BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of St. Patrick's Episcopal Day School

BZA Application No. 16852
Public Hearing: April 16, 2002
ANC 3D

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STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

St. Patrick's School ("SPS") seeks special exception approval for continued school use of the existing building located at 4925 MacArthur Boulevard, NW (the "Subject Property"). The building has been used as a school for adults for the past four decades. SPS seeks permission to use the building for a maximum of 60 students in Grades 7 through 9. SPS is an independent school which has operated in the District of Columbia since 1956. Originally, SPS was located at the southwestern corner of Foxhall and Reservoir Roads, in the old St. Patrick's church. In 1977, pursuant to the approval of the Board in Application No. 11307, SPS moved to its current campus at 4700 Whitehaven Parkway. The school currently has 440 students in Nursery through Grade 6 on the Whitehaven Parkway campus. In addition, the school has 16 seventh grade students who attend classes in leased, commercially-zoned space in a building on MacArthur Boulevard, NW that it shares with the River School.

The school now proposes to use the existing building at 4925 MacArthur Boulevard for Grades 7 and 8. (See plats and excerpt from the Zoning Map attached as Exhibits B-E.) In addition, the school seeks flexibility to include Grade 9 for the 2003-2004 academic year only. The proposed use involves a major renovation of the existing building including all necessary life safety and handicapped accessibility upgrades. The school has proposed numerous

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Exhibit No. 67

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conditions and a covenant that will cap the maximum enrollment at the Subject Property to 60 students to ensure that the school will not become objectionable to adjoining or nearby property owners as a result of noise, traffic, number of students or other objectionable conditions.

The existing building has had a long history of non-residential use. In 1961, the BZA approved its use as an elementary school for children of German Embassy employees. Since 1964, the building has been used as a school for adults for the Washington Psychoanalytic Society pursuant to the approval of the BZA in Order No. 7360 (attached as Exhibit F). It operates several programs and classes in the building resulting in an average of five to seven nighttime meetings a month and classes every Saturday morning from September through May. In addition, the Society leases out 600 square feet of space in the building for office purposes. The subject proposal offers the opportunity for continued school use with no nighttime or weekend classes and minimal disturbance of the significant open space on the site.

II.
HISTORY OF ST. PATRICK'S SCHOOL

St. Patrick's Day School was founded in 1956. It first operated as a nursery school in the old St. Patrick's church at the southeastern corner of Foxhall and Reservoir Roads, a site that is now improved with townhouses. The addition of elementary grades began in 1967. The first Grade 6 graduated in 1974. In 1977, the school moved to its present location at 4700 Whitehaven Parkway. As a co-educational institution for nursery through Grade 6, SPS was founded on the belief that every child has infinite value and can benefit from a varied and challenging academic program. Admission decisions are made without regard to race, sex, religious affiliation or national origin of the applicant. The student body and faculty reflect a diverse range of racial, ethnic, cultural and socio-economic backgrounds.

The school currently provides financial aid for tuition and related expenses to 73 students, 16% of the student body. There has been a 43% increase in financial aid recipients since 1995. Next year, the total financial aid will be more than $900,000. The sizable average grant demonstrates that SPS students include a broad range of socio-economic groups.

In 1999 (BZA Application No. 16517), the school sought relief to: (1) renovate and expand its existing building at 4700 Whitehaven Parkway, NW which is on the south side of Whitehaven Parkway, and (2) construct a new gymnasium/parking complex on its property on the north side of Whitehaven Parkway. That case was granted by a unanimous vote of the BZA, with the support of ANC 2E (which, at that time, had jurisdiction over the southern part of the campus) and a lack of opposition from ANC 3D (which now has jurisdiction over the entire campus). The order contains 12 detailed conditions.

At the time the application was presented in 1999, the school indicated that its Board had made a decision to refrain from expanding the school beyond Grade 6. This decision followed an extensive strategic planning process, a survey of the parent body, and an assessment of real estate options. The school instead proceeded with the plan to expand the existing building and construct the gymnasium/parking complex. The expansion of the existing building was designed to accommodate only the existing grades.

Within one year of that decision, the climate for independent middle schools in the District of Columbia changed significantly. Because of the highly limited number of places available at the seventh and eighth grade levels, many graduating sixth graders from both public and independent schools were left without independent school options in the city. Since several such options exist in the suburbs, many former public and independent school students who live with their families in Washington, D.C. commute every morning to schools such as Bullis,

Norwood and St. Andrew's in Potomac and Potomac School in McLean. This trend is troubling -- good schools in the city attract prospective residents, particularly those with young families, while the absence of educational options drives them out.

In recognition of the inadequate number of middle school opportunities, St. Patrick's decided, in the fall of 2000, to reconsider its earlier decision regarding a seventh and eighth grade program. An intensive debate ensued and in December of 2000, St. Patrick's Board decided to respond to the demand by offering a seventh and eight grade program. (See Exhibit G -- Announcement of decisions regarding the seventh and eighth grades.) Unfortunately, this change of position disturbed some community members who questioned whether the school's statements at the time of the gym application were genuine. St. Patrick's, in its defense, has referred to this decision as an "honest reversal" that simply was not anticipated at the time of the gym application. Indeed, SPS representatives stressed at the time of the 1999 application that none of the proposed facilities would allow SPS to expand the grade levels available, a statement that remains true today and that the opponents' claims of a "secret plan" carefully ignore. Had the school anticipated a demand for expansion through Grade 8, it would have been foolish to spend $8 million -- an amount that was a stretch for St. Patrick's -- strictly on elementary school construction. Further, the school would not have allocated the entirety of its 1999-2000 fundraising campaign -- almost $5 million -- to an endowment to support the debt that funded that construction. Since the decision to add Grades 7 and 8 was not anticipated, program and space planning began after the December 2000 vote. In January of 2001, SPS hired a new curriculum consultant to design a new Grade 7 program. The lease for the middle school space was signed in April 2001 and the renovation of the space was done during that summer.

The middle school is now located in 3,700 square feet of space in an existing commercially-zoned building at 4880A MacArthur Boulevard, NW. This past September, sixteen seventh graders began their school year in the building. Twenty-five percent of the students in this year's pioneer class came from D.C. Public Schools, evidencing the demand that exists for middle school places among DCPS parents who plan to move their children to independent and church-based schools after elementary school. St. Patrick's shares the building with its landlord, the River School. SPS's space was most recently occupied by the Wendt Center for Grief and Loss. Until the mid-80's, the entire building housed the upper school of the Georgetown Day School. Since the building is located in the C-2-A zone, school use is permitted without BZA approval. While the space has worked well for the school, the lease expires in 2004. The school decided to acquire the Subject Property as a permanent home for its seventh and eighth graders.

The middle school program offers a challenging academic curriculum taught in small, seminar-based sections of eight students (sections would grow to 12 to 15 students at full enrollment of 60) for core classes of humanities (literature and American history), mathematics, science, and foreign language. Art, music, religion, and other community-building time complete the curriculum. Athletics take place at the end of the day (generally from 3:00 to 4:00 p.m.), four days a week. Community service is an integral part of the SPS program, with activities ranging from volunteer work for the Salvation Army's Grate Patrol program (soup-making begins in the Nursery School) to a range of seasonal and special-needs collections and on-site activity at Martha's Table and Bright Beginnings to a school partnership in Haiti. Grade 7 students currently participate, on an elective basis, in a drama/music performance class on Thursday afternoons, the one day students do not have sports. A decision to continue the elective program,

perhaps with additional classes available, would create the one academic offering beyond 3:00 p.m., concluding at 4:00 p.m.

III.
DESCRIPTION OF PROPERTY AND PROPOSED USE

A. Subject Property and Environs

The Subject Property is located in the R-1-B Zone District on a lot consisting of almost one-half acre. The existing building was constructed in 1905 as one of the original homes in the Palisades. The German School Society operated a kindergarten on the site in the early 1960s. From 1964 until this year, the Subject Property has been owned and occupied by the Washington Psychoanalytic Society. It is used as a school for psychiatrists who are training to become psychoanalysts. The building contains approximately 4,325 square feet of usable space and is suited to the seminar-style classroom format used in SPS's middle school program.

The Subject Property contains approximately 21,000 square feet -- enough land area for three to four large single-family lots. The minimum lot size in the R-1-B zone is 5,000 square feet. (See potential development of the site with three single-family houses attached as Exhibit H.) A substantial benefit of the proposed school use over a matter-of-right single-family use is the abundant open green space that will be retained and maintained. In addition, the site contains on-site parking for 15 vehicles, which is large enough to easily handle the eight full-time and four part-time faculty members as well as visitors.

The Subject Property has 150 feet of frontage on MacArthur Boulevard. There is a bus stop directly in front of the building that will be used for student drop-off and pick-up. Its northern frontage is along Ashby Street, a narrow residential street improved with ten single-family houses. Ashby Street has a paved width of only 25 feet and contains parking on both sides of the street. Given the Subject Property's extensive frontage along MacArthur Boulevard,

the school has made every effort to orient the building, and associated ingress and egress, toward MacArthur. Ashby Street will be used only for access to the existing parking lot for faculty and visitors -- not for the drop-off or pick-up of students.

During its almost 40 years of operation on the site, the Washington Psychoanalytic Society has held regular classes, programs and board meetings. During the day, the use of the Subject Property by six staff members and some visitors results in a total of eight cars traveling to the property. (The Wells & Associates' traffic count, conducted on December 12, 2001, showed eight cars arriving during the morning peak hour.) During the evenings and weekends the usage increases significantly. The Society runs its programs on an average of five to seven nights per week and four Saturdays per month from September to May. The evening programs typically begin at 7:15 p.m. and end at 10:00 p.m. The Saturday programs are from 7:30 a.m. to 2:00 p.m. Some programs attract in excess of 25 participants. As a result, spillover parking in the neighborhood is not unusual, as has been documented by the traffic engineer.

The existing school use, while not entirely without impacts, has been a part of the Palisades neighborhood for four decades and appears to have been the source of little conflict with the community. It is a known and familiar use that was present when the current neighbors moved onto Ashby Street. In contrast, the proposed middle school, while a continuation of the existing school use, represents change and as a result has generated strong emotions, both positive and negative.

B. Proposed Use

The proposed plan involves the complete rehabilitation and upgrading of the existing building which is the primary feature of the Subject Property. The residential appearance of the building will be preserved and enhanced through the removal of the fire escapes on the eastern and southern sides of the building. The school will retain and maintain the open space which

provides a generous buffer that benefits the neighboring houses. The significant stone retaining wall that surrounds the site's MacArthur and Ashby frontages also will be retained. Steps will be installed in the retaining wall along the MacArthur frontage to provide direct access to the front of the building from MacArthur, a major thoroughfare. The proposed use involves significantly more open space than a matter-of-right use of the property for three or four single-family homes. The continued, non-residential use of the building will prevent the infill development of the lot, while providing significant and needed educational opportunities for children.

In recent years, some of the larger and vacant sites along MacArthur Boulevard, which were originally devoted to institutional use, have been developed with single-family houses. (For example, the eleven-house development on the former St. John's Child Development Center site at Chain Bridge and MacArthur, and the newly constructed houses in the Laverock development on the old YWCA Harrison school site on MacArthur.) While these new additions have contributed to the housing stock in the neighborhood, any remaining opportunities to preserve open space, particularly near park property, should be valued. The subject proposal offers such an opportunity.

The fifteen parking spaces located on the property are more than necessary to accommodate the faculty and staff. In addition, the existing dumpster, which has been a nuisance to the community, will be removed. Trash pick-up will be handled on a daily basis by the cleaning crew, which will use a passenger-type vehicle or van. Trash will be stored in "supercan" containers which will be placed in a wood fenced enclosure located on the west side of the parking lot, away from the property line. Daily pick-ups will avoid the need for a dumpster.

The building will be fully renovated and used for seminar-style classrooms. The building already contains library space that is fitted out with bookshelves. The newly constructed science lab at 4880A MacArthur Boulevard will continue to accommodate the science program for these students until that building is no longer available. A footprint adjustment will be made to accommodate the need for life safety and handicapped accessibility upgrades, including the provision of code-compliant handicapped accessible restrooms. Specifically, the architects have proposed a contextual addition with a bay window on the building's southern side to accommodate the fully accessible elevator and enclosed fire safety stairs, and a renovation and second floor addition to an existing porch. Architectural massing and detailing are intended to complement the existing Victorian style of the building. The school will preserve the trees and green space as a park-like setting on the property and will maintain the lawns and surrounding plantings to the highest possible standards.

St. Patrick's has long conducted a summer program at the Whitehaven campus for children ages three to eleven, which generally begins in the middle of June and runs until early August. As part of the new *Summer at St. Patrick's*, which is returning this year after a summer's hiatus due to the construction activity on the main campus, four courses in the senior program (for ages nine through eleven) will be conducted in the rented Grades 7 and 8 facility at 4880A MacArthur -- poetry workshop, math, journalism, and science. It is possible that SPS would use the Subject Property at some future point for academic summer school classes or other program sessions like those planned for 4880A this summer for the older children. Any summer use of the Subject Property would be bound by the maximum enrollment cap of 60 students. It must be noted that, at this time, summer use of the Subject Property is merely speculative.

C. Compliance with Applicable Provisions of the Zoning Regulations

The proposed renovation of the existing building will satisfy and exceed all requirements of the Zoning Regulations. The building height will not be affected and the building has side and rear yard setbacks substantially in excess of those required in the Zoning Regulations. Specifically, the southern side yard is 95 feet 9 inches from the southern property line, whereas the zoning requirement is for not less than 8 feet. This extremely generous side yard provides a sense of open space not only for the Subject Property but for the houses to the south and the east. The existing rear yard is 37 feet deep, while the Zoning Regulations require a minimum rear yard of 25 feet. The total lot occupancy with the life safety addition will be only 14.4%, while 40% lot occupancy is permitted. Finally, given the number of faculty and staff, a total of seven parking spaces are required while a minimum of 15 are being provided.

IV.
THE APPLICANT IS ENTITLED TO SPECIAL EXCEPTION RELIEF UNDER THE ZONING REGULATIONS

As the Board is aware, uses that are allowed by special exception are deemed compatible with other uses permitted in that particular zoning and classification provided certain requirements are met. Schools are recognized as reasonable and appropriate uses in the residential zone -- "In general, uses of land for educational purposes are 'highly favored,'" Glenbrook Road Ass'n v. D.C. Board of Zoning Adjustment, 605 A.2d 22 (D.C. 1992). Also, in reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites of the requirements are satisfied, the Board ordinarily must grant the application. See, e.g., Nat'l Cathedral Neighborhood Ass'n v. D.C. Board of Zoning Adjustment, 753 A.2d 984, 986 n.1 (D.C. 2000). Granting special exception relief in this case is

in harmony with the general purpose and intent of the Zoning Regulations and map, and will not adversely affect the use of neighboring properties.

