 A private stable shall be set back fifty feet (50 ft.) from all lot lines.

- 208.3 A private stable shall be located so as not to affect adversely the light and air of the building to which it is accessory or of adjacent land and buildings.

**SOURCE:** §3101.44 of Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988).

**209 COMMUNITY CENTERS (R-1)**

- 209.1 Use as a community center building, park, playground, swimming pool, or athletic field operated by a local community organization or association shall be permitted in an R-1 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, subject to the provisions of this section.

- 209.2 A community center shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located.

- 209.3 A community center shall offer no articles of commerce for sale in the center.

- 209.4 A community center shall not likely become objectionable in a Residence district because of noise or traffic.

- 209.5 The use of a community center shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

**SOURCE:** §3101.45 of Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988).

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**

APPENDIX B

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

CATHEDRAL HEIGHTS · CLEVELAND PARK · MASSACHUSETTS AVE. HEIGHTS · MCLEAN GARDENS · WOODLEY PARK

2737 DEVONSHIRE PLACE, N.W.  
WASHINGTON, D.C. 20008  
(202) 232-2232 FAX: 232-0667

Single Member District Commissioners:

- 01-Cheryl A. Opacinch
- 02-Alan Blevins
- 03-Michael V. Molnar
- 04-Vacant
- 05-Ann Hume Loikow
- 06-Jim Evans
- 07-Lyle Blanchard
- 08-Rosalyn P. Doggett
- 09-Ruthanne Miller

OFFICE OF THE DISTRICT COMMISSIONER

99 APR 30 AM 11:31

April 27, 1999

Chairman Sheila Cross Reid  
District of Columbia Board of  
Zoning Adjustment  
441 Fourth Street, N.W., Room 210  
Washington, D.C. 20001

Re: ANC 3C's second resolution regarding BZA  
Application No. 16433

Dear Chairman Reid:

At its regular monthly meeting last night, Advisory Neighborhood Commission ("ANC") 3C reconsidered its position on BZA Application No. 16433, submitted by the Protestant Episcopal Cathedral Foundation of the District of Columbia for a special exception for the construction of an athletic facility with two surface athletic fields and related below grade parking. The meeting was properly noticed and a quorum was present, a quorum being 5 and 6 commissioners being present during the entire meeting.

The ANC approved a resolution partially rescinding and revising its February 22, 1999 resolution. The resolution was approved by a majority vote (5/1). A copy of the approved resolution and the February 22, 1999 resolution as revised by the April 26, 1999 resolution are attached.

The resolution approved last night strikes the provisions of the February 22, 1999 resolution dealing with usage and inserts in lieu thereof the provisions of the April 11, 1999 Usage Agreement between the National Cathedral School and the Cleveland Park Citizens Association with five amendments to the terms of that agreement. The ANC resolution also states that if the Board of Zoning Adjustment does not include the conditions in its February 22, 1999 resolution, as amended by its April 26, 1999 resolution, in its order, the ANC withdraws its conditional support of the application.

The ANC appreciates having the opportunity to submit this second resolution. Thank you for consideration of ANC 3C's views on this application.

Sincerely,

Ann Hume Loikow  
Chair, ANC 3C

**BZA**  
CASE No. 16433  
EXHIBIT No. 80



**SECOND RESOLUTION OF ANC 3C ON B.Z.A. APPLICATION NO. 16433,  
BY THE PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION OF THE DISTRICT  
OF COLUMBIA FOR A SPECIAL EXCEPTION AT 3500 WOODLEY ROAD, N.W.**

WHEREAS the Protestant Episcopal Cathedral Foundation of the District of Columbia ("Foundation") has applied to the Board of Zoning Adjustment ("BZA") for a special exception for the construction of an athletic facility with two surface athletic fields and related below grade parking (BZA Application No. 16433) for one of its subsidiary institutions, the National Cathedral School for Girls ("NCS"); and

WHEREAS the BZA at its April 14, 1999 public hearing on this application requested that Advisory Neighborhood Commission ("ANC") 3C review the April 11, 1999 Usage Agreement for the National Cathedral School Athletic Facilities between the Cleveland Park Citizens Association ("CPCA") and the NCS ("April 11, 1999 Usage Agreement") and attempt to reconcile it with the recommendations on usage contained in the ANC's February 22, 1999 resolution; and

WHEREAS at its public meetings on February 16, February 22, March 22, and April 26, 1999, the ANC has heard oral comments on the issue of usage of the proposed athletic facility, as well as considered written materials previously submitted by, the Applicant, neighbors, NCS students and parents, and other community groups; and

