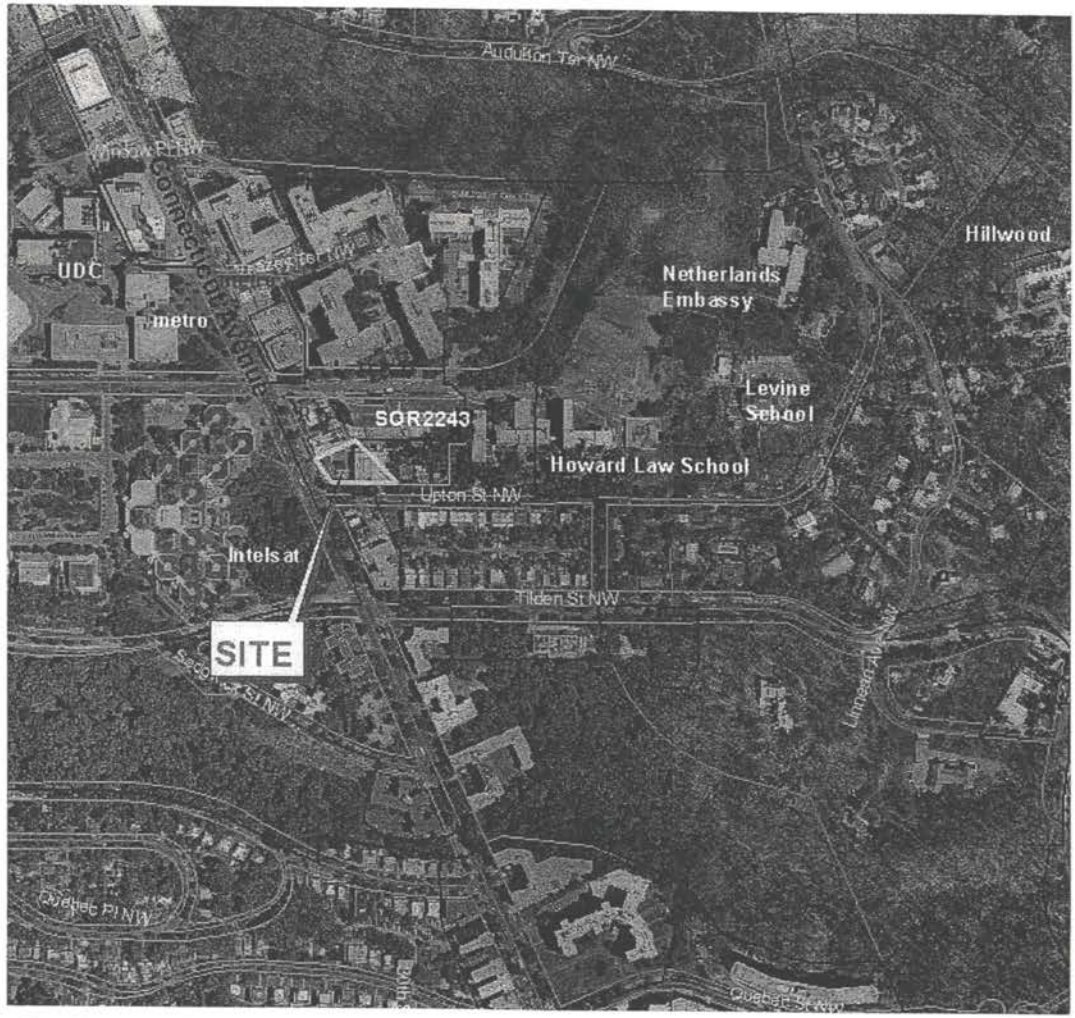
BZA 17022 – Burke School

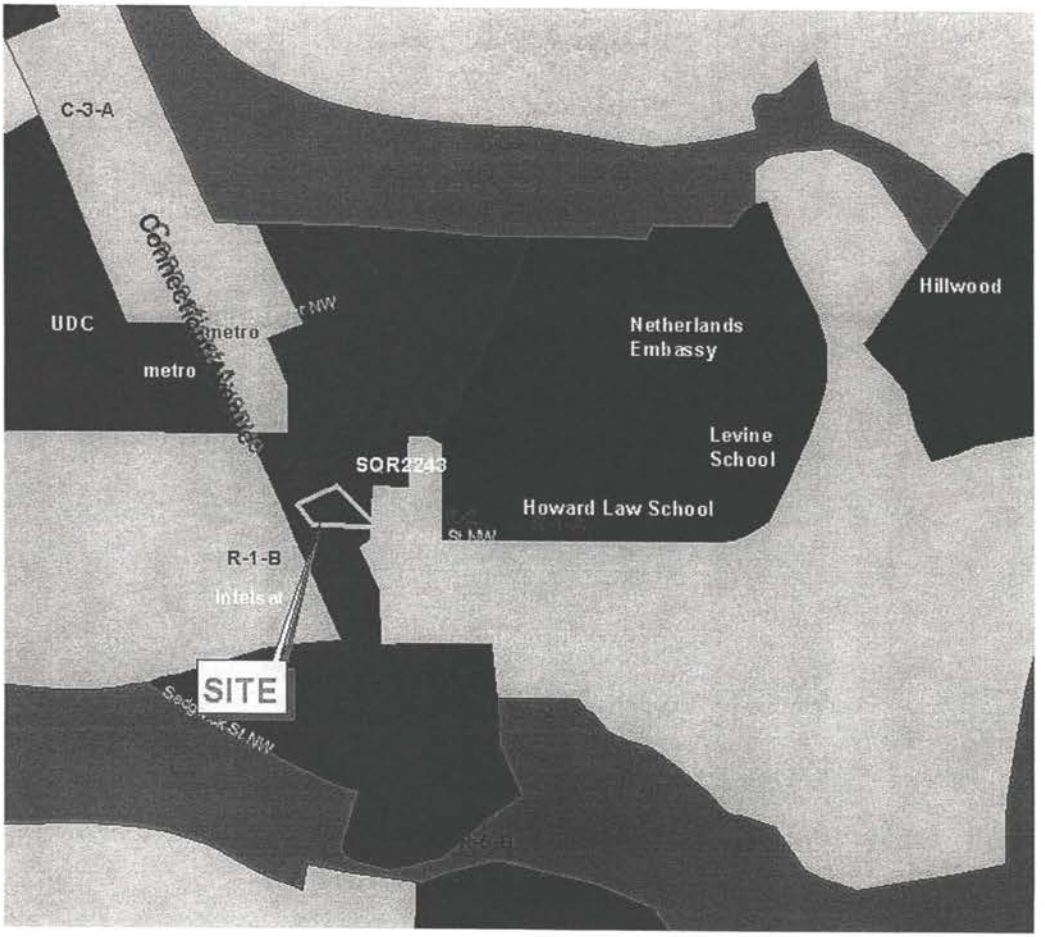