V.
THE APPLICANT MEETS THE STANDARDS FOR THE USE OF THE PROPERTY AS A PRIVATE SCHOOL

Section 206 of the Zoning Regulations provides that a private school shall be permitted in the R-1 Zone District if the Board of Zoning Adjustment finds that two requirements are met. First, the private school must not be objectionable to adjoining and nearby property because of noise, traffic, number of students or other objectionable conditions (11 DCMR 206.2). Second, ample parking space, but not less than that required under Chapter 21 of the Zoning Regulations, must be provided to accommodate the students, teachers and visitors likely to come to the site by automobile (11 DCMR 206.3).

A. The Proposed School Shall Be Located So That It Is Not Likely To Become Objectionable To Nearby Property Because Of Noise, Traffic, Number Of Students Or Otherwise Objectionable Conditions

1. Noise

Noise emanating from the school will not adversely affect neighboring property given the existing noise levels in the area. The existing vehicular traffic, including buses, along MacArthur Boulevard, the location of the site in the Ronald Reagan National Airport flight pattern, and the nighttime and weekend ingress and egress associated with the existing use all contribute to the existing noise levels. The school retained a sound engineer, Polysonics, Inc., to study potential noise impacts associated with the 60-student use. (See report attached as Exhibit I.) The noise consultant assessed the impact of student arrival and departure and the effect of student voices at lunchtime or during breaks. The engineers measured noise impacts associated with an existing middle and high school program similarly situated in a residential

neighborhood and concluded that the noise associated with middle school students will not exceed existing noise levels. In addition, the existing pattern of night disturbance will be entirely eliminated, a benefit to the immediately affected neighbors. Finally, it should be noted that the students will remain on the premises during the day. Their voices will be heard only at lunch time or during breaks on the lawn. Students will not be permitted to leave the premises at lunch time which should address any concerns about unsupervised children roaming the neighborhood.

In addition, the school has proposed numerous conditions on its operation to control the noise level:

1. No Organized Sports: No organized sports activities will be permitted in the green space. Because of the objection of some neighbors, the school has agreed to refrain from installing a basketball hoop to avoid the noise associated with that activity.

2. Hours of Operation: The hours of operation of the building will be from 7:30 a.m. to 4:00 p.m., with classes beginning at 8:00 a.m. Faculty and staff will be permitted to come earlier and leave as late as 6:00 p.m. Only one to two evening activities (back to school nights) will be permitted per year. All other night use will be banned and there will be absolutely no weekend use. This is in complete contrast to the current situation.

3. Entrance: The doorway at the front of the building will serve as the entrance to the building for the students and the main fire access. (See confirmatory letter to Fire Protection Engineer attached as Exhibit J.) Currently, the Washington Psychoanalytic Society uses a door at the rear of the building as its main entrance. The use of the rear doorway as an entrance and exit has had noise impacts on the community particularly when the evening events conclude at 10:00 p.m. The proposed use involves no such regular night use. The rear door will be used only as an emergency exit and to provide access to the teachers who use the parking lot.

The noise level associated with the proposed school use must be compared not only to the existing noise levels associated with the school for adults but also the noise level associated with the three single-family houses that could be constructed on the site as a matter of right. Such houses could be located as close as 8 feet from the property to the south. They would also be 12 feet closer to the property on the east than the existing building. Single-family homes would result in activity during nights and weekends, not only during the day.

4. Trash: The existing dumpster, which is emptied weekly, has had noise impacts on the neighborhood. For that reason, the school has agreed to remove the dumpster from the site and contract with a trash removal service to remove trash on a daily basis in a passenger-type vehicle or van. In that way, any noise associated with the lifting and emptying of a heavy dumpster will be eliminated.

5. No Loudspeaker: Further, the school will not have bells announcing school periods or loud speaker announcements -- two noisy features of some school programs.

With the aforementioned conditions, there will be no objectionable condition with regard to noise created by SPS's use of the Subject Property.

2. Traffic

During the extensive four-month community outreach effort, traffic concerns have emerged as the single greatest issue for some of the neighbors. Specifically, many neighbors are concerned about the potential use of Ashby Street for student drop-off and pick-up, the potential loss of parking on Ashby Street, and increased traffic in the neighborhood. The school retained Marty Wells, of Wells & Associates, to prepare a comprehensive traffic management assessment at the outset to address these concerns and devise a traffic plan. (See traffic impact analysis attached as Exhibit K.) Some of the neighbors' concerns stem from issues associated with the existing carpool on Whitehaven Parkway.

Presently, 440 children attend school on the SPS Whitehaven campus. The resulting traffic impacts last for approximately thirty minutes twice daily. The school manages the carpool in an aggressive and proactive way. An army of teachers and administrators direct the carpool to ensure quick and safe loading and unloading of children and unimpeded traffic flow. While it works well virtually all the time, the situation is not perfect. Occasional back-ups to Foxhall Road can and, on rare occasions, do occur. In recognition of the problems associated with even infrequent back-ups, the school asked the consultant to study the situation and make recommendations for improving its functioning. The Department of Public Works supports the school's proposed plan for the improvement of traffic flow along Whitehaven Parkway. The school has agreed to implement the plan regardless of the outcome of this BZA application.

The general approach to traffic associated with 4925 MacArthur Boulevard has been to greatly restrict the ability of parents to drop off or pick up children at the site. Only parents with at least three students in the car will be permitted to drop off students directly in front of the existing building. All other parents will be required to drop off students in front of the gym at the Whitehaven Parkway site. The seventh and eighth grade students will gather at that location and travel to the Subject Property by a 30-passenger shuttle bus. The shuttle will arrive at the Subject Property via MacArthur Boulevard and the students will be discharged at the existing bus stop. (See Exhibit L -- letter confirming discussion with WMATA regarding the use of the bus stop.) Thereafter, the shuttle buses will proceed on an approved shuttle route and return to the campus. (See map of shuttle route attached as Exhibit M.) It is anticipated that two to three shuttle trips will be involved in transporting the students to and from the Subject Property each morning and afternoon.

The advantages of the shuttle plan are numerous. Under this plan, only faculty and staff and visitors will use Ashby Street. Further, the plan will involve no loss of parking spaces on Ashby Street. The plan allows students to access the Subject Property directly from the bus stop, up the newly installed steps in the retaining wall and to the front door without introducing activity at the rear of the Subject Property.

In addition, because of the proposed improvements to the operation of the carpool on Whitehaven Parkway, a win-win situation is created. As part of the on-going Palisades Traffic Study, a District traffic consultant has recommended peak-hour parking restrictions in front of the school. SPS supports either parking prohibitions or peak-hour restrictions on the north side of Whitehaven from the gym east to the new Whitehaven entrance of the George Washington University at Mount Vernon College. (GWU/MVC has already sought prohibition of parking between its entrance and Foxhall Road, which SPS also supports.) Elimination of parking, at least during peak hours, will allow non-school related cars to avoid the carpool line. In addition, the carpool line will be shifted 260 feet to the west (toward MacArthur Boulevard) by reversing the flow of cars through the St. Patrick's driveway. With these changes, it is estimated that the capacity of Whitehaven Parkway will be increased by 40%. In contrast, the projected 43-46 vehicular trips associated with the drop-off of up to 60 seventh and eighth graders represents only a 16% increase in the number of cars on Whitehaven Parkway. Further, these trips will occur before the peak elementary school drop-off because the middle school program will begin earlier. (A chart of school hours is attached as Exhibit N.) Finally, the school will implement a carpool plan in an attempt to increase the number of students per vehicle. The plan is in the process of being developed with input from DPW. The plan will provide specific and measurable goals.

The use of shuttle buses represents a major step in addressing traffic impacts associated with the use. The Department of Public Works has encouraged the use of shuttle buses for independent schools for many years. A shuttle bus program was recently approved in connection with the new Field School campus at 2301 Foxhall Road, NW and is most appropriate for the proposed use in this situation.

At the end of the academic school day at 3:00 p.m., shuttle buses will transport the children to locations for athletic activity, none of which will be located at the Subject Property. These locations have included the SPS gym and field on Whitehaven Parkway as well as other sites. Pick-up for the seventh and eighth graders will be on Whitehaven Parkway after the 4:00 p.m. conclusion of their sports period and a full hour after the elementary school pick-up.

Should the decision be made to continue the Thursday afternoon elective program and to increase the electives available, Thursday dismissals would occur in a manner wholly consistent with the shuttle bus plan. A single shuttle bus would pick up students not participating in the elective program on MacArthur Boulevard at 3:00 p.m. and deliver them to Whitehaven Parkway for pick-up by parents, arriving near the conclusion of the elementary school dismissal carpool. Similarly, students participating in the elective program would be picked up by one or two shuttle buses on MacArthur Boulevard at 4:00 p.m. and delivered to Whitehaven Parkway, where they would be picked up by their parents. A decision to discontinue the elective program would mean that two shuttle buses would pick up students on MacArthur Boulevard on Thursdays at 3:00 p.m. and transport them to Whitehaven Parkway for pick-up by parents, again arriving near the conclusion of the elementary school carpool.

VI.
NUMBER OF STUDENTS AND FACULTY/STAFF

St. Patrick's School provides a learning environment that is marked by small class sizes. The Subject Property will house a maximum of 60 students, eight full-time faculty and four part-time faculty.[1] The present timetable envisions that the school will not reach its maximum student enrollment until 2003-2004. In addition, it is anticipated that during the 2003-2004 school year, ninth graders also may use the building subject to the maximum of 60 students. The small student population will help assure that there will be minimal impacts on neighboring properties. The building, with the life safety and handicapped accessibility addition, will occupy only 14.4% of the site, while the Zoning Regulations permit a lot occupancy of 40%. The substantial green space on the site that will be maintained by St. Patrick's provides an ample buffer between the building and the neighboring properties to the south and east. The proposal involves minimal disruption to the site.

Certain community members have expressed concern about the possibility of later requests for increases to enrollment. The school determined that in addition to a condition to the BZA order, the most effective and enforceable way to cap the enrollment at 60 was to offer to record a covenant, naming neighboring property owners as beneficiaries, that would limit enrollment at the Subject Property to 60 students. (See proposed covenant attached as Exhibit O.) It should be noted that to create an enforceable covenant, there must be willing beneficiaries. With such a covenant, an enrollment increase could be sought from this Board only with the full knowledge and consent of all beneficiaries, a highly effective control

[1] The building size is more than adequate to accommodate the program. Based on the occupancy standards set forth in the Building Code, the building can accommodate up to 88 students. (See plans attached as Exhibit A.)

mechanism. St. Patrick's will not expand enrollment at the Subject Property beyond 60 and has offered the covenant as a permanent control on enrollment. If the program needs to grow beyond 60 students, the school recognizes that it needs to grow at another location.

As previously discussed, the proposal involves an opportunity to retain significant green space on the site and to renovate and upgrade the existing building. The increase in the footprint of the building is necessary to accommodate access for the disabled and a second fire-rated means of egress which will also eliminate the existing and relatively unsafe existing metal fire stairs on the south and east sides of the building. The generous setbacks between the building and neighboring properties will be fully maintained. In addition, the existing parking area will be used but not expanded. Since additional impervious surface will not be added to the site, the extensive green space will be maintained and protected.

In addition, stormwater runoff, which is now uncontrolled on the property, will be controlled for both quality and quantity with an underground structure via a sand filter or filtration system in combination with either pipe detention or an underground vault. The stormwater management concepts have been discussed with representatives of the National Park Service which controls property on the west side of MacArthur Boulevard across from the subject site.

In summary, the upgrades to the existing building are as follows:

1. Replacement of all major building systems;
2. Full handicapped accessibility;
3. Painting of the exterior;
4. Replacement of windows as required;
5. Removal of unsightly fire escape on the rear and south sides of the building;

6. Installation of steps in the retaining wall along MacArthur Boulevard to further orient the building to MacArthur Boulevard;

7. Addition of bathrooms to meet code;

8. Stormwater management;

9. Addition of a fire stair, and upgrade of the existing main stair;

10. Removal of asbestos material as identified in The Phase 1 Environmental Site Assessment Environmental Study; and

11. Addition of a sidewalk along the driveway for handicapped access from the existing sidewalk to the rear door of the building, for use by people arriving from bus (on MacArthur) to the Subject Property.

B. St. Patrick's Will Provide Ample Parking Spaces On The Property To Accommodate Teachers/Staff and Visitors

The Zoning Regulations require seven parking spaces for the proposed eight full-time and four part-time faculty members. The proposed plan entails a minimum of fifteen parking spaces including a parking space that is accessible to the disabled. Because of the removal of the dumpster, additional area on the site is available for parking. The proposed fifteen parking spaces are adequate to accommodate faculty, staff and visitors, as confirmed by the traffic engineer.

VII.
COMMUNITY OUTREACH

The applicant's extensive community outreach effort has spanned four months. Discussions with the community were initiated even before the school's contract to buy the property was accepted. (A full list of all meetings is included as Exhibit P.) St. Patrick's has appeared before the Palisades Citizens Association and its Board on four occasions with an additional meeting tonight, and Advisory Neighborhood Commission 3D on two occasions with a final meeting on April 3. Further, the school sponsored two traffic meetings, issuing open

invitations to members of the community, as well as two other general meetings to discuss the proposal. The school distributed extremely detailed summaries of its proposal to 130 property owners in the vicinity of the site and has been engaged in a continuing effort to ensure that any and all concerns that are expressed are addressed. (See Summary of Proposal attached as Exhibit Q.) Representatives of the school have engaged in countless phone conversations and informal meetings with members of the community.

As a result of these meetings, the proposal has been refined to reflect the extensive community input. The following facets of the program reflect the community's insights:

1. Highly restricted parent drop-off at the site, use of shuttle bus;
2. Use of MacArthur Boulevard as main entrance;
3. No organized athletics on green space, no basketball hoop;
4. No night use with the exception of one to two back-to-school nights;
5. No weekend use;
6. No expansion of the building with the exception of the changes shown on the plans;
7. Covenant to cap enrollment at sixty students, in addition to BZA condition;
8. Removal of dumpster/replacement by daily trash pickup;
9. No removal of parking spaces on Ashby Street, and limited use of that street;
10. Preservation/maintenance of existing green space; and
11. Stormwater management.

While there is not a community consensus on all aspects of the proposal, the school's efforts to adapt its program to address community concerns are well documented. The proposed conditions for the operation of the school are attached as Exhibit R.