WHEREAS the BZA has given the ANC until April 27, 1999 to submit additional comments on usage of the proposed athletic facility, the ANC reconsidered its comments on the usage guidelines at its properly noticed monthly public meeting on April 26, 1999, at which a quorum was present:

NOW THEREFORE BE IT RESOLVED that the ANC partially rescinds and revises its February 22, 1999 resolution by:

1. Deleting section 2, entitled "Usage of the Athletic Facility," in its entirety and inserting in its place the terms of the April 11, 1999 Usage Agreement and adding at the end thereof before "Implementation":

"The Foundation and NCS shall not sell individual memberships for a price, fee or periodic dues allowing use of the facility by such individuals";

2. Amending the first sentence to section 4, entitled "Construction Management Conditions," by inserting "sections 1 and 2 of" before "the Construction and Operation Conditions: National Cathedral School Athletic Facility"; and

3. Adding a new subsection g. to section 4 to read as follows:

"g. A construction liaison committee shall be established consisting of two representatives each from the Protestant Episcopal Cathedral Foundation of the District of Columbia, the NCS, the ANC, the CPCA, the National Cathedral Neighborhood

Association, the Cleveland Park Historical Society, and adjacent individual property owners (one selected by owners of the houses on the 3400 and 3500 block of Woodley Road, NW, the 3100 block of 35th Street, NW, and the west side of the 3100 block of 34th Street, NW; and one selected by owners of the houses on the 3000 block of 34th Street, NW, the east side of the 3100 block of 34th Street, NW, and the 3300 block of Woodley Road, NW, and the owner of 3333 Cleveland Avenue, NW)."

BE IT FURTHER RESOLVED that paragraph 5 of the subsection a ("General Limitations") of the new section 2 ("Usage of the Athletic Facility"), as amended by paragraph one of this resolution, is amended by inserting "to the users of the athletic facilities, with a staff person on hand to control parking," after "available";

BE IT FURTHER RESOLVED that the first sentence of paragraph 1 of the subsection b ("NCS/Foundation Usage") of the new section 2, as amended by paragraph one of this resolution, is amended by inserting "school" before "use by students of";

BE IT FURTHER RESOLVED that subsection d ("Implementation") of the new section 2, as amended by paragraph one of this resolution, is amended by designating the text of subsection 2d as paragraph 1 of section 2d and inserting the following three new paragraphs:

- “2. The Liaison Committee should meet at least quarterly during the first year of the facility’s operation, and semi-annually thereafter, to discuss usage and other issues related to the facility and its impact upon the neighborhood;
3. Any member of the Liaison Committee may convene a meeting at any time to respond to any immediate concerns; and
4. Notice of the meetings of the Liaison Committee will be posted on Woodley Road and 34<sup>th</sup> Street within three blocks of the Cathedral property.”;

BE IT FURTHER RESOLVED that a new paragraph 6 is added to the subsection b ("NCS/Foundation Usage") of the new section 2, as amended by paragraph one of this resolution, to read as follows:

- “6. NCS shall not hold more than ten nonathletic evening events for more than 25 and less than 100 persons per year in the athletic facility.”;

BE IT FURTHER RESOLVED that if the BZA does not include the aforementioned conditions in the February 22, 1999 resolution, as amended by this resolution, in its order, ANC 3C withdraws its conditional support of the application; and

BE IT FURTHER RESOLVED that ANC 3C authorizes the Chair of the ANC to transmit this resolution to the BZA.

Approved at the properly noticed monthly public meeting of ANC 3C on April 26, 1999, at which a quorum (6 commissioners present; five commissioners constituting a quorum ) was present, by a vote of 5 in favor and one opposed.

