

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



November 14, 2023

DC Office of Zoning
441 4th St. NW Suite 200/210-S
Washington, DC 20001

RE: ANC 3A Resolution Supporting Approval of Application by The Washington Ballet at 3515 Wisconsin Avenue NW (Board of Zoning Adjustment Case 20970)

To the Chair and Members of the Board:

As the Chair of ANC 3A (“the Commission”), I am writing to present the position on the above case that was adopted by the Commission at a duly-noticed public meeting of ANC 3A on Tuesday, November 14, 2023, at which all five Commissioners were present, making a quorum.

The Applicant had made two previous presentations of the zoning application to ANC 3A at its duly-noticed regular public meetings on July 18, 2023, about the original application and on October 17, 2023, about the Transportation Statement that was submitted to the BZA on October 2, 2023. At the October 17 meeting, the Commission voted to approve sending a Motion for Postponement to the BZA, in order to defer the hearing on the case which was then scheduled for November 1, 2023, to allow more time for the ANC to work with the Applicant on several details of the Transportation Management Plan. We appreciate the BZA decision to accept that motion and reschedule the hearing to December 6, 2023.

After several further discussions with Commissioners Hans Miller (ANC3A03) and Ann Mladinov (ANC3A05) following the October 17 ANC meeting, the Applicant developed additional language to incorporate in the Transportation Management Plan (the final 3 pages of the Transportation Statement), addressing concerns about potential traffic congestion during special events at the new building and also during peak times for pick-ups and drop-offs under the proposed queuing plan.

At the subsequent November 14 ANC meeting, the Applicant, represented by Interim Managing Director of The Washington Ballet Karen Shepherd and counsel Paul Tummonds of Goulston & Storrs, made a final presentation of the application and the revised transportation plans, including the new provisions requested by the ANC as additions to the Transportation Management Plan as well as a modification of the location of required parking spaces to be entirely on private property, obeying the restriction line.

After discussion at the November 14 public meeting, the Commission voted 5-0 to support:

- a) the application for Area Variances for Floor Area Ratio and for Lot Occupancy, and a Special Exception for continued use of the property for a private school*
- b) the Applicant’s Transportation Management Plan as revised and presented at the meeting.

By the same vote of 5-0 at the duly-noticed November 14 meeting, the Commission also designated me or Vice Chair Hans Miller or other designee(s) to represent ANC 3A on this matter.

The terms the ANC voted to support match exactly the new language in the 3-page “Enhanced Transportation Management Plan of The Washington Ballet” (referred to as “TWB”) which provide:

Events

TWB currently holds approximately 10-15 events per year that are in addition to the daily classes. These events include the Fall orientation for parents/guardians, Nutcracker audition weekend, lunchtime lectures, school performances, and studio evening events. TWB does not intend to increase the number of these events in the renovated facilities, rather those events will now be held in a more visually pleasing and appropriate setting. TWB will continue to require all attendees of these special events to pre-register prior to coming to the Property. In the e-mail correspondence confirming their registration, TWB will provide information regarding the location of nearby commercial parking lots and will note that parking in the adjacent residential neighborhood is not permitted for the event.

Monitoring Plan

To ensure that the Transportation Management Plan is functioning as intended, TWB will conduct a bi-annual review of the effectiveness of the Transportation Management Plan in the Spring and Fall of the first three years of operation of the new facilities. The results of this review will be shared with ANC 3A. If the results of this annual review show that some aspects of the Transportation Management Plan are not working as effectively as initially anticipated, or that some other remedial measures are necessary, TWB will implement the necessary measures as soon as possible.

It is our understanding that the Applicant submitted this same language in the Enhanced Transportation Management Plan filed with BZA on November 15, 2023 (Exhibit 27C), and the ANC and Applicant are in agreement on these terms. We are very pleased the Applicant responded fully to the ANC’s requests, in the spirit of good neighbors, as The Washington Ballet has been for one hundred years in our community.

The Washington Ballet has presented a high quality project that will better serve the needs of the school and company, is in scale with the existing building it will join on the site, and is sensitive to the height and scale of the nearby neighbors, including residential and commercial properties. The proposed new structure is an attractive contemporary design that will enhance the operations and image of the Washington Ballet and contribute energy, vitality, and visual appeal to the immediate area and the community.

Thank you for your consideration. Please contact me at 3A01@anc.dc.gov or the Commission at 3A@anc.dc.gov if you have any questions or need additional information.

Sincerely,



Thaddeus Bradley-Lewis
Chair, ANC 3A, and Commissioner, ANC 3A01

* The application in BZA Case 20970 requests Special Exception approval under Subtitle U § 203.1(m) and Subtitle X § 901.2 to modify BZA Order No. 16003, dated November 23, 1994 (the “Order”) and continue its operations on the property located at 3515 Wisconsin Avenue, NW (Square 1911, Lot 20) for use as a private school in the RA-1 Zone District; (ii) variance relief from the requirements of Subtitle F § 304.1 of the Zoning Regulations to exceed the maximum permitted lot occupancy of 40% in the RA-1 Zone District; and (iii) variance relief from the requirements of Subtitle F § 302.1 to exceed the maximum permitted floor area ratio (“FAR”) of 0.9.

cc. Hans Miller
Commissioner, ANC3A03
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**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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	20970	Case Name:	The Washington Ballet
Address or Square/Lot(s) of Property:	3515 Wisconsin Avenue NW (Square 1911, Lot 20)		
Relief Requested:	Special Exception, Area Variance for FAR, Area Variance for Lot Occupancy		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	4	/	1	1	/	2	3	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC 3A website, ANC emails, local listservs in McLean Gardens, Cleveland Park, Tenleytown and Glover Park-Cathedral Heights, and Nextdoor e-network												
Number of members that constitutes a quorum:	3			Number of members present at the meeting:	5								

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*):

See separate letter

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*):

Approval of application with Enhanced Transportation Management Plan submitted by Applicant.

AUTHORIZATION

ANC	3	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-0
Name of the person authorized by the ANC to present the report:			Thaddeus Bradley-Lewis, Chair, ANC 3A	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Thaddeus Bradley-Lewis	
Signature of Chairperson/ Vice-Chairperson:			Date:	11/14/2023

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.**