



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:	17703A	Case Name:	Sidwell Friends School
Address or Square/Lot(s) of Property:	3825 Wisconsin Avenue		
Relief Requested:	Special Exception		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	0	2	/	2	3	/	1	6	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC website, multiple email mailing lists, a local online blog (Forest Hills Connection), and local print newspaper (Northwest Current)												
Number of members that constitutes a quorum:	4				Number of members present at the meeting:	6							

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 3F recommends conditions related to traffic, student/faculty caps, aesthetics, construction, and parking be included in any zoning order issued pursuant to this application. The conditions are listed in the attached ANC resolution.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 3F supports the Sidwell Friends School BZA application 17703A.

**AUTHORIZATION**

ANC	3	F	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	(6-0-0)
Name of the person authorized by the ANC to present the report:			Commissioner Nugent	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Commissioner Nugent	
Signature of Chairperson/ Vice-Chairperson:				Date: 02/24/16

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.**

**INSTRUCTIONS**

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "great weight" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

**For Zoning Commission:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

**For Board of Zoning Adjustment:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*North Cleveland Park ▪ Forest Hills ▪ Tenleytown*

3F01 – Vacant  
3F02 – Shirley Adelstein, Treasurer  
3F03 – Mary Beth Ray  
3F04 – Sally Gresham  
3F05 – Andrea Molod, Secretary  
3F06 – Malachy Nugent, Chair  
3F07 – Patrick Jakopchek, Vice Chair



4401-A Connecticut Ave, N.W.  
Box 244, Washington, D.C. 20008  
commissioners@anc3f.com  
www.anc3f.com  
202-670-7ANC  
Twitter: @ANC3F

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**RESOLUTION SUPPORTING BZA CASE #17703A (SIDWELL FRIENDS SCHOOL)**

February 23, 2016

WHEREAS, Sidwell Friends School (“SFS”) has submitted an application to the Board of Zoning Adjustment for a special exception to relocate its Lower School division from Bethesda, MD to the site of The Washington Home and Hospices (“Washington Home”) at 3720 Upton Street, NW; and

WHEREAS, such a relocation will result in, initially, an addition of 300 students and 50 faculty and staff to the current SFS Campus; and

WHEREAS, the current SFS campus at 3825 Wisconsin Avenue has a student cap of 850 and a faculty and staff cap of 190; and

WHEREAS, the combined divisions of SFS will result initially in a total (Lower, Middle and Upper Schools) student population of 1150 with a faculty/staff of 240 on the campus at 3825 Wisconsin Avenue; and

WHEREAS, the application will enable the current Sidwell campus to be expanded to include The Washington Home property; and

WHEREAS, SFS requests, in addition, an enrollment capacity increase of 100 additional students and 20 additional faculty/staff; and

WHEREAS, the SFS application also requests changes to its existing campus at 3825 Wisconsin Avenue, NW for a Campus Center and ancillary changes; and

WHEREAS, SFS, the Springland Farm Community, the Van Ness Coalition as well as neighbors on 38th Street and elsewhere in the immediate vicinity of the School within ANC 3F have been working successfully together over the past few months to resolve issues related to the SFS application;

THEREFORE, BE IT RESOLVED that ANC 3F supports the SFS BZA Application No. 17703A.

BE IT FURTHER RESOLVED that ANC 3F recommends to the Department of Transportation that it provide and pay for, out of District of Columbia funding, raised crosswalks at 37th and Upton

Streets, 38th and Upton Streets, 37th and Van Ness Streets, 38th and Van Ness Streets, and 37th and Tilden Streets.

BE IT FURTHER RESOLVED that Commissioners Nugent and \_\_\_\_\_ are authorized to speak before on behalf of ANC 3F regarding this matter.

BE IT FURTHER RESOLVED: that ANC 3F strongly recommends the following conditions, which have been submitted with the SFS Pre-Hearing Submission and are acceptable to SFS and the above mentioned community constituents of ANC 3F, be included in any zoning order issued pursuant to this application:

