

	<p align="center"><b>ADVISORY NEIGHBORHOOD COMMISSION 3C</b>  <b>GOVERNMENT OF THE DISTRICT OF COLUMBIA</b>  <i>CATHEDRAL HEIGHTS • CLEVELAND PARK •  MASSACHUSETTS AVE. HEIGHTS  MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners  01-Lee Brian Reba; 02- Gloria Day; 03-Stephanie Zobay  04-vacant; 05-Bruce Beckner; 06-Trudy Reeves  07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood</p>	<p align="right">4025 Brandywine Street, NW  Washington, DC 20016-1843  P: (202) 657-5725 F: (515) 474-8595  Website <a href="http://www.anc3c.org">http://www.anc3c.org</a></p>

**ANC3C RESOLUTION NO. 2008-024**  
**Resolution Regarding BZA Case No. 17759, Special Exception**  
**Application of Protestant Episcopal Cathedral Foundation on**  
**behalf of National Cathedral School**

WHEREAS the Protestant Episcopal Cathedral Foundation (PECF), on behalf of the National Cathedral School (NCS), has applied for a special exception pursuant to Section 206 of the Zoning Regulations which states that a private school shall be permitted to locate in an R-1 district so long as

1. it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions; and
2. ample parking space shall be provided to accommodate the students, teachers, and visitors likely to come to the site by automobile.

WHEREAS NCS is seeking approval to

1. alter and add to existing academic buildings at its site at 3609 Woodley Road, which house the Middle School and certain programs for the Upper School and which is in a R-5-D district; and
2. increase student enrollment to 585 and faculty and staff to 150 FTEs;

WHEREAS the approved NCS student enrollment level and faculty and staff level has been stated by the Board of Zoning Adjustment (BZA) thusly:

1. Zoning Order No. 14282 dated May 20, 1985 conditioned special exception approval on the number of students enrolled not exceeding 546 and the number of staff and faculty not exceeding 105;
2. Zoning Order No. 15691 dated March 28, 1994 conditioned special exception approval on the “total school enrollment objective is not to exceed 546 students. The total number of full-time equivalent faculty and staff is not to exceed 105.”
3. Zoning Order No. 16433 dated August 17, 1999 included in the Findings of Fact, No. 4 at Page 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 (FTE) staff not exceeds 105.”

WHEREAS NCS currently enrolls 577 students and employees 144 FTE faculty and staff and is seeking to raise both of these levels;

WHEREAS NCS is not seeking to increase the number of activities allowed in its facilities beyond what has been approved in previous zoning orders and has stated in its submission that this application represents the final stage of its master building plan;

WHEREAS NCS has acknowledged the concern of ANC 3C and the Historic Preservation Review Board that light from the proposed larger windows facing Lowell Street residents could adversely impact these residents and they have agreed to mitigate any impacts, including avoiding bright fluorescent lighting and/or using shades or curtains near these locations if they intend to have these areas lighted at night;

WHEREAS the traffic impact study accompanying the final submission pursuant to this application states that only 3 intersections (Woodley Road and Wisconsin Avenue; Woodley Road and 36<sup>th</sup> Street; and Lowell Street and 36<sup>th</sup> Street) were considered;

WHEREAS NCS traffic is routed to Wisconsin Avenue and North Road, which is serviced by a new traffic signal and which is the entrance to the Cathedral parking garage and new Hearst Hall pick-up and drop-off facility, and also to the NCS Athletic Center at the intersection of Woodley Road and 35<sup>th</sup> Street where the traffic impact study notes “much of the afternoon pick up of Upper School students occurs in the evening at the athletic center”, but neither of these intersections was studied, and thus, there is no data on the traffic impacts at these sites;

WHEREAS the traffic impact study states that NCS is required pursuant to Section 2101 to provide a minimum of 140 parking spaces based on the proposed enrollment and faculty and staff levels, but is already providing 176 spaces; and further, the traffic study offers that “Parking is provided on the Cathedral Close for all NCS requirements: students and FTEs who drive and all visitors including visiting teams and spectators for athletic events;”