VIII.
WITNESSES

A. Peter Barrett, Head of School, St. Patrick's School

B. Katherine Bradley, Chairperson, Board of Trustees

C. David Konapelsky, GTM Architects, Project Architect

D. Martin Wells, Wells & Associates, Traffic Engineers

E. Barbara Patterson, President, Black Student Fund

IX.
EXHIBITS IN SUPPORT OF THE APPLICATION

The applicant submits the following exhibits in support of the application;

Exhibit A	Plans for the renovation of the school
Exhibit B	Portions of the Sanborn Atlas showing the Subject Property outlined in red, as well as the context of the Subject Property
Exhibit C	Portion of the D.C. Zoning Map showing the Subject Property outlined in red and the surrounding area
Exhibit D	Photographs of the Subject Property
Exhibit E	Map of portion of MacArthur Boulevard
Exhibit F	BZA Order No. 7360 dated July 16, 1963 regarding the Psychoanalytic Society
Exhibit G	Announcement of decisions regarding the seventh and eighth grades
Exhibit H	Potential development of the site with three single-family houses
Exhibit I	Report of Polysonics, sound engineers
Exhibit J	Letter to Dan Hoang of Department of Consumer and Regulatory Affairs dated March 12, 2002
Exhibit K	Traffic impact analysis prepared by Wells & Associates
Exhibit L	Letter to David Erion of WMATA dated March 13, 2002
Exhibit M	Map of shuttle route
Exhibit N	Chart of school hours

Exhibit O	Proposed covenant
Exhibit P	List of community meetings
Exhibit Q	Summary of Proposal
Exhibit R	Proposed conditions for BZA Order
Exhibit S	Resumes of expert witnesses
Exhibit T	Outlines of witness testimony

X.
CONCLUSION

As demonstrated above, the application meets the criteria set forth in Section 206 for special exception approval and is, therefore, in harmony with the general purpose and intent of the Zoning Regulations. In compliance with Section 3104.1 of the Zoning Regulations, the school has demonstrated that the relief sought is in harmony with the general purposes and intent of the Zoning Regulations and will not adversely affect neighboring properties. The school respectfully requests that the Board of Zoning Adjustment approve this application.

Respectfully submitted,

Shaw Pittman LLP

By: Allison C. Prince
Allison C. Prince

By: Jamie Baker Roskie
Jamie Baker Roskie

April 2, 2002

Document #: 1227463 v.1

ST. PATRICK'S SCHOOL

DCMR Zoning Information

Zoning R-1-B

Permitted	Provided
Height restrictions: 40 feet or 3 stories	39.5 feet (3 stories)
Minimum lot size: 5,000 sf lot size, 50 feet minimum width	21,080 sf lot size/150 foot width
Floor area Restriction: No restriction in R-1-B	n/a
Maximum lot occupancy: 40%	14.4%
Rear Yard (setback): 25 feet	37 feet
Side Yard (setback): 8 feet	95 feet 9 inches (southern side yard)
Parking Requirements: 2 parking spaces for each 3 teachers/employees = 7 spaces based on 8 full-time and 4 part-time teachers/employees	15 spaces (final layout subject to DCRA approval during the permit process)

Maximum Occupancy Information

Existing Plans:

BOCA Code requires 20 sq. ft. net per classroom area

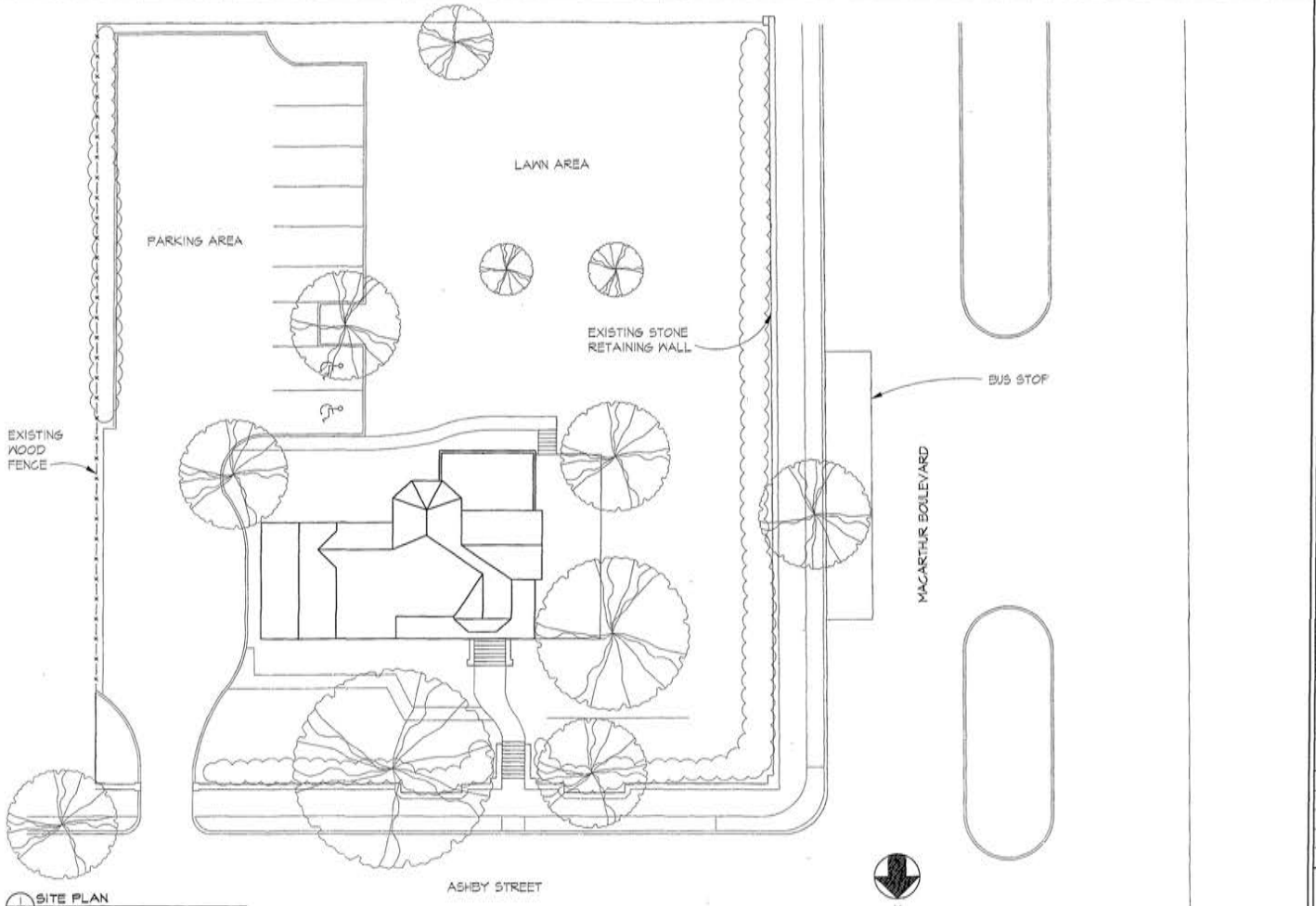
Basement Plan:
1316 sq. ft.
No student occupant loan
To be used as utility space

First Floor Plan:
1538 sq. ft.
22 students
2 classrooms

Second Floor Plan:
1376 sq. ft.
38 students
3 classrooms

Third Floor Plan:
1411 sq. ft.
28 students
2 classrooms

88 Total Students per BOCA Code allowances



1 SP1.0 SITE PLAN
SCALE: 1"=1'-0"

GTM ARCHITECTS
1045 ARMORY AVENUE, HERNDON, VA 20870
(703)435-1062
(703)435-5929 FAX

4925 MACARTHUR BLVD, NW
WASHINGTON, DC 20007

EXISTING SITE PLAN

ST. PATRICK'S EPISCOPAL DAY SCHOOL

REVISIONS:

SEAL:

DRAWN BY: JAA
CHECKED BY: DPK
SCALE: 1"=10'
DATE: 02/26/02
PROJECT NO: 01.0648
DRAWING NO: SP1.0

FILE NAME: 01.0649



1 / SD-5 EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



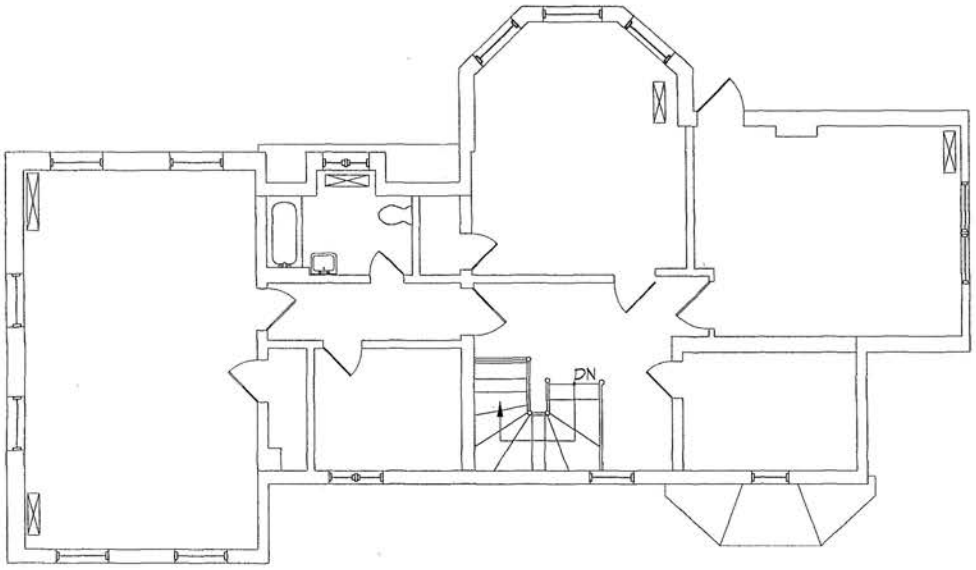
2 / SD-5 PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

GTM
ARCHITECTS
10465 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-9062
(301)942-3924 FAX

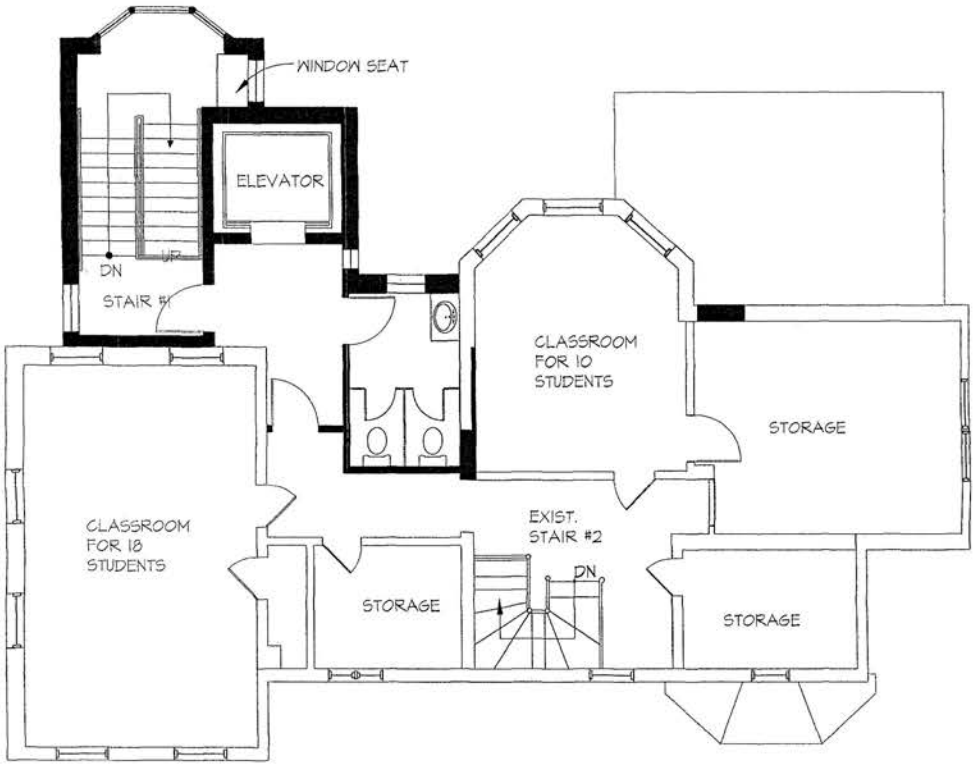
04/01/2002

FILE NAME: 01.0649



1 / SD-3 EXISTING THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"



2 / SD-3 PROPOSED THIRD FLOOR PLAN

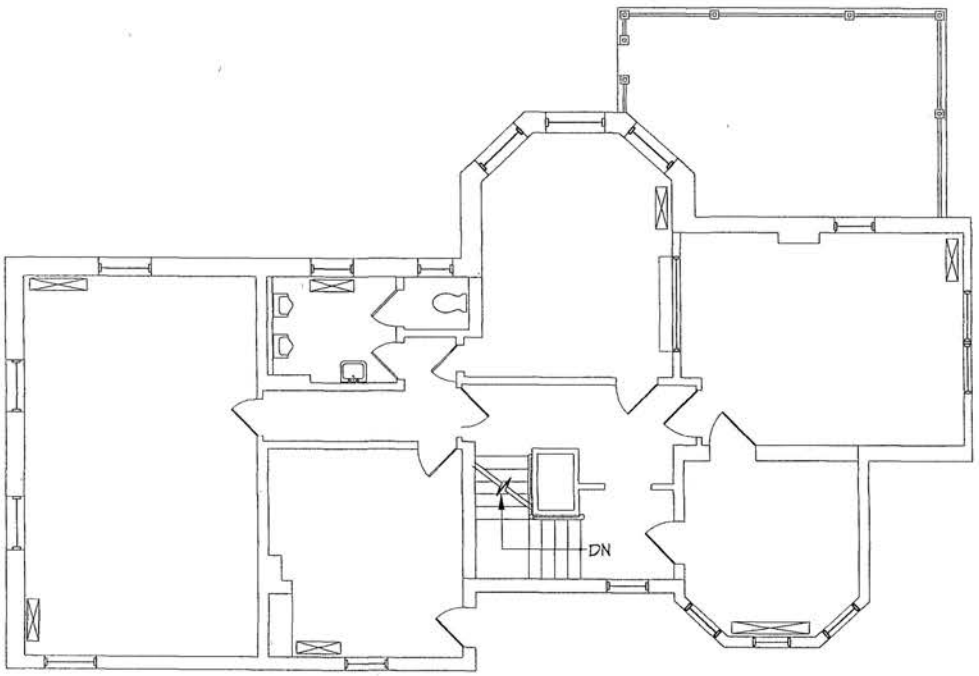
SCALE: 1/8"=1'-0"