**RESOLUTION OF ANC 3C ON B.Z.A. APPLICATION NO. 16433,  
PROTESTANT EPISCOPAL CATHEDRAL FOUNDATION OF D.C. FOR THE  
NATIONAL CATHEDRAL SCHOOL FOR GIRLS, 3500 WOODLEY ROAD, N.W.  
[as amended by the Second Resolution of ANC 3C on B.Z.A. Application No. 16433., dated April 26, 1999]**

WHEREAS the Protestant Episcopal Cathedral Foundation of the District of Columbia ("Foundation") on behalf of the National Cathedral School for Girls ("NCS") has applied to the Board of Zoning Adjustment ("BZA") for a special exception for the construction of an athletic facility with two surface athletic fields and related below grade parking (BZA Application No. 16433); and

WHEREAS the application provides for the construction of a fieldhouse of 83,160 square feet, of which 4,350 square feet is above grade, two surface athletic fields, one on top of the facility and one adjacent to the facility, and a below grade parking facility with a capacity of 50 spaces and 3 above grade spaces near the entrance of the facility; and

WHEREAS the Applicant has represented that a new roadway will be constructed as part of the approved Beauvoir project that will connect Beauvoir Road and South Drive, thereby improving the internal circulation to the proposed Athletic Center and Beauvoir School; and

WHEREAS the application involves the elimination of five tennis courts bordering Woodley Road and the possible demolition of the gatehouse at Beauvoir Drive and 35<sup>th</sup> Street, N.W. (The Foundation submitted an application with two alternatives – one with and one without the gatehouse, pending its appeal of a January 1999 HPRB ruling that the gatehouse is a contributing element to the historic landmark and must therefore be retained.); and

WHEREAS ANC 3C had a special public meeting on February 16, 1999, to specifically consider this application before the BZA; and

WHEREAS proper notice of that meeting was given through the posting of written notices in at least 2 conspicuous places in each single member district within the Commission area and through the announcement of this special meeting at ANC 3C's previous public meeting on this project on January 25, 1999 concerning the Foundation's application before the Historic Preservation Review Board ("HPRB"); and

WHEREAS 5 members of ANC 3C constitute a quorum and 7 members were at the February 16, 1999 public hearing; and

WHEREAS ANC 3C considered this application at its public meeting on February 22, 1999 at which 7 members were present; and

WHEREAS proper notice of the February 22<sup>nd</sup> meeting was given through the posting of written notices in at least 2 conspicuous places in each single member district within the Commission area, through publication in the local newspapers, The Northwest Current and The Common Denominator, and through the announcement of this special meeting at ANC 3C's previous public meeting on this project on February 16, 1999; and

As Amended by Second Resolution from  
ANC 3C on B.Z.A. App. No. 16433

WHEREAS ANC 3C has also considered written materials submitted by NCS, the Foundation, neighbors, students, parents of students and other members of the community expressing the need for and projected benefits of the proposed athletic facility; and expressing concerns regarding the size, design, location and landscaping of the facility, and related traffic, parking, noise, lighting and construction management issues; and

WHEREAS ANC 3C has expressed its concerns regarding the design and landscaping issues in its Resolution of January 25, 1999, submitted to the HPRB on January 27, 1999, and which is attached hereto for the BZA's reference and consideration; and

WHEREAS the standards of the Zoning Regulations against which this application must be judged are set forth in 11 DCMR 206 and 3108.1- that the proposed facility be located so that it is not objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions; that ample parking spaces be provided; and that granting of the application is in harmony with the intent of the zoning regulations and map and will not adversely affect the use of neighboring property.

THEREFORE BE IT RESOLVED with respect to the application pending before the BZA that ANC 3C supports the application with the following conditions:

1. Landscaping along Woodley Road and 34<sup>th</sup> Street

The landscaping plan along the perimeters of the site at Woodley Road with respect to the Woodley Road building wall is critical to preventing an adverse visual effect upon the neighborhood, particularly for those across the street. Accordingly,

- a. the Applicant should be required to maintain the landscaping along Woodley Road in a healthy growing condition, including evergreens, and to replace or substitute any landscaping elements that do not survive in a timely fashion;
- b. The Applicant should be required to notify ANC 3C and neighbors across the street of any changes to the landscaping design and consider their views before implementing any changes;
- c. The same principles should be extended to the landscaping along the 34<sup>th</sup> Street perimeter in order to ensure that the improved landscaping represented in the application continues;
- d. The wall along Woodley Road should be lowered or scaled back to the extent feasible to diminish the potential adverse impact on the neighbors' views and to be more in harmony with the homes across the street.