WHEREAS the traffic impact study states that steps have been taken “in recent years” to minimize the impact of NCS on traffic, including the construction of the garage, an improved auto drop-off and pick-up facility at Hearst Circle, and the installation of a traffic signal at North Road and Wisconsin Avenue, but none of these improvements were evaluated in the traffic study;

WHEREAS the traffic impact study states that NCS has implemented Transportation Demand Management policies as of March 31, 2008 which include prohibiting north bound traffic on 36<sup>th</sup> Street and pick-up or drop-off by northbound cars on 36<sup>th</sup> Street, allowing cars to stand at no parking zones on Lowell Street and

36<sup>th</sup> Street, and enforcing no standing or parking laws on Woodley Road but allowing immediate drop-off or pick-up;

WHEREAS the ANC 3C09 commissioner has received complaints about the amount of traffic and the speed of traffic traveling south on 36<sup>th</sup> Street during the AM school drop-off period;

WHEREAS ANC 3C has heard numerous complaints about the lack of parking in the residential areas, particularly north of Woodley Road, with many concerns focusing on the need to counter school parking on residential streets with restricted residential parking which makes it difficult for residents to ensure visitors or workers that they can park in the residential area;

WHEREAS NCS has created a student and faculty/staff parking program but still allows parking on the local streets;

WHEREAS the traffic impact study states that Level of Service (LOS) for the intersections studied is LOS B during morning and afternoon peak pick-up and drop-off periods, but a DDOT contracted study, Wisconsin Avenue Corridor Transportation Study, published in May 2005 that examined the Wisconsin Avenue and Woodley Road intersection at the same peak periods concluded that while LOS for the intersection during AM peak was B, it represented an average and the LOS on Woodley Road was actually LOS D; the DDOT study ranked PM peak at this intersection LOS C;

WHEREAS the 2005 DDOT study of Wisconsin Avenue traffic concluded that Wisconsin Avenue traffic level of service will deteriorate depending on the level of development along the corridor;

WHEREAS it is anticipated that there will be considerable new development in the immediate vicinity of the school in the two block commercial area and at the recently vacated 10-story nursing home that will bring new traffic impacts and parking challenges to the neighborhood, but these developments were not included in the NCS traffic impact study:

BE IT RESOLVED that Advisory Neighborhood Commission 3C has for many years expressed strong exception to the practice of private schools exceeding enrollment and faculty/staff levels as set by the BZA and we urge the BZA to consider the applicant's past record of compliance with these caps in deciding what conditions, if any, should be included in the grant of the current application;

BE IT FURTHER RESOLVED that ANC 3C will not object to the enrollment increase or the significant faculty and staff increase over the previous BZA-approved levels provided that a new zoning order pursuant to this application includes the following conditions:

-an NCS parking policy for student, staff, and visitors that requires parking on the Cathedral Close whether in marked surface or underground parking spaces since adequate parking is already available on the Close and new development will produce new demands for limited parking spaces;

-a firm cap on student enrollment at 585 and faculty and staff at 150 FTEs and an annual reporting requirement of actual levels to ANC 3C in December of each year;

-a pick-up and drop-off plan that reduces the amount of pick-up and drop-off from public streets and routes it to North Road where there is a new signal to accommodate the school traffic and a new off-street pick-up and drop-off facility since the TDM recently implemented by NCS does not ensure any reduction in traffic problems related to the practice of using public streets for pick-up and drop-off;

BE IT FURTHER RESOLVED that ANC 3C conditions its no objection to the application on the assurance from NCS that they will create and implement a Construction Management Agreement consistent with the attached draft and that it will include a construction liaison committee comprised of the 2 ANC 3C commissioners whose SMDs are contiguous to the construction project and representatives from each of the residential blocks most likely impacted by the construction;

BE IT RESOLVED that the Chair, or her designee, is authorized to represent the Commission on this matter.

*Attested by*



*Nancy J. MacWood*

*Chair, on April 25, 2008*

*This resolution was approved by a vote of 6-0 on April 21, 2008 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*