Traffic

- That SFS remove all Middle School drop-off and pick-up from its existing location on 37th Street NW to Wisconsin Avenue N.W. as soon as practicable but no later than the beginning of construction of the Lower School on The Washington Home site;
- That the site plan for the Lower School be configured to allow a queuing capacity of 58 cars as shown on the plans dated February 18, 2016 submitted with the SFS's Pre-Hearing Submission;
- That the SFS implement the SFS Traffic Demand Management Plan ("TDMP") which was submitted with its Pre-Hearing Submission;
- That the SFS commit to reducing all vehicular traffic to the School by 30%;
- That SFS will ensure that no more than 220 morning peak hour trips (which is equivalent to 110 vehicles entering and exiting the site during the AM peak hour or during any sixty minute morning period), and no more than 180 afternoon peak hour trips (which is equivalent to 90 vehicles entering and exiting the site during the PM school peak hour or during any sixty minute afternoon period) be generated by the proposed Lower School facility (as determined based on inbound plus outbound traffic counts) as verified by traffic monitoring conducted on representative school days at the 37th Street and Upton Street driveways to The Washington Home Site at SFS's expense;
- That the School monitor the effectiveness of the Transportation Demand Management Plan ("TDMP") as detailed in its Pre-Hearing Submission;
- That the School will continue to work with the neighborhood through periodic meetings to ensure any traffic concerns by either party can be addressed in a timely manner;

- That the School will hire a Metropolitan Police Officer consistent with Metropolitan Police Department regulations to control traffic at the intersection of 37th and Upton Streets during the Lower School's pick-up and drop-off periods;
- That the School will work to secure approval from the District Department of Transportation ("DDOT"), as soon as practicable after the Middle School pick-up and drop-off is relocated to Wisconsin Avenue, to change the signage along the west side of 37th Street between Quebec and Tilden Streets to read "No Stopping, Standing or Parking, 8:00 AM to 4:00 PM School Days."

#### Student/Faculty Caps

- That upon the initial occupancy by the School of The Washington Home site, the student population shall not exceed 1150 (approximately 300 Lower School and 850 Middle and Upper School);
- That upon the initial occupancy of The Washington Home site, the faculty and staff population shall not exceed 250.
- That no expansion of the student or faculty population caps be permitted unless and until the School demonstrates conformance with the requirements of the traffic monitoring program, outlined in the TDMP filed in the SFS Pre-Hearing Submission for two consecutive years;
- If after two consecutive annual monitoring periods, the School meets the goals of the TDMP, then student population may be increased by 50 students to a total of 1200 students, and faculty/staff to 260;
- If after the increase to 1200 students is effectuated, and the School demonstrates continued conformance with the requirements of the TDMP for two additional one-year monitoring periods, it may increase the student enrollment to 1250.

#### Aesthetics

- That the Project will be built in accordance with the plans submitted as part of the SFS's Pre-Hearing Submission dated February 18, 2016, including maintaining the existing vegetation and green buffer on 37th and Upton Streets;
- That any fencing to be installed shall be consistent with the design and locations submitted in the Pre-Hearing Submission;

- That the community will have access to the green space through gates shown on the plans contained in the Pre-Hearing Submission on hours/days that School is not in session.

### Construction

- That construction shall be limited to the hours of 7 a.m. – 5 p.m. on weekdays; and 8 a.m. – 5 p.m. on Saturdays;
- That there shall be a limit on Saturday exterior construction work to no more than 10 Saturdays during the construction period. Interior construction work on Saturdays shall be permitted during the entire construction period provided that there shall not be deliveries of material or equipment to the site on Saturdays beyond the 10 Saturdays aforementioned. Notice shall be given to the ANC and neighborhood representatives at least two days in advance of exterior Saturday work;
- That vehicles belonging to construction personnel and construction vehicles will not be permitted to park on neighborhood streets;
- That the staging or queuing of construction vehicles such as dump trucks and tractor trailers will not be permitted on neighborhood streets before 7:00 AM weekdays and 8:00 AM Saturdays;
- All truck traffic will use an approved circulation from Quebec Street to 37th Street to Upton Street out to Wisconsin Avenue to minimize the impact on the adjacent neighborhood streets;
- At the completion of each work day, the construction site will be cleared of litter and debris and all construction materials and machinery will be left in an organized manner;
- Sidewalks around the perimeter of the site shall be kept clear and clean throughout the period of construction.

### Parking

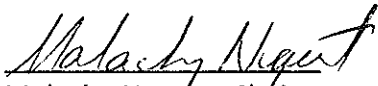
- That all faculty, staff and students who drive to the School shall park on the SFS campus;
- That the ANC, as well as ANC 3C and the Department of Transportation, recommended to the BZA in Application No. 17149 that SFS build a parking garage to alleviate parking scarcity in the neighborhood;
- That the SFS parking garage has satisfactorily solved that neighborhood parking problem as it relates to the School's student and faculty/staff vehicles;

- Therefore, ANC 3F strongly recommends that there should be no fee for parking on the School's property or in the garage since such a fee will inevitably result in SFS-related cars parking on neighborhood streets to the detriment to the local residents.

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(signature page follows)

ANC 3F approved this resolution at its meeting on 2/23, 2016, which was properly noticed and at which a quorum was present, by a vote of 6 in favor, 0 opposed, and 0 abstaining.

  
Malachy Nugent, Chair