As Amended by Second Resolution from  
ANC 3C on B.Z.A. App. No. 16433

2. Usage of the Athletic Facility

a. *General Limitations:*

1. Closing times indicated below refer to the time the doors are locked and the users are gone. "Dusk" means one hour after official sundown.
2. Opening times indicated below refer to the time the doors are unlocked, and users shall not be allowed to arrive before such times.
3. There shall be no lighting of the fields whatsoever, and no playing "under lights" at any time.
4. There shall be no sound systems installed outside. NCS may use a portable system for occasional NCS athletic events, but shall not use such system in a manner that is likely to become objectionable to adjacent or nearby property. There shall be no other outside sound amplification whatsoever.
5. The parking garage must be open and available to the users of the athletic facilities, with a staff person on hand to control parking, whenever the athletic facility and related playing fields (collectively, "the facilities") of NCS are in use.
6. NCS shall request that the D.C. Department of Public Works install appropriate signage to prohibit stopping, standing, and discharging or picking up of passengers by any vehicles, including vans and buses (except scheduled Metro buses), on the south side of the 3400 and 3500 block of Woodley Road, N.W.
7. The NCS/Foundation shall provide personnel to control traffic for major events or several concurrent events and shall use its best efforts to ensure that all vehicles park on the Close. NCS shall stress this commitment to all community groups and visiting teams using the facilities.

b. *NCS/Foundation Usage:*

1. NCS/Foundation usage refers to school use by students and staff of NCS, Beauvoir School, St. Albans School for Boys, and visiting teams; and to limited incidental participation of families of students and individual employees of the Foundation who work on the Close. This use shall include summer camps capped at present levels of 180 children.

As Amended by Second Resolution from  
ANC 3C on B.Z.A. App. No. 16433

2. The facilities shall be available for NCS/Foundation usage only between the following hours:

School Year

	<i>Building</i>	<i>Playing Fields</i>
Mon. through Fri.	7:00 a.m. to 9:00 p.m.	9:00 a.m. to Dusk or 7:00 p.m.* (whichever is earlier) [*Except scheduled NCS practices or games: 9:00 a.m. to Dusk or 8:30 p.m. (whichever is earlier)]
Saturday	9:00 a.m. to 9:00 p.m.	9:00 a.m. to Dusk or 6:00 p.m. (whichever is earlier)
Sunday	Noon to 5:00 p.m.	Noon to 5:00 p.m.

Summer Camp

	<i>Building</i>	<i>Playing Fields</i>
Mon. through Fri.	8:00 a.m. to 6:00 p.m.	8:00 a.m. to 6:00 p.m.

3. All parents, staff, students, visiting teams, and guests shall be instructed in advance and required to park all cars, buses, or vans on the Close. NCS shall incorporate this requirement in its policy statements.
4. The NCS/Foundation shall coordinate usage to avoid conflict with parking needs or traffic-flow needs of other events on the Close.
5. NCS/Foundation usage shall be limited to no more than six nonathletic events per year between them (such as fund raisers, award dinners) involving more than 100 people but no more than 400 people. Such events shall end no later than 10:00 p.m. on Sunday through Thursday, or 11:00 p.m. on Friday or Saturday, and shall be conducted so as not to be objectionable to adjacent or nearby property. NCS may cede to the Protestant Episcopal Cathedral Foundation of the District of Columbia one of the above six nonathletic events per year, subject to all the same limitations and conditions as would apply to NCS. These limitations shall not apply to NCS, Beauvoir, or St. Albans student assemblies held during the normal school day.
6. NCS shall not hold more than ten nonathletic evening events for more than 25 and less than 100 persons per year in the athletic facility.

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c. *Non NCS/Foundation Usage:*

Inasmuch as NCS has stated, "It has been and shall continue to be NCS' policy to make its recreational facilities available to members of the community for individual use and for small groups of adults and children," the following conditions shall apply:

1. Although the facilities do not constitute a community center, such community use shall conform to the provisions of §209, Community Centers (R-1), of Title 11 of the District of Columbia Municipal Regulations.
2. There shall be no non-NCS/Foundation use (rental or free) of the facilities for either athletic or nonathletic use to more than 50 persons at any one time in the building, and to no more than 40 persons at any one time on the field.
3. Only one outside playing field shall be used at any one time, and there shall be a 45 minute interval between scheduled uses.
4. The facilities may be made available to community users only between the following hours:

School Year

	<i>Building</i>	<i>Playing Fields</i>
Mon. through Fri.	7:00 p.m. to 9:00 p.m.	None
Saturday	9:00 a.m. to 9:00 p.m.	10:00 a.m. to Dusk or 6:00 p.m. (whichever is earlier)
Sunday	Noon to 5:00 p.m.	Noon to 5:00 p.m.