EXISTING SQUARE FOOTAGE - 1411sf
LIFE SAFETY ADDITION - 386 sf
STUDENT OCCUPANT LOAD PER BOCA - 28 STUDENTS

GTM
ARCHITECTS
1145 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-9062
(301)942-9124 FAX

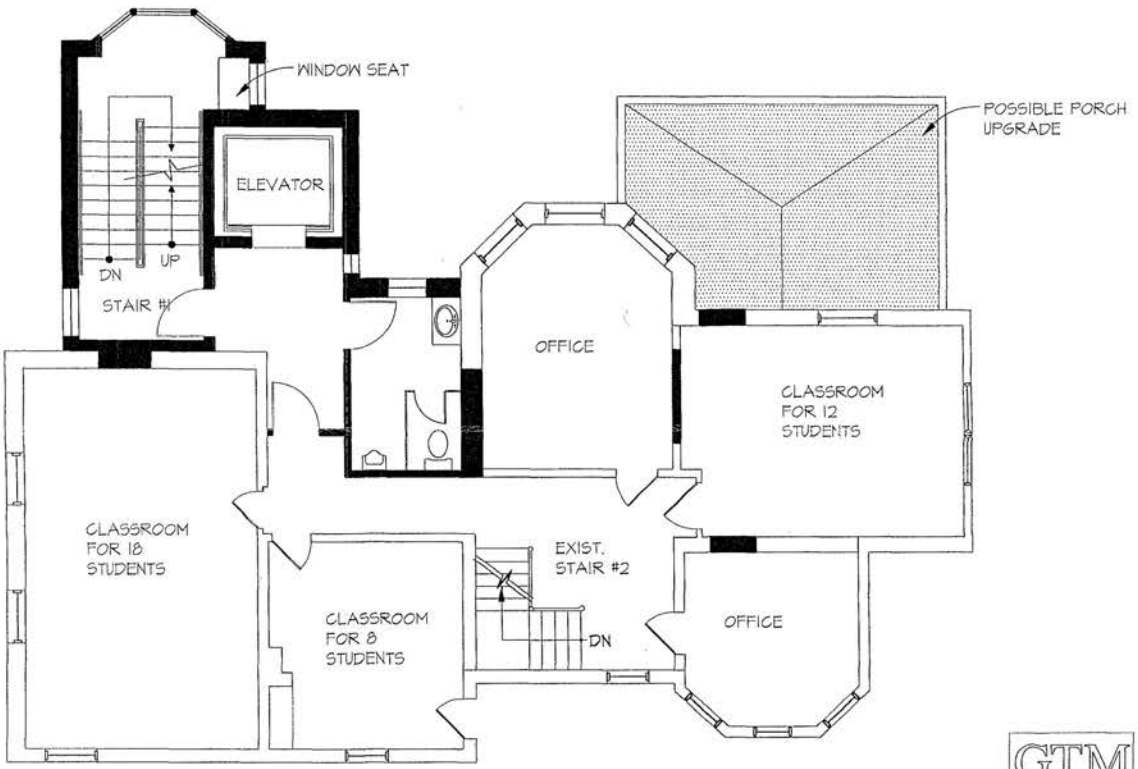
04/01/2002

FILE NAME: 010649



1 / SD-2 EXISTING SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



2 / SD-2 PROPOSED SECOND FLOOR PLAN

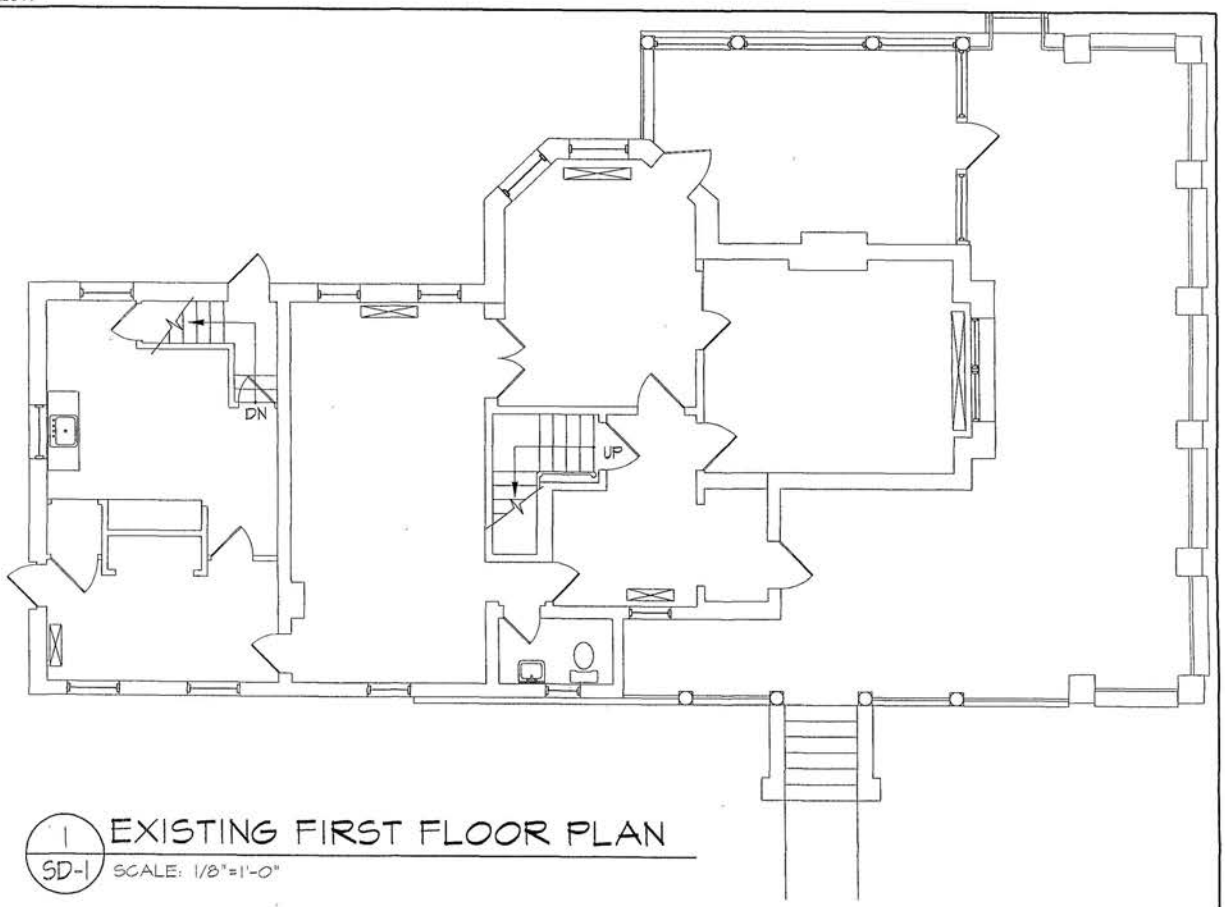
SCALE: 1/8"=1'-0"

EXISTING SQUARE FOOTAGE - 1376sf
LIFE SAFETY ADDITION - 386 sf
STUDENT OCCUPANT LOAD PER BOCA - 38 STUDENTS

GTM
ARCHITECTS
10415 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-1062
(301)942-3921 FAX

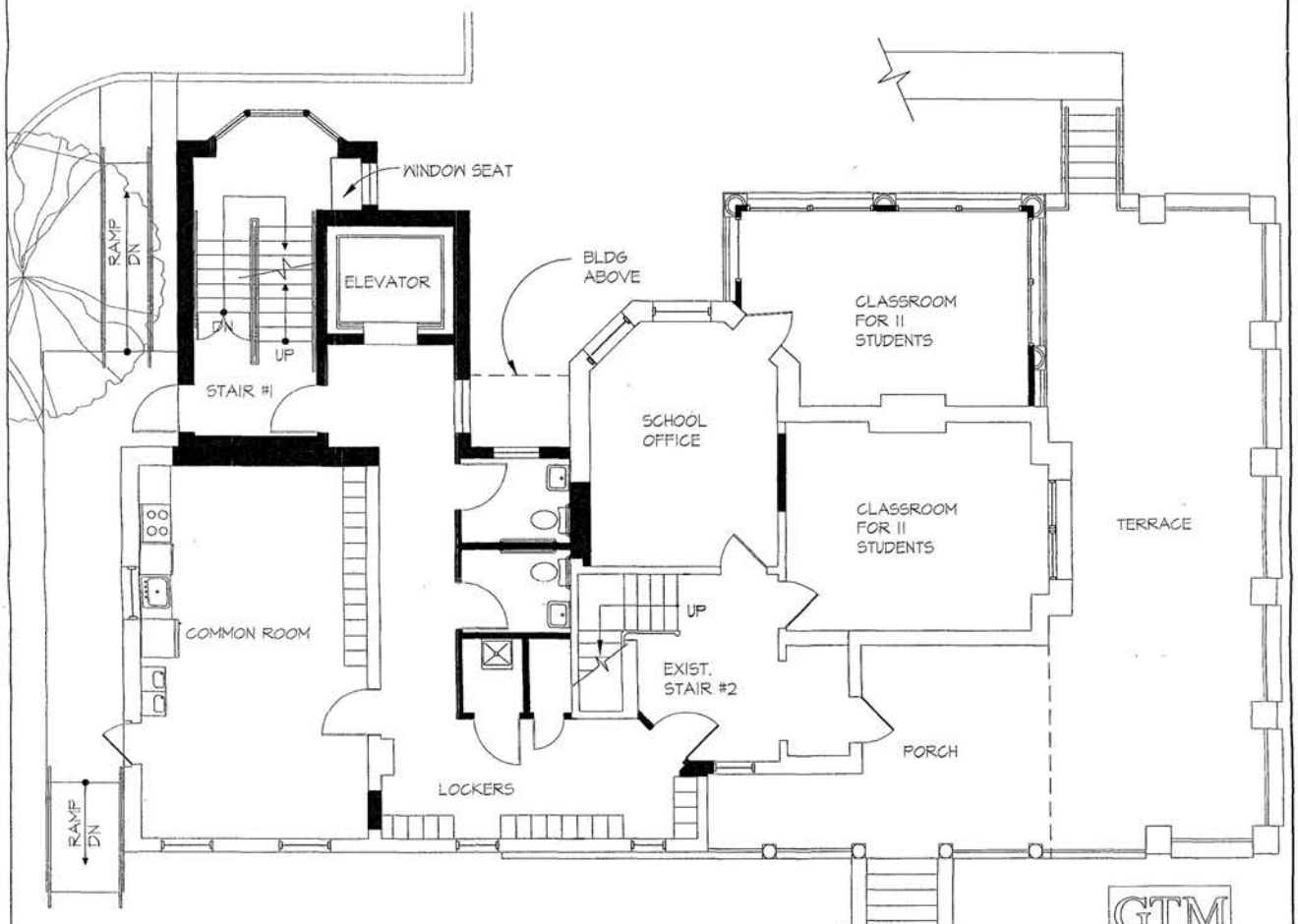
04/01/2002

FILE NAME: 01.0649



1/SD-1 EXISTING FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



2/SD-1 PROPOSED FIRST FLOOR PLAN

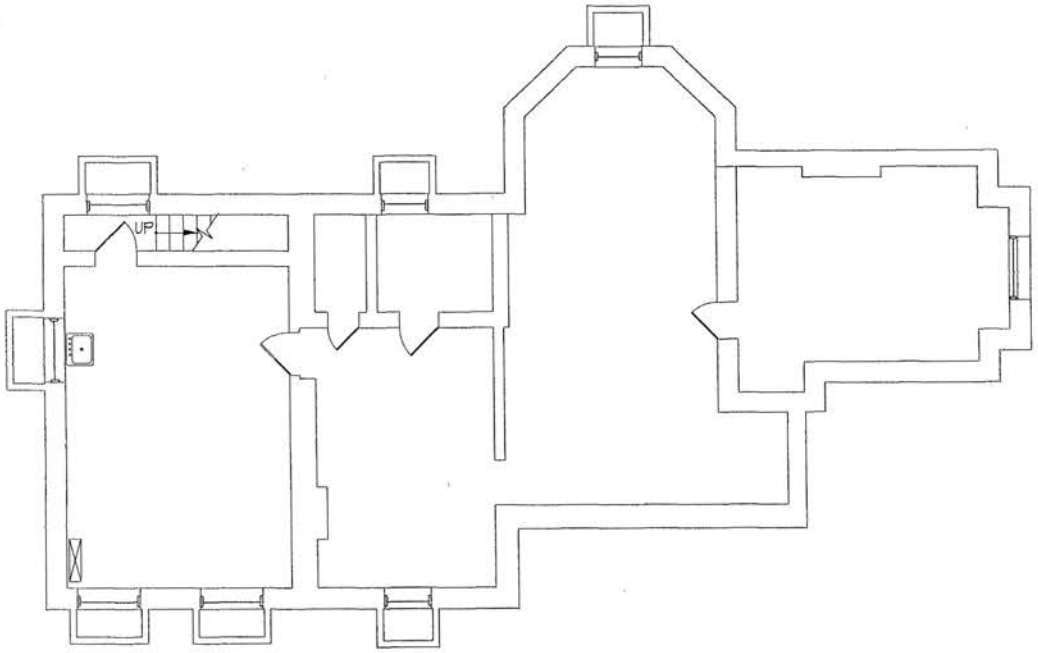
SCALE: 1/8"=1'-0"

EXISTING SQUARE FOOTAGE - 1538sf
LIFE SAFETY ADDITION - 386 sf
STUDENT OCCUPANT LOAD PER BOCA - 22 STUDENTS

GTM
ARCHITECTS
10410 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-1062
(301)942-3924 FAX