Office of Planning

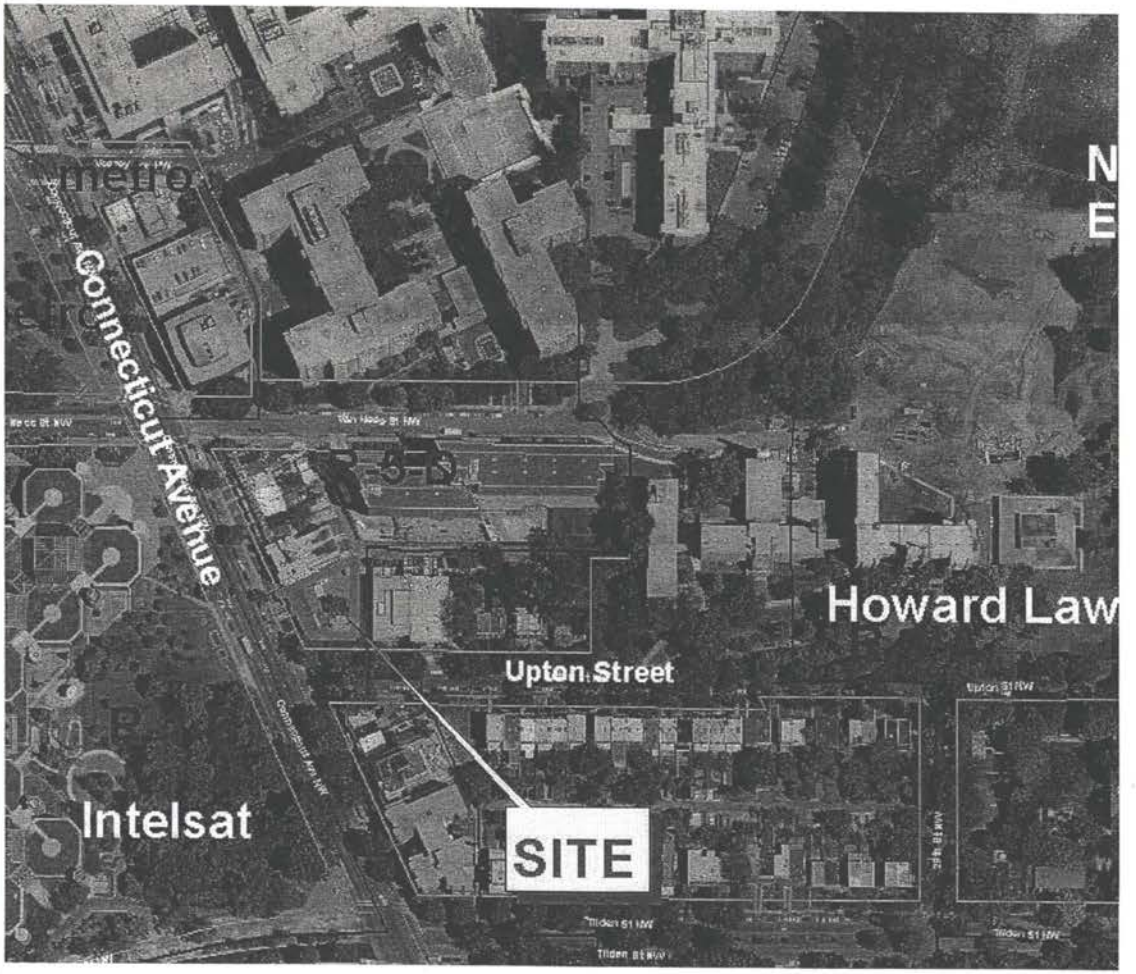
October 14, 2003