Summer

	<i>Building</i>	<i>Playing Fields</i>
Mon. through Fri.	9:00 a.m. to 9:00 p.m.	10:00 a.m. to Dusk or 7:00 p.m. (whichever is earlier)
Saturday	9:00 a.m. to 9:00 p.m.	10:00 a.m. to Dusk or 6:00 p.m. (whichever is earlier)
Sunday	Noon to 5:00 p.m.	Noon to 5:00 p.m.

5. All community users shall be required to park on the Close as a precondition of use. NCS shall limit the number and size of groups to those that can and will be parked on the Close.

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6. Inasmuch as parking is a precondition of use, NCS shall coordinate community usage to avoid conflicts with parking needs or traffic-flow needs of other events on the Close.
7. The Foundation and NCS shall not sell individual memberships for a price, fee or periodic dues allowing use of the facility by such individuals.

d. *Implementation:*

1. A Liaison Committee shall be established to oversee and coordinate implementation of this agreement. The Committee shall consist of two representatives from each of the following parties:
  1. National Cathedral School
  2. Protestant Episcopal Cathedral Foundation of D.C.
  3. Cleveland Park Citizens Association
  4. Cleveland Park Historical Society
  5. Advisory Neighborhood Commission 3C
  6. National Cathedral Neighborhood Association
  7. Adjacent individual property owners (one selected by owners of the houses on the 3400 and 3500 block of Woodley Road, the 3100 block of 35th Street, and the west side of the 3100 block of 34th Street; and one selected by owners of the houses on from the 3000 block of 34th Street, the east side of the 3100 block of 34th Street, and the 3300 block of Woodley Road, plus the owner of 3333 Cleveland Avenue [all streets being in N.W. Washington]).
2. The Liaison Committee should meet at least quarterly during the first year of the facility's operation, and semi-annually thereafter, to discuss usage and other issues related to the facility and its impact upon the neighborhood;
3. Any member of the Liaison Committee may convene a meeting at any time to respond to any immediate concerns; and
4. Notice of the meetings of the Liaison Committee will be posted on Woodley Road and 34<sup>th</sup> Street within three blocks of the Cathedral property.

3. Parking and Traffic Issues

- a. The Applicant shall provide 15 - 25 additional underground parking spaces or a total of 65-75 underground spaces, to be limited only by the constraints of the



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existing tree roots, the necessity of adding a retaining wall or other compelling environmental factors;

- b. The Applicant shall provide a minimum of 15 parking spaces elsewhere on the Close if unable to provide them in the underground parking garage;
- c. The Student/Staff Parking Permit Program shall be developed in consultation with ANC 3C and interested neighbors;
- d. The Applicant shall provide a written commitment that this site will not be disturbed in the future by the Foundation to meet the parking needs for the Close as a whole;
- e. The Applicant shall provide a written commitment that the Beauvoir parking lot will be available for users of the NCS athletic facility after Beauvoir's school hours;
- f. The Applicant shall identify appropriate parking on the Close for school buses and vans and so notify visiting schools;
- g. The Applicant shall inform ANC 3C and the BZA when construction of the new roadway connection between Beauvoir School and South Drive (part of the Beauvoir School approved plan) is completed, prior to the completion of the NCS Athletic Center.

4. Construction Management Conditions

ANC 3C supports the inclusion in the BZA order of sections 1 and 2 of the Construction and Operation Conditions: National Cathedral School Athletic Facility, as revised February 22, 1999, and attached hereto, with the following additional conditions:

- a. Applicant shall obtain ANC 3C's approval for any after hour construction permits beyond the hours of 7 a.m. to 7 p.m. (Monday-Saturday);
- b. Applicant shall require the construction contractor to designate a traffic flag safety employee to direct trucks on and off the site in coordination with the traffic signal on 34<sup>th</sup> Street and Woodley Road;
- c. Applicant shall take necessary measures to reduce construction site noise and dust including watering trucks leaving the construction site;
- d. Applicant shall require the construction contractor to clean dirt and debris from 34<sup>th</sup> Street before the end of construction each day;

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- e. Applicant shall minimize the start of heavy equipment operations on Saturday morning before 9 a.m.; and
- f. Applicant shall coordinate the construction of this project with any other construction on the Close occurring simultaneously; and
- g. A construction liaison committee shall be established consisting of two representatives each from the Protestant Episcopal Cathedral Foundation of the District of Columbia, the NCS, the ANC, the CPCA, the National Cathedral Neighborhood Association, the Cleveland Park Historical Society, and adjacent individual property owners (one selected by owners of the houses on the 3400 and 3500 block of Woodley Road, NW, the 3100 block of 35th Street, NW, and the west side of the 3100 block of 34th Street, NW; and one selected by owners of the houses on from the 3000 block of 34th Street, NW, the east side of the 3100 block of 34th Street, NW, and the 3300 block of Woodley Road, NW, and the owner of 3333 Cleveland Avenue, NW).