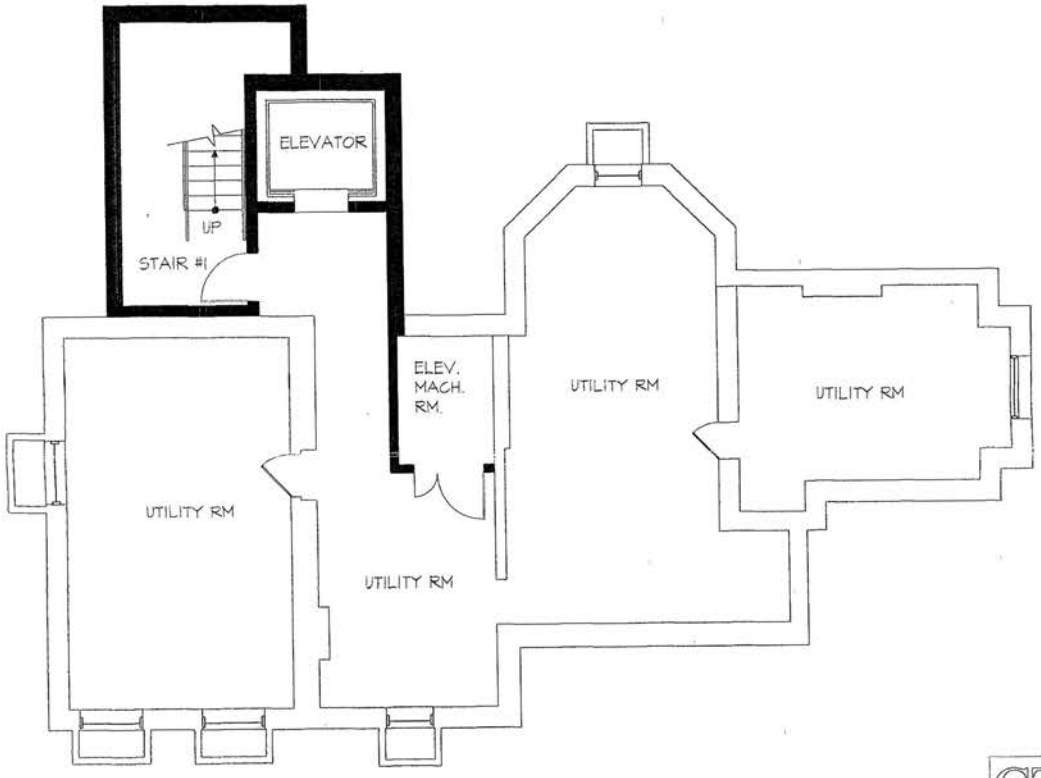
04/01/2002

FILE NAME: 01.0649



1 / SD-0 EXISTING BASEMENT PLAN

SCALE: 1/8"=1'-0"



2 / SD-0 PROPOSED BASEMENT PLAN

SCALE: 1/8"=1'-0"

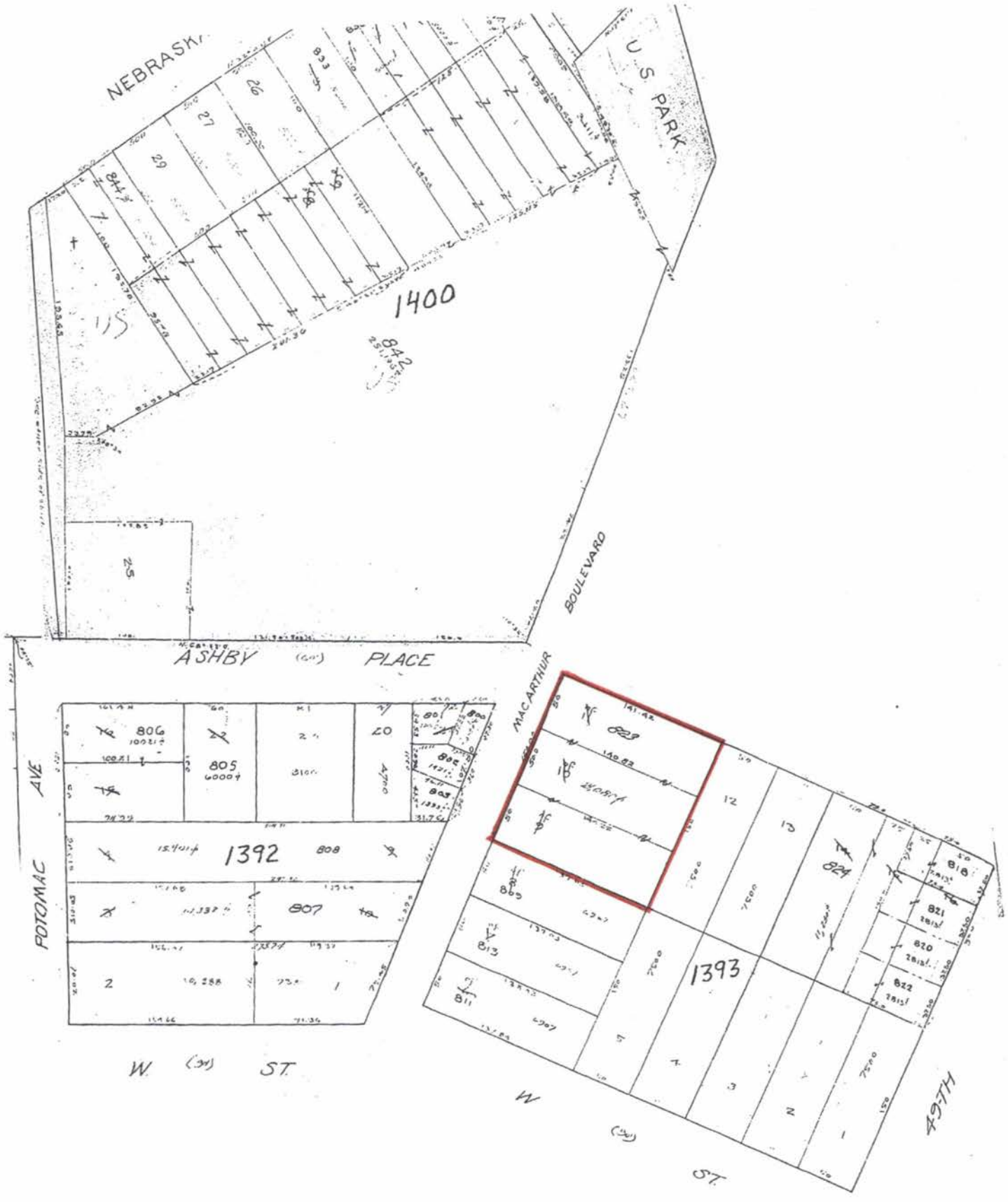
EXISTING SQUARE FOOTAGE - 1316sf
LIFE SAFETY ADDITION - 342 sf
STUDENT OCCUPANT LOAD PER BOCA - 0 STUDENTS

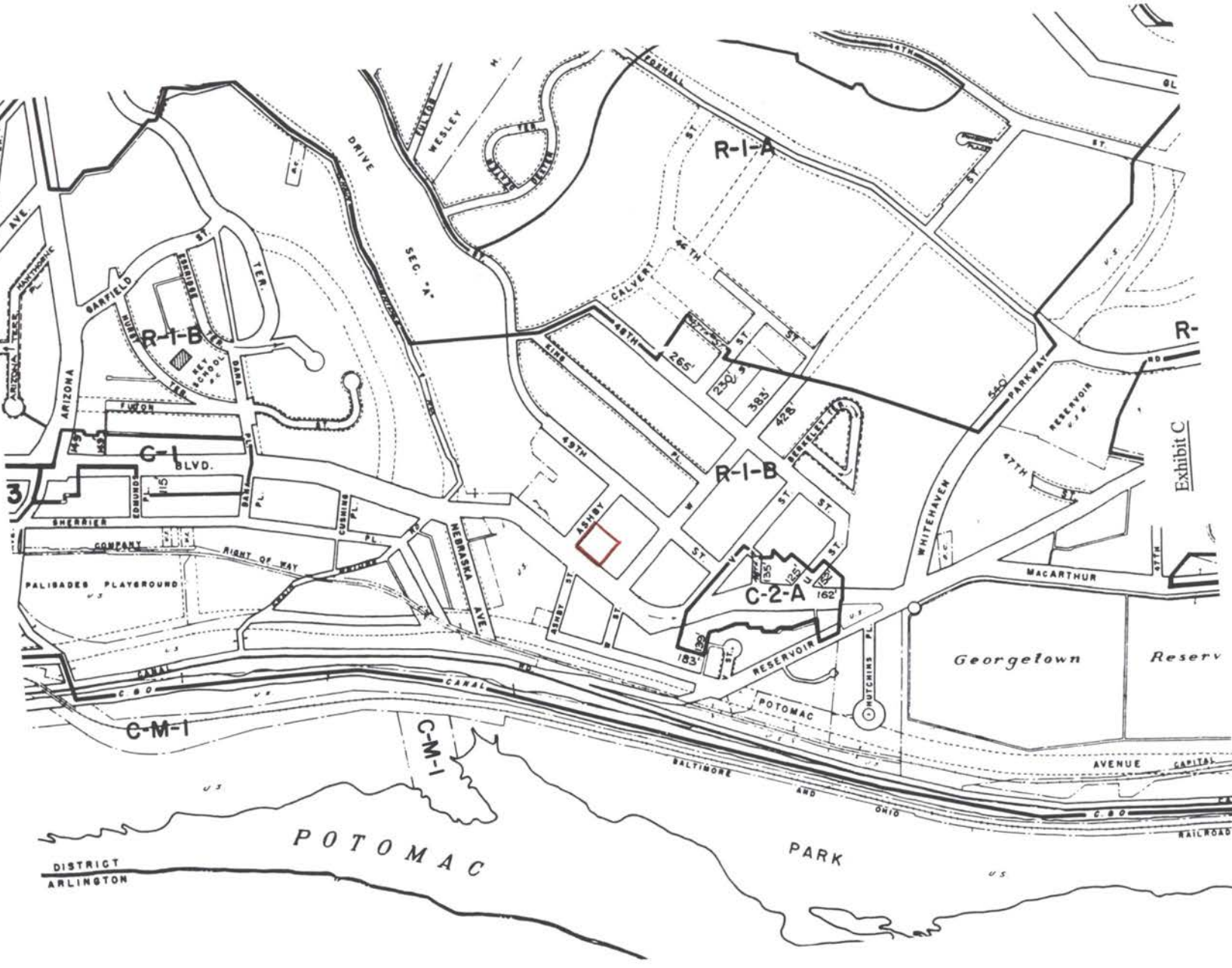
GTM
ARCHITECTS
10413 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-9082
(301)942-3924 FAX

04/01/2002




WASHINGTON, D.C. VOL. 5.
562
(549)
571
ADD'L SHEET
BATTERY KEMBLE PARK JAN. 1937
549
POTOMAC AV. N.W.
NEBRASKA AV. N.W.
1400
U.S. GOV. PARK
ELEC. RAILWAY RIGHT OF WAY
E.1388
ASHBY N.W.
MAC ARTHUR BLVD. (CONDUIT RD. N.W.)
1399
1392
1393
1391
1388
1390
1389
49TH ST. N.W.
W. ST. N.W.
V ST. N.W.
48TH PL. N.W.
KING PL. N.W.
572
POTOMAC AV. N.W.
RESERVOIR RD. N.W.
Exhibit B


NEBRASKA
U.S. PARK
1400
842
BOULEVARD
ASHBY (60') PLACE
MACARTHUR
POTOMAC AVE
1392
807
808
806
805
1393
824
823
822
821
820
818
813
811
W (34') ST.
W (34') ST.
49TH


R-1-A
R-1-B
C-1
C-2-A
C-M-1
C-M-1
R-1-B
R-
Exhibit C
BLVD.
ARIZONA
AVE.
GARFIELD
TER.
DRIVE
SEC. "A"
WESLEY
FERNALL
CALVERT
46TH
48TH
49TH
47TH
265'
230'
383'
428
540'
PARKWAY
RESERVOIR
WHITEHAVEN
MACARTHUR
SHERRIER
COMPANY
RIGHT OF WAY
PALISADES PLAYGROUND
NEBRASKA AVE.
ASHBY
ASHBY ST.
RESERVOIR
POTOMAC
HUTCHINS PL.
CANAL
C & O
BALTIMORE AND OHIO
RAILROAD
Georgetown
Reserv
AVENUE
CAPITAL
POTOMAC
PARK
DISTRICT
ARLINGTON
KEY SCHOOL
FULTON
BANK PL.
EDMUNDS PL.
CUSHING PL.
183'
162'
125'
35'





Southern Elevation of the Subject Property



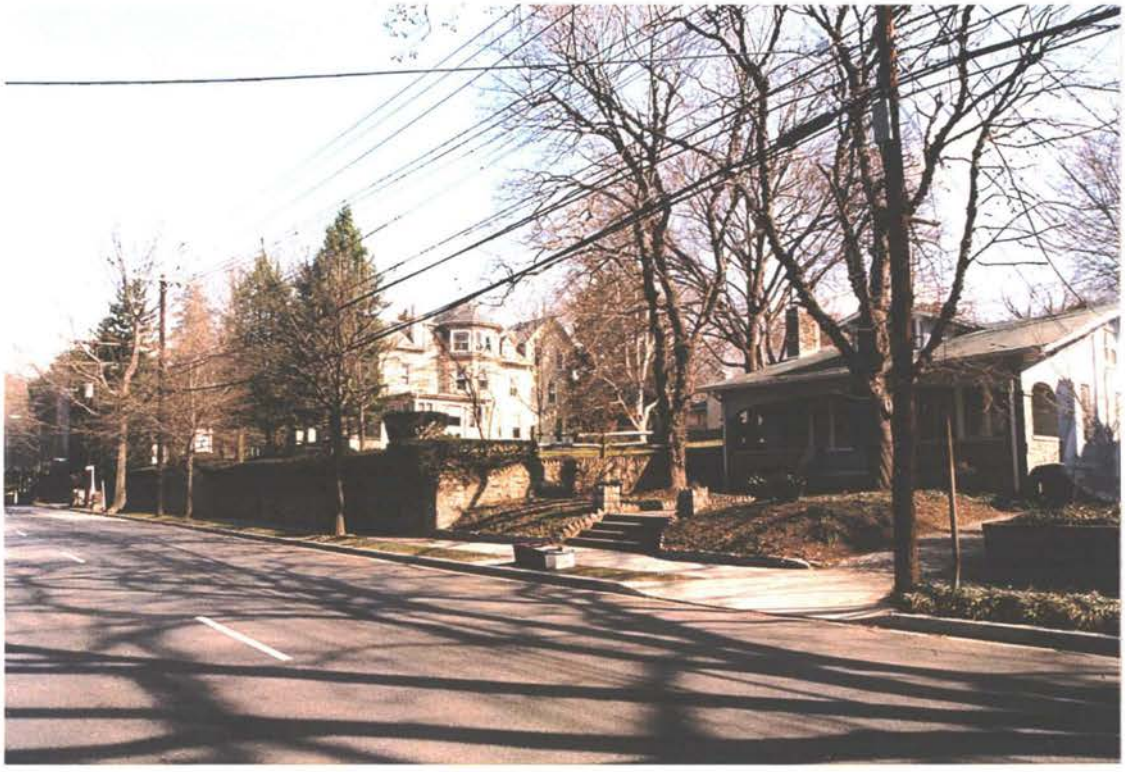
Northern Elevation of the Subject Building along Ashby Street near intersection with MacArthur Boulevard