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## **CONSTRUCTION AND OPERATION CONDITIONS: NATIONAL CATHEDRAL SCHOOL ATHLETIC FACILITY**

As part of the National Cathedral School's ("NCS") application for a special exception to the Board of Zoning Adjustment ("BZA") for an athletic facility in Application No. 16433, the following Construction and Operation Conditions ("Conditions") are offered to address issues related to the construction and use<sup>1</sup> of the facility, including the athletic building (and its garage), the athletic field over that building, and the athletic field to its east. These Conditions will be provided to the Advisory Neighborhood Commission (ANC) 3C for review and to the BZA for incorporation in its order approving the application.

### **CONDITIONS**

#### **1. CONSTRUCTION**

**a. Communication.** NCS shall designate a representative ("Representative") to be the key contact for interaction with members of the community regarding the construction. The Representative will have a local office, phone, fax and voice mail, and be accessible during all business hours.

**b. Permits.** NCS will secure or cause to be secured all permits that are required for the completion of the project.

**c. Site Management.** NCS will require the erection and maintenance of temporary fencing and barricades around the perimeter of the site. Construction trailers and portable toilets will be located toward the rear of the site away from the street to the extent possible. A minimum amount of lighting will be provided at night. These lights will be sufficient to provide necessary security and to comply with federal and local safety standards. To the extent practicable, the rays from these temporary lights will be directed away from the residences on Woodley Road and 34th Street.

**d. Cleanliness.** NCS will require the continuous removal of rubbish and construction debris during the normal construction workday and during any other periods of work. Removal and replacement of dumpsters will occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:00 a.m. to 7:00 p.m. Saturday if a workday. Portable toilets will be placed away from the streets. NCS will require that Woodley Road and 34th Street are kept clean of any trash and debris resulting from the construction or employees of the contractors.

**e. Work Hours.** The normal construction work-week will be Monday through Friday 7:00 a.m. to 7:00 p.m. and if required by the schedule Saturday 7:00 a.m. to 7:00 p.m.

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<sup>1</sup> Sections 3 (Use of the Athletic Facility) and 4 (Establishment of a Liaison Committee) deleted pursuant to the "Second Resolution of ANC 3C on B.Z.A. Application 16433 by the Protestant Episcopal Cathedral Foundation of the District of Columbia for a Special Exception at 3500 Woodley Road, N.W.," adopted April 26, 1999.

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All trucks for delivery of equipment, construction or other use will operate on the construction site only during the forgoing hours and days of the week.

**f. Contractors.** NCS will enforce contractor compliance with all rules and regulations described herein; such Condition will be included in any general and sub-contractor contracts.

**g. Traffic, Parking and Loading.** During the course of construction, particularly during excavation, most construction related vehicular traffic would access the site on 34th Street. It is expected that most truck queuing will occur on the project site. When queuing of the trucks on the streets is required, it will be kept to the minimum time possible. Flagmen will be provided when trucks enter and leave the site. Trucks leaving the site will move south on 34th Street to Massachusetts Avenue and then on to their destination; trucks will be required to arrive at the site by the same route. A minimum number of trucks may be required to arrive at and exit from Beauvoir Drive onto Woodley Road to remove small amounts of excavation materials or deliver new materials. The final routing of the trucks is subject to the approval of the Department of Public Works.

During excavation phase, NCS will establish means of easily identifying trucks that are involved in the NCS excavation.

NCS will require that the contractor ensure that operators of all construction vehicles are properly licensed and not operating with permission of any one local licensing jurisdiction following revocation of like license in any other local jurisdiction; ensure that the vehicle owners are properly insured for liabilities that may arise; and forbid construction worker parking in the neighborhood. Contractor shall make provisions for its workers to park onsite to the extent possible and other arrangements as maybe required to enforce this policy.

## **2. STUDENT/STAFF PARKING POLICY**

NCS will institute a program of issuing parking stickers for staff and students who drive to school. NCS will establish a person responsible for enforcing the parking policy, with the telephone number of an appropriate NCS official to call if NCS students or staff are parked on or off the Close in a manner not permitted by either the NCS policies or municipal traffic and parking regulations.