Western Elevation of the Subject Building along MacArthur Boulevard



Northern Elevation along Ashby Street



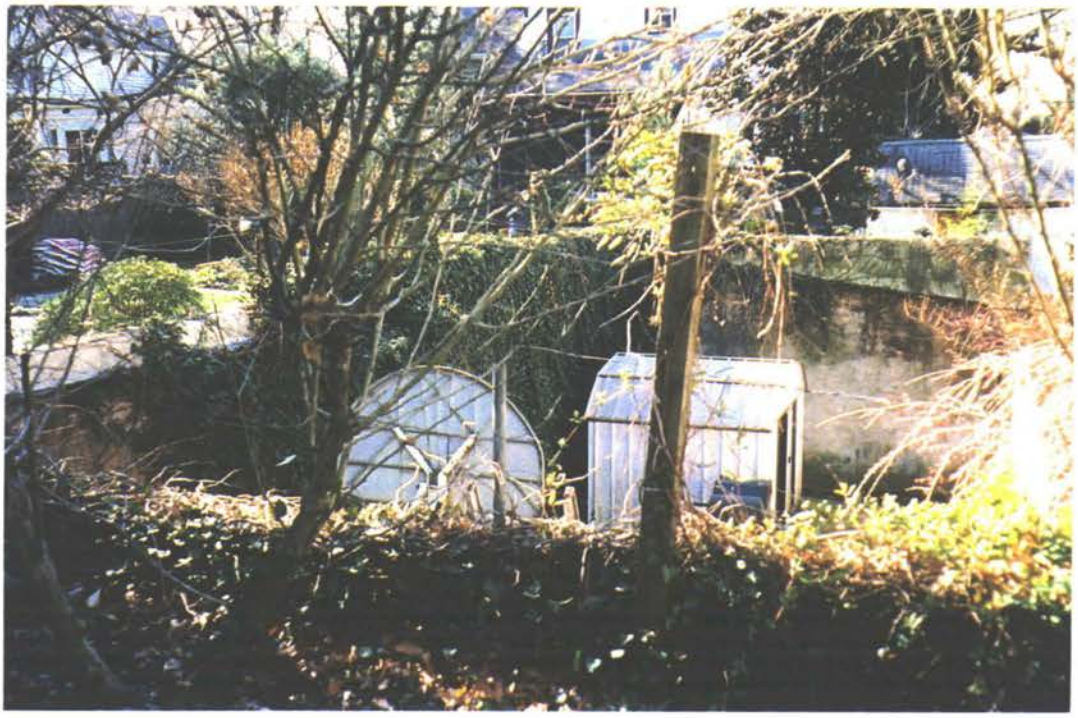
MacArthur Boulevard looking North
Residence at 4913 MacArthur Boulevard to the South



Southern Lawn of the Subject Property
Residence at 4922 Ashby Street to the East (right)



Surface Parking Area Looking North



Rear Yard of the Property to the south of the Subject Property
Note: Drop in elevation



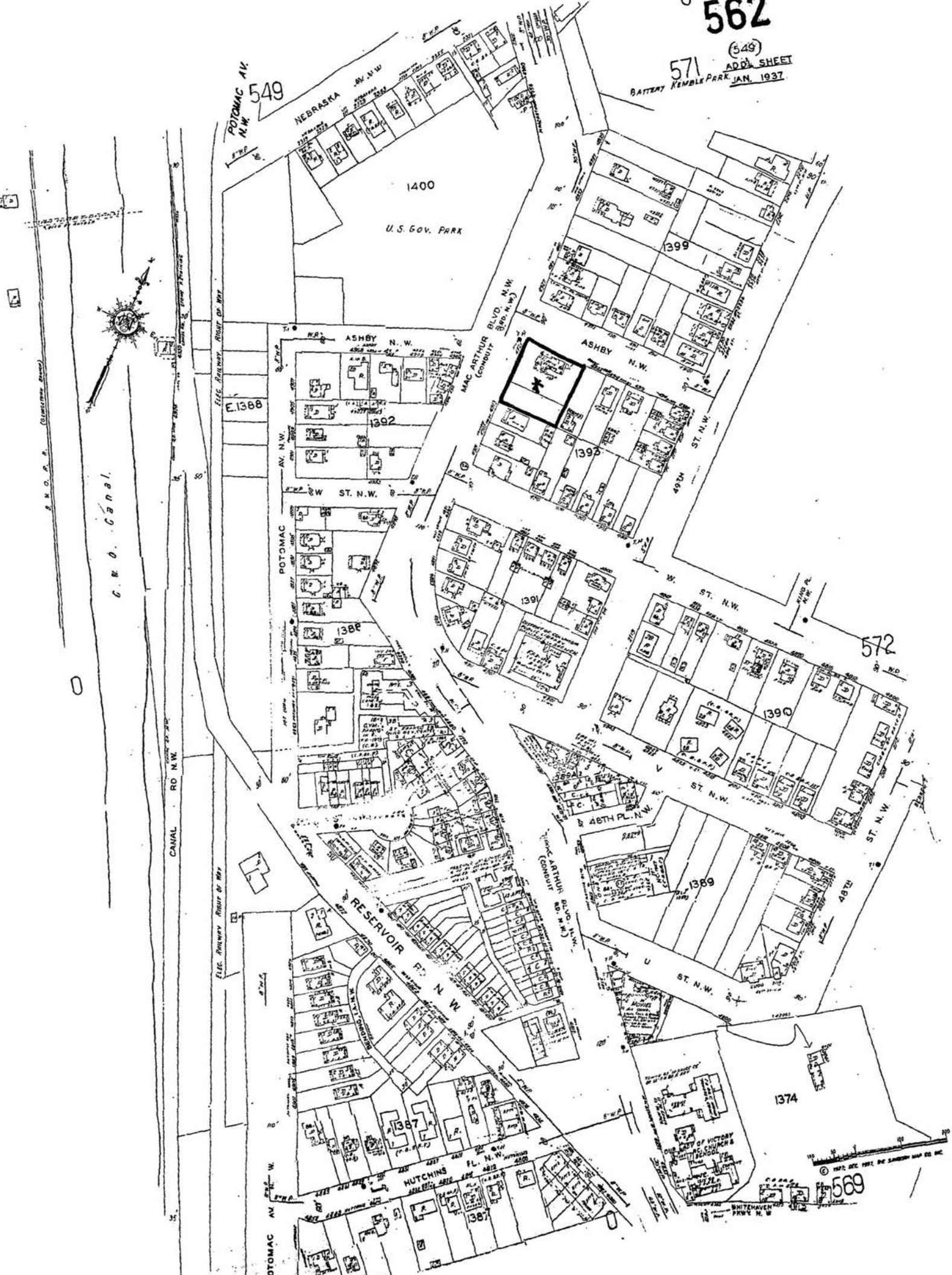
Surface Parking area looking Northwest







Recent infill development along the north side of MacArthur Boulevard


562
(549)
571
ADD'L SHEET
KEMBLE PARK JAN. 1937
BATTERY
549
POTOMAC AV. N.W.
NEBRASKA AV. N.W.
1400
U.S. GOV. PARK
1399
ASHBY N.W.
MAC ARTHUR BLVD. N.W. (CONDUIT RD. N.W.)
E.1388
1392
AV. N.W.
W ST. N.W.
POTOMAC
1393
49TH
ST. N.W.
1391
1388
W. ST. N.W.
572
1390
V ST. N.W.
46TH PL. N.W.
1389
U ST. N.W.
C. & O. Canal
CANAL RD N.W.
ELEC. RAILWAY RIGHT OF WAY
RESERVOIR RD. N.W.
1387
HUTCHINS PL. N.W.
1374
OUR LADY OF VICTORY R.C. CHURCH & SCHOOL
WHITEHAVEN PKWY N.W.
569

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--July 10, 1963

Appeal #7360 Wyatt Enterprises, Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 16, 1963:

ORDERED:

That the appeal for permission to establish a post-graduate school of psychoanalysis for physicians at 4925 MacArthur Blvd. N.W., lots 805, 807, 815 and 817, square 1393, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property is located at the southeast corner of MacArthur Blvd. and Ashby Street and has a frontage of 150 feet on MacArthur Blvd. and a depth of 141.42 feet. The property has an area of 21,078 square feet of land and is improved with a large detached building.

(2) Appellant plans to use thepremises as a permanent home to conduct a post-graduate school of psychoanalysis for physicians by the Washington Psychoanalytic Institute and Society, a non-profit organization founded in the District of Columbia in 1933. The physicians slected for this post-graduate education are residents of the Washington area. They are either resident physicians in training or staff members of the local public and private hospitals, medical schools and clinics. The avera e period of transing is for six xxxxx years and approximately ten physicians are enrolled each year. The faculty members also are affiliated with the various hospitals, etc.

(3) Classes are held on Saturday mornings from 8:00 a. m. to 12:30 p. m. They are in six groups of ten or less physicians in each class and one or two faculty members. No classes are held during the summer months. About two times a mont one evening class of less than ten students is held. Twice a month, in the evening, the faculty and executive council hold administrative meetsing Occasionally, as required committee meetings are held.

(4) During the week, from Monday through Friday, the premises is occupied by three women administrative staff employees from 9:00 a. m. until 4:30 p. m. The medical library also is available for use by students and faculty members. In general the activities of this medical organization are extremely quiet and less than that which would occur in many private homes. The building and grounds will be maintained in an attractive manner.

(5) This is a non-profit organization with objects as follows:

To collaborate as an affiliate with the American Psychoanalytic Association; to sudy, promote and advance the science and art of psychoanalysis and allied branches of learning in their scientific, therapeutic and cultural aspects and to disseminate knowledge thereof to the medical profession and others interested therein. It is also the function of the Society to conduct the Washington Psychoanalytic Institute, and through this Institute to establish adeauate

qualifications for the practice of psychoanalysis; to give official recognition to who have met these qualifications; to supervise the education of psychoanalysts; to represent psychoanalysis in the community; to develop the relationship of psychoanalysis in the community; to develop the relationship of psychoanalysis to other disciplies; and to accept contributions, gifts and bequests in furtherance of these purposes.

(6) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

In view of the testimony and the evidence adduced at the public hearing, we are of the opinion that in view of the limited use of this premises by appellant that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. This position is further substantiated by the fact that there was no objection to the granting of the appeal by persons residing in the neighborhood.

We further find that ample parking space has been provided to accommodate the teachers, students, and visitors likely to come to the site by automobile.

Form 12-7-481 **CERTIFICATE OF OCCUPANCY** No. B 41681

Washington, D.C., JULY 28TH, 19 64

Permission is hereby granted to PSYCHOANALYTIC SOCIETY

to use the ALL floor(s) of the building located on lot 805, Square 1393 (807,815,817)

known as premises 1925 MACARTHUR BLVD., N.W. for the following

purpose(s): POST GRADUATE SCHOOL FOR ADULTS

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEP'T. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE R-5-B FEE $ 10.00

Chief, Permit Branch

By Mary D. Savage
Permit Clerk

OFFICE COPY

ST PATRICK'S
EPISCOPAL CHURCH
DAY SCHOOL • SENIOR CENTER

THE REV. ELIZABETH MCWHORTER
Rector

PETER A. BARRETT
Head of School

21 December 2000

Dear Members of the St. Patrick's Community,

Across the last five decades, St. Patrick's Episcopal Day School has grown from our original nursery program to become one of the finest elementary schools in the Washington metropolitan area. That remarkable growth is but one expression of St. Patrick's Church's special sense of being called to serve children. In enhancing this part of our mission, we are excited to inform you of the next step in our development, a decision to expand to Grades 7 and 8 at a site separate from the Whitehaven Parkway location of the Church and Day School.

The decision by the Day School Board, ratified last night by the Church Vestry, actually has three components. The resolution commits St. Patrick's to:

- Opening Grade 7 in September 2001,
- Opening Grade 8 in September 2002, and
- Discussing the desirability, logistics, and timing of expanding the program through Grade 12.

Please note that the Day School Board and Church Vestry will make a decision on that third point—establishing what would become the only coeducational, Episcopal secondary school located in Washington, D.C.—only after considerably more study and deliberation in the coming months. The idea would be to create a city-based, city-focused, middle- and upper-school program, located on another site, that would extend to the secondary school St. Patrick's mission of academic excellence within an Episcopal context.

For now, the exciting work of creating a program for Grades 7 and 8 is already underway and will gather momentum early in the new calendar year. Working with a curriculum development consultant, Head of School Peter Barrett, Assistant Head of School Erica Thompson, Head of Upper School Fred Williams, and faculty members who have expressed an interest in particular design elements of a middle-school program will fashion a curriculum that provides exceptional academic engagement and challenge at the same time that it attends to the social-emotional, spiritual, and moral development of the adolescent student.

The Day School is currently negotiating for the use of a nearby site at which to locate a middle-school program for a two- to three-year period as we prepare to make longer-term decisions about the size and scope of our program. It is important to note that the middle-school program will not be located in the current—or expanded—Day School building. The on-going construction of a three-story academic addition and new gymnasium, and the planned renovation of existing school space, will serve precisely the purpose they were designed to serve: providing new and improved facilities for our existing student body in our three-year-old Nursery School program through Grade 6. We hope to be able to share with you soon good news about a site for Grades 7 and 8.

Some of you may recall that the Board of Trustees decided almost three years ago not to expand the Day School's program to include Grades 7 and 8. There are two important ways in which this year's discussion has been different. First, the discussion during the 1997-1998 school year focused almost exclusively on the question of expanding to a middle school here on Whitehaven Parkway, which was at that time—and continues to be—problematic. There is general acceptance now that either a middle school or a combined middle school and secondary school would have to be located on another site. Second, there is a determination now to view Grades 7 and 8 in the context of a possible expansion to the secondary-school level, which was never considered in that earlier discussion. Please understand, however, that there has been no decision made on that latter point, simply a commitment to examine an expansion to a secondary-school program with great care in terms of the opportunities and challenges it would provide for the St. Patrick's community.

The Day School's Class of 2001—at 50 students the largest class ever to graduate from St. Patrick's—is fully engaged in the secondary school placement process, completing applications, visiting schools for tours and interviews, enjoying life after the SSAT test. Among the Head of School's most important responsibilities are counseling Grade 6 families during the placement process and vigorously advocating at area secondary schools for the best placement for each child. That high level of involvement will remain the responsibility of the Head of School, even with the opening of a Grade 7 next fall.

St. Patrick's graduates, who are prepared to compete—indeed, to flourish—at all the most selective schools in the city, have earned an enviable placement record. That record is a source of pride for the entire community, and we will strive to maintain it. But it has become clear to us that the Washington area sorely needs fresh educational options, especially of the caliber that St. Patrick's can provide, because there are too few secondary-school spaces to accommodate all the qualified applicants that independent schools consider each year. Fierce competition, unnecessary pressure, and, often, bitter disappointment result. Even as we advocate for our graduates at other area schools, we will work to create a new educational option that, on its own merits and as an extension of the excellence found at St. Patrick's, will be a desirable destination for some of our own students and for other qualified applicants in the Washington area.

The Day School calls the campaign in support of the Campus Master Plan "A Time to Grow." St. Patrick's is indeed growing. In fact, two constants across our 45-year history of offering superb nursery and elementary school education to Washington-area children have been growth and change as St. Patrick's Church and School have worked to meet the changing needs and expectations of those children and their families. The creation of Grades 7 and 8 as part of the Day School program and the Church's mission—and considering expansion of the program through Grade 12—value and extend the vision of those individuals, and the entire St. Patrick's community, who brought this institution to life and have nurtured it across the years. We will be sharing more news about our plans with you after the Day School returns from its Christmas holiday in early January.

In the meantime, may we wish you and your family a happy and holy Christmas, just as we extend our best wishes to our families who celebrate Hanukkah and Kwanzaa. May the New Year, which promises to be such an exciting one for the St. Patrick's Church and Day School community, also bring you joy and peace.

Sincerely,

Elizabeth S. McWhorter+

The Rev. Elizabeth S. McWhorter
Rector

Peter A. Barrett
Head of School

St. Patrick's
EPISCOPAL DAY SCHOOL

27 April 1998

Dear St. Patrick's Community,

Last fall, the Day School Board of Trustees directed its Strategic Planning Committee to devote a large measure of discussion and research to the question of whether St. Patrick's should expand its program to include Grades 7 and 8. That request reflected a shift in focus from the school's ongoing, intensive self-study to active and enthusiastic planning for the school's future. Guided by the belief that great schools, and even good schools, do not simply happen on their own, the Board intended to be deliberate, thoughtful, and attentive to continuing change in our school and community. By this letter, we report our findings regarding Grades 7 and 8 to the St. Patrick's community and share some of the background that informed the decision.

The Board of Trustees, upon the recommendation of the Strategic Planning Committee, has decided that St. Patrick's will remain an elementary school dedicated to the education of young children in Nursery through Grade 6. While there are worthy arguments on each side of the issue, those tasked with the inquiry decided, on balance, to forgo expansion to two additional grades. (For those interested in the detail of our considerations and in the research that informed the process, we have prepared the attached set of questions and answers.) For today's brief cover, however, we would note that the Board's decision concurs, happily, with the majority sentiment expressed by St. Patrick's parents in the school survey two years ago.

With this decision, we return now, more fully, to our shared work in planning for excellence in curriculum, technology, and facilities for our elementary school. By the end of this academic year we will have a strategic planning statement, a master facilities plan (underway with Moore-Poe Architects), and a three-year technology plan (underway with Educational Technology Planners). We look forward to sharing these plans for a worthy destination for St. Patrick's.

Ve close today's writing, however, by noting that even with this decision, we cannot completely put aside the issue of xpansion. Indeed, its importance merits continued study and periodic reconsideration. The Board has decided to ssemble (with no urgency whatsoever) architectural and educational studies of the kinds of facilities and programs that vould be necessary if, at some later date, an expansion of the school became desirable. When we return to this issue, we vill be advanced by having heard from parents, especially from those who might question the merits of our recent decision. We have asked administrative associate Trissy Hartmeyer to steward this issue on behalf of the Board and, as is appropriate, to receive or respond to your questions and concerns. Trissy can be reached directly at 342-2806 or through the school's main switchboard. Written comments or responses would be particularly welcome.

With our best wishes,

Peter A. Barrett
Head of School

Randall L. Phelps
Chair, Board of Trustees

Katherine Brittain Bradley
Chair, Strategic Planning Steering Committee

St. Patrick's Decision Regarding Expansion to Grades 7 and 8

Questions and Answers

1. Why did the Day School Board decide to study the desirability and feasibility of a Grades 7 and 8 addition to St. Patrick's?

Our unwavering mandate is the provision of excellence at St. Patrick's: a challenging curriculum, uncommonly good teaching, values instilled in everything we do. As an elementary school, however, our stewardship extends beyond the bounds of our own program. In partnership with St. Patrick's families, the school is both guide and advocate for our students' next academic step. For each graduate, we intend to make sure that there are plentiful, worthy placement options available. With this in mind, the Board decided to study a Grade 7 and 8 addition in order to understand whether St. Patrick's students might benefit from matriculation at Grade 9, rather than at Grade 7.

2. What research did you conduct in order to understand outplacement trends?

This year, we surveyed 31 competitive independent schools, including all the traditional destinations of St. Patrick's graduates and those schools not open until Grade 9. Placement options that begin at Grade 9 include boarding schools (Episcopal, Foxcroft, Madeira) and Catholic preparatory schools (Visitation, Gonzaga, Georgetown Prep.)

3. Would our students be advantaged by matriculating at Grade 9 instead of at Grade 7?

Without question, there are *more* places available at Grade 9 than at Grade 7. At Grade 9, new options open, both in Washington and, perhaps of interest to some, at boarding schools outside of this area.

More pertinent to our decision, however, was our comparison of available places at the 14 schools historically considered *most desirable* for St. Patrick's graduates. At these competitive schools, we found near parity in the total number of places available at Grade 7 and Grade 9. We would anticipate that these schools will remain eminently popular even if St. Patrick's expanded its program. At these schools, there is no obvious advantage in Grade 9 matriculation.

4. Is there change occurring in the number or composition of Grade 7 places in Washington?

Yes, but it is happening slowly. Montgomery County schools have long since moved Grade 6 to middle school, and the D.C. public schools plan a similar shift. In response, a few schools in the Washington area will consider shifting some Grade 7 slots to Grade 6, in order to recruit talented students from the public schools. For now, we found little change in the intake patterns of those schools St. Patrick's graduates historically attend. We will continue, periodically, to monitor intake patterns at these same schools. The Board intends to stay well-informed of any change in the outplacement mix.

5. Wouldn't an addition of Grades 7 and 8 fundamentally alter St. Patrick's character?

Candidly, yes. Without the imperative of placement issues, we felt a middle school expansion was an ***undesirable*** step. Middle school students need an expanding world: greater independence, rigor, and choice; larger spaces; a fresh start for changing peer relations. Simply grafting a middle school program onto a successful elementary program might do a disservice to both constituencies. For this reason, we looked only briefly at the specifics of what a middle school addition would entail.

6. What would a middle school addition need to include?

Plenty, most of which we don't now have. The addition of Grades 7 and 8 would require classroom space, playing fields and athletic facilities, specialized science labs, additional library and technology space, and a dedicated curriculum. Even with unlimited funds, the space to do the whole of the program, and to accomplish it to St. Patrick's standard of excellence, doesn't exist at our current site, even with the additional space at 4751 Whitehaven.

7. Do we have any benchmark of the costs involved in adding Grade 7 and 8?

Norwood School in Potomac serves as an interesting example. Norwood will add Grade 7 next fall and Grade 8 the following year. According to published reports, Norwood paid $3.5 million for land adjacent to the school and will spend $8 to $9 million for a combination of new construction and other projects. Norwood's position was fortuitous: a large estate directly adjoining the school became available and was purchased in 1995. Even if St. Patrick's Board had favored expansion, there is no obvious, single parcel of land on which St. Patrick's could expand.

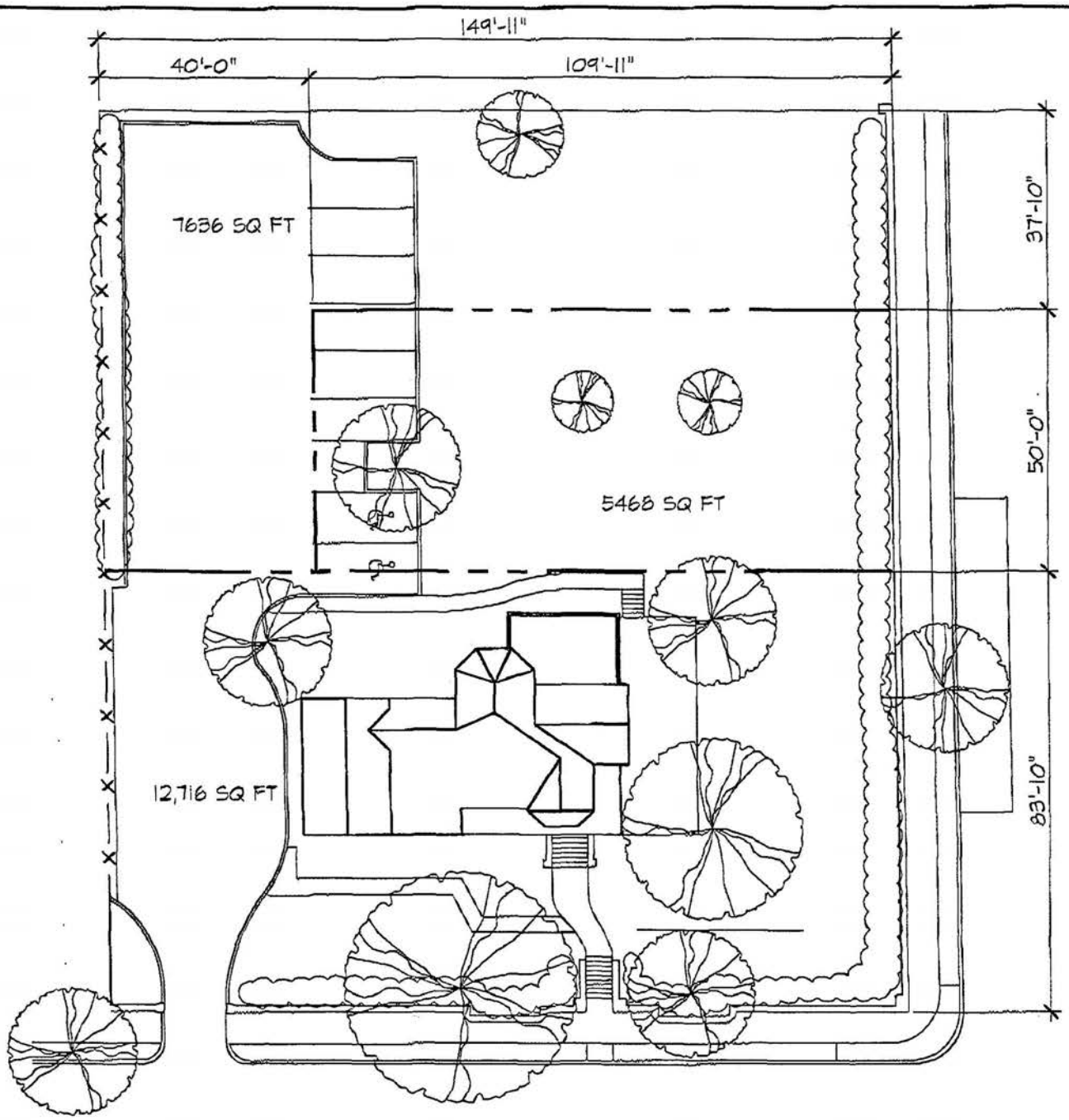
8. Are there off-site locations for expansion?

In the course of our research we found several nearby options. The Cafritz Estate, still for sale on Foxhall Road, is a beautiful site with plentiful land for any expansion we might consider. It suffers three problems: a prohibitive price tag ($9.9 million for the land), residential zoning, and physical separation from St. Patrick's Episcopal Church. We also reviewed information on two vacant school properties: the Hardy School, a vacant D.C. public middle school located at Foxhall and Q Streets; and St. John's School, several blocks away on MacArthur Blvd. Both locations suffer from physical separation from our main school and church. At this point, separate campuses was never a working option. Except for basic due diligence, no off-site location was ever seriously considered.

9. Just how closed is the issue of Grades 7 and 8 at St. Patrick's?

For the moment, very. We are comfortable that plentiful placement options exist for our graduates, and we now return, fresh and enthusiastic, to what we do best: educating young children.

We will remain attentive, however, to St. Patrick's long-term competitive position. The Board has requested architectural and educational studies of the kinds of facilities and programs we would require should an expansion of the school ever become desirable. In addition, (and prudently, of course) we will evaluate any additional property that becomes available near the school.



5 POSSIBLE LOT COVERAGE

SCALE: 1"=30-0"

FILE NAME: LOT DIVISION

POLYSONICS CORP.

ACOUSTICAL AND COMMUNICATIONS CONSULTING

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1 April 2002

Mr. Peter Barrett
Saint Patrick's Episcopal School
4700 White Haven Parkway, NW
Washington, DC 20037

MacARTHUR BLVD., 4925
Environmental Noise Survey
Results

Dear Mr. Barrett:

Per your request, Polysonics has evaluated the potential noise impact created by converting the property and building at 4925 MacArthur Blvd. to a school for seventh and eighth graders. To do this, Polysonics measured the current noise levels at 4925 MacArthur Blvd. and at the Field School on Wyoming Avenue near Connecticut Avenue. Based on a comparison of the measured noise levels at the two locations, Polysonics concludes that converting the property at 4925 MacArthur Blvd. will not increase the noise level in the surrounding environment.

February 25, 2002, midday, Polysonics measured noise levels for a total of (more than) 20 minutes at each location. Measurements were made with a precision Sound Level Meter with calibration traceable to National Institutes of Science and Technology.

At the Field School, the measurements included the sound of numerous middle school children moving between two buildings on either side of the street as well as coming and going in the surrounding community. The meter was located along the sidewalk in front of the main building and approximately 75 feet from the cross-walk/front steps. Although the children could be heard, their sound was not apparent in the measured noise level.

At 4925 MacArthur Blvd. the noise environment consisted primarily of traffic sources, including buses along MacArthur Blvd. and airplanes. There was no apparent activity in the building or on the property, although I understand that there is nighttime use during the week and daytime use on Saturdays. By all accounts, the existing noise level at 4925 MacArthur Blvd. was greater than the noise level at the Field School.

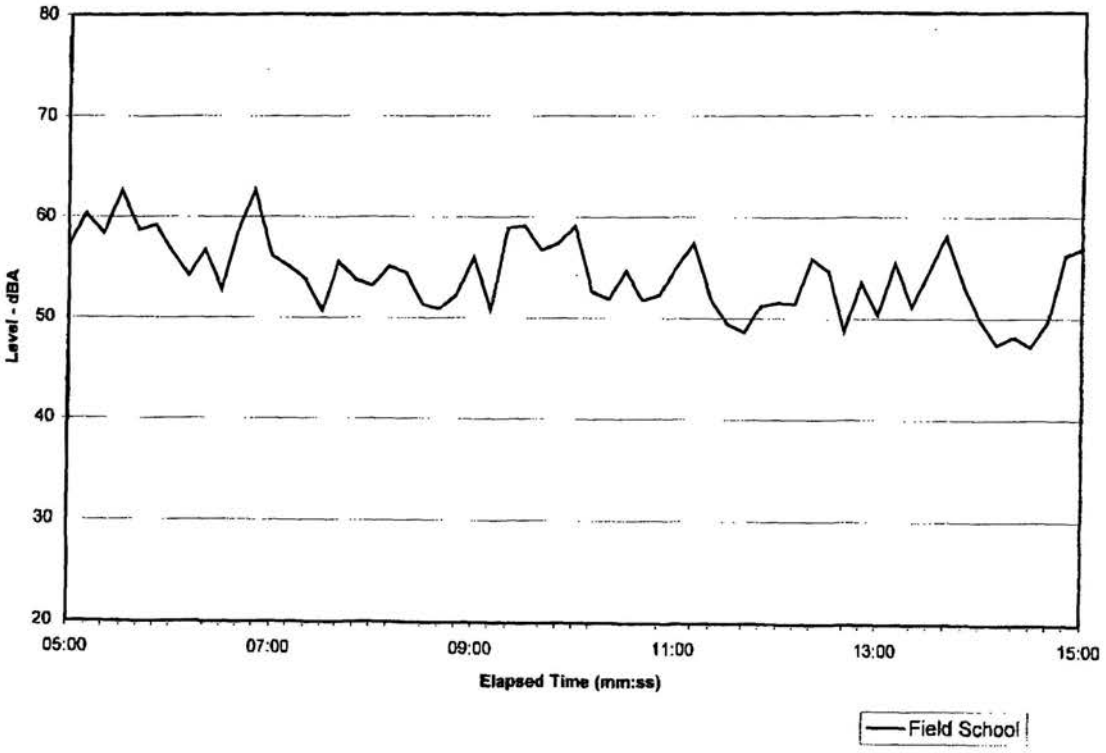
Please call if you have any questions or need additional information.

Sincerely,

Peter C. Brenton
Senior Acoustical Consultant

MacARTHUR BLVD., 4925

Environmental Noise Measurement

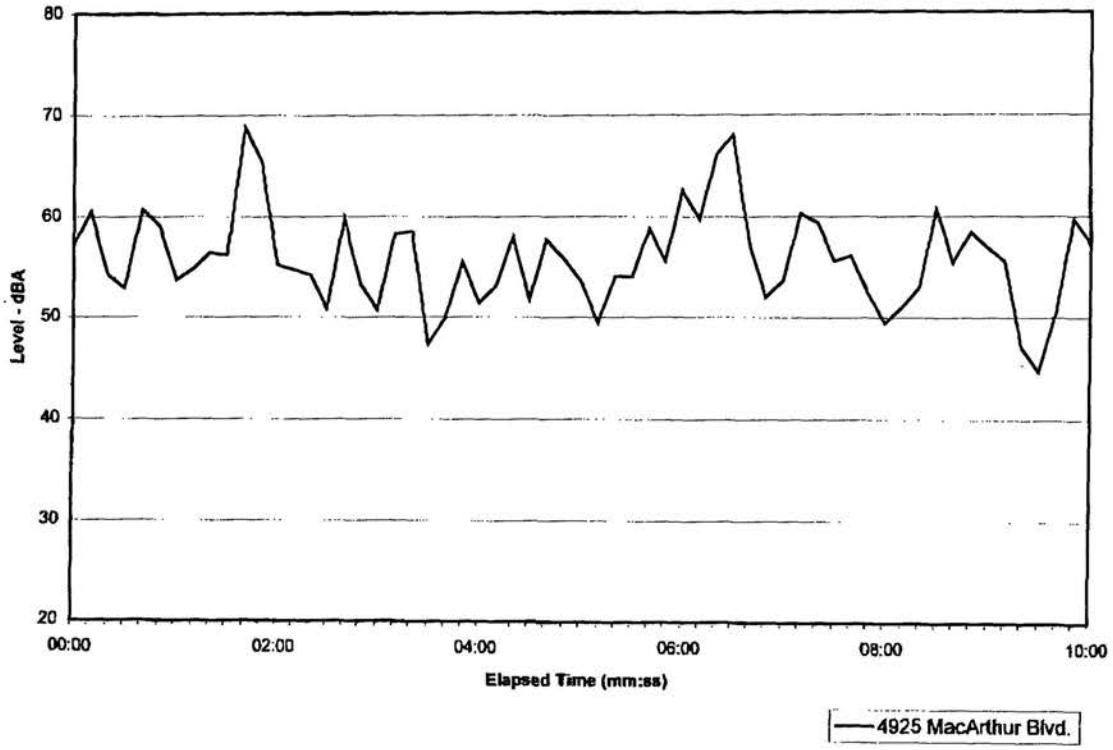


25 February 2002
start 12:26 pm

Polysonics Corp.

MacARTHUR BLVD., 4925

Environmental Noise Measurement



25 February 2002
start 2:27 pm

Polysonics Corp.

ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

ALLISON C. PRINCE
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March 12, 2002

By Facsimile

Mr. Dan Hoang
Fire Protection Engineer
Department of Consumer and Regulatory Affairs
941 N. Capitol Street, NE
Suite 2000
Washington, DC 20002

Re: 4925 MacArthur Blvd., NW

Dear Mr. Hoang:

David Konapelsky of GTM Architects and I appreciated the opportunity to meet with you this morning about the proposal of St. Patrick's School ("SPS") to occupy the existing building located at 4925 MacArthur Boulevard. As we discussed at the meeting, SPS is seeking permission from the Board of Zoning Adjustment to use the building for its middle school. The current use of the building is as a school for adults.

We sought the meeting to confirm that fire access to the building should be from MacArthur Boulevard because the school fronts on that major boulevard. We discussed the deficiencies of requiring a fire lane along Ashby Street given its narrow width. You confirmed that fire access should be from MacArthur Boulevard and that the installation of steps in the retaining wall will facilitate direct access to the site by the fire fighters. You also mentioned that given the site's location in close proximity to the fire station at 4811 MacArthur Boulevard, there will be extremely direct access to the site via MacArthur Boulevard.

In the meeting, you also mentioned the importance of appropriate site signage for fire safety purposes. As we discussed, we will be installing appropriate signage along the building's MacArthur Boulevard frontage.

As a result of our meeting with you today, we will refine our plans to include steps in the retaining wall along MacArthur Boulevard and will rely on MacArthur Boulevard for fire access. I will be communicating to the Ashby Street neighbors that

with the excellent fire access along MacArthur Boulevard, the Fire Department will not require a fire lane on Ashby Street in connection with this proposal.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

Allison C. Prince

cc: David Konapelsky

ST. PATRICK'S EPISCOPAL DAY SCHOOL
MacARTHUR CAMPUS: 4925 MacARTHUR BOULEVARD
WHITEHAVEN CAMPUS: 4700 WHITEHAVEN PARKWAY
TRAFFIC ANALYSIS
WASHINGTON, D.C.

Prepared for:
St. Patrick's Episcopal Day School

Prepared by:
Wells & Associates, LLC

April 2, 2002

ST. PATRICK'S EPISCOPAL DAY SCHOOL
WHITEHAVEN CAMPUS: 4700 WHITEHAVEN PARKWAY
MacARTHUR CAMPUS: 4925 MacARTHUR BOULEVARD
TRAFFIC ANALYSIS
WASHINGTON, D.C.

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ST. PATRICK'S EPISCOPAL DAY SCHOOL
WHITEHAVEN CAMPUS: 4700 WHITEHAVEN PARKWAY
MacARTHUR CAMPUS: 4925 MacARTHUR BOULEVARD
TRAFFIC ANALYSIS
WASHINGTON, D.C.

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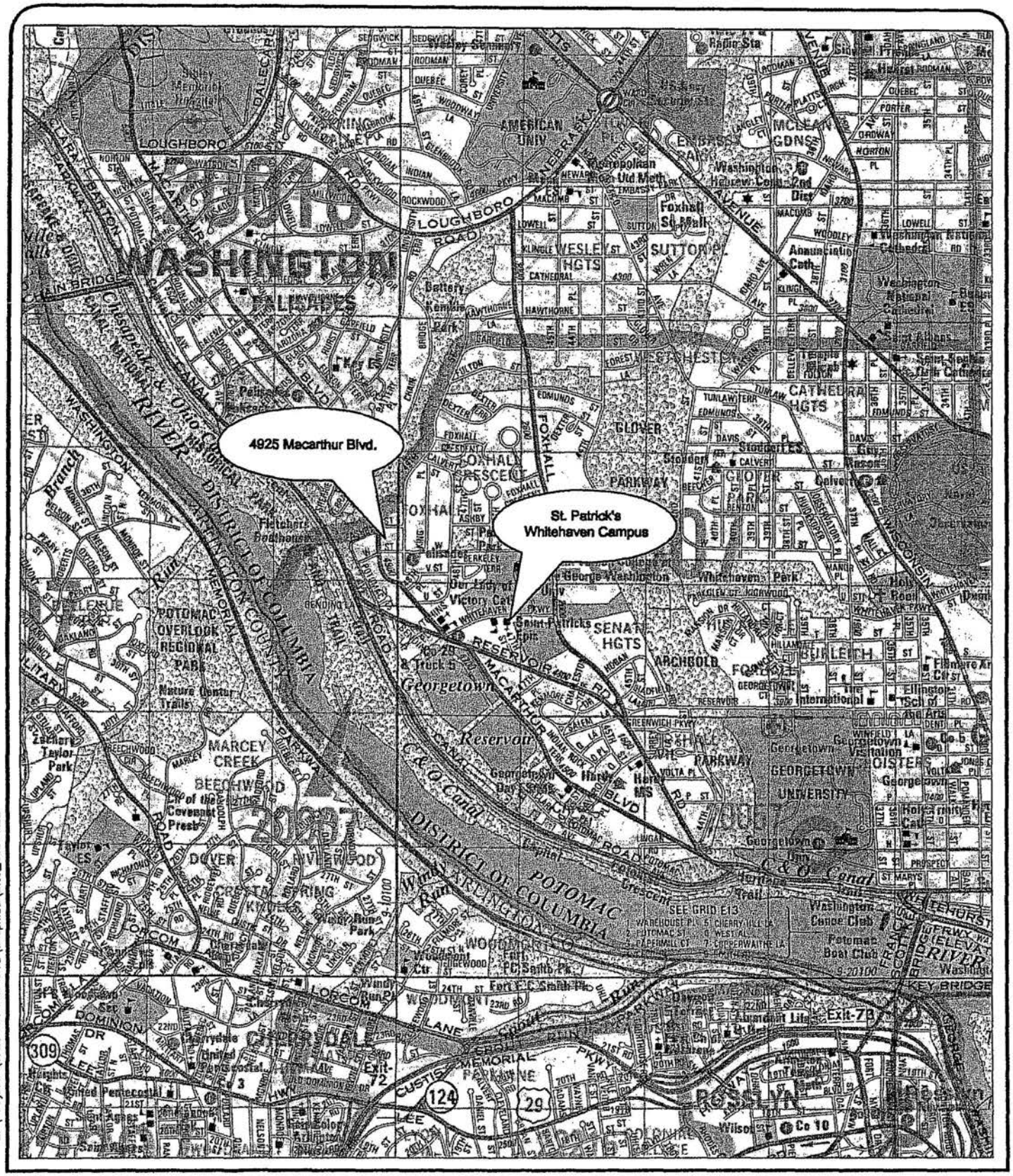
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INTRODUCTION

This report presents the results of traffic and parking analyses of the existing St. Patrick's Episcopal Day School, which is located at 4700 Whitehaven Parkway, between MacArthur Boulevard and Foxhall Road, and the proposed new site of Grades 7 and 8, which would be located in an existing building at 4925 MacArthur Boulevard, in the District of Columbia (see Figure 1).

This report includes:

1. A detailed profile of the existing school.
2. A description of the public street network serving the school.
3. Analyses of existing traffic and parking operations.
4. Evaluation of alternative plans for improving traffic operations at the Whitehaven campus.
5. Evaluation of alternative plans for traffic operations at the proposed new middle school.
6. Recommendations for improving traffic operations at the Whitehaven campus and operating the new MacArthur Boulevard campus.



Q:\Projects\1722 St. Patrick's\Graphics\Site_Loc-MJB

Figure 1
Site Locations

North
Schematic

SCHOOL PROFILE

Grades

St. Patrick's Whitehaven campus consists of a Nursery School (nursery and pre-kindergarten), Lower School (Kindergarten, Grades 1 - 3), and an Upper School (Grades 4 - 6). Sixteen (16) Grade 7 students attend classes at a building leased from the River School at 4880A MacArthur Boulevard.

Number of Students

Three hundred thirty four (334) families enrolled 455 students at St. Patrick's for the 2001-2002 school year. The Nursery through Grade 6 census was 439 students in December 2001, when the traffic counts were conducted for this study. Current enrollment is 437 students. Sixteen students are enrolled in Grade 7.

Approximately two-thirds of all families have a single child enrolled at the school, as shown in Table 1. About three out of ten families have two children enrolled at the school. Eight families have three children enrolled and one family has four children enrolled at St. Patrick's.

Student Home Zip Code Distribution

Approximately 60 percent of all St. Patrick's families, and 62 percent of all students, live in the District of Columbia, as shown in Table 2. Approximately 29 percent of all families, and 28 percent of all students live in Maryland. Only 11 percent of all families, and 10 percent of all students, are Virginians. (See Table A1 for distribution by individual zip codes).

Table 1
Distribution of Students by Grade
2001 - 2002 Admission

Grade	Students	Percent
Nursery	27	5.9%
Pre-Kindergarten	53	11.6%
Nursery Subtotal	80	17.6%
Kindergarten	56	12.3%
Grade 1	58	12.7%
Grade 2	56	12.3%
Grade 3	57	12.5%
Lower School Subtotal	227	49.9%
Grade 4	45	9.9%
Grade 5	43	9.5%
Grade 6	44	9.7%
Upper School Subtotal	132	29.0%
Subtotal	439	96.5%
Grade 7	16	3.5%
Total	455	100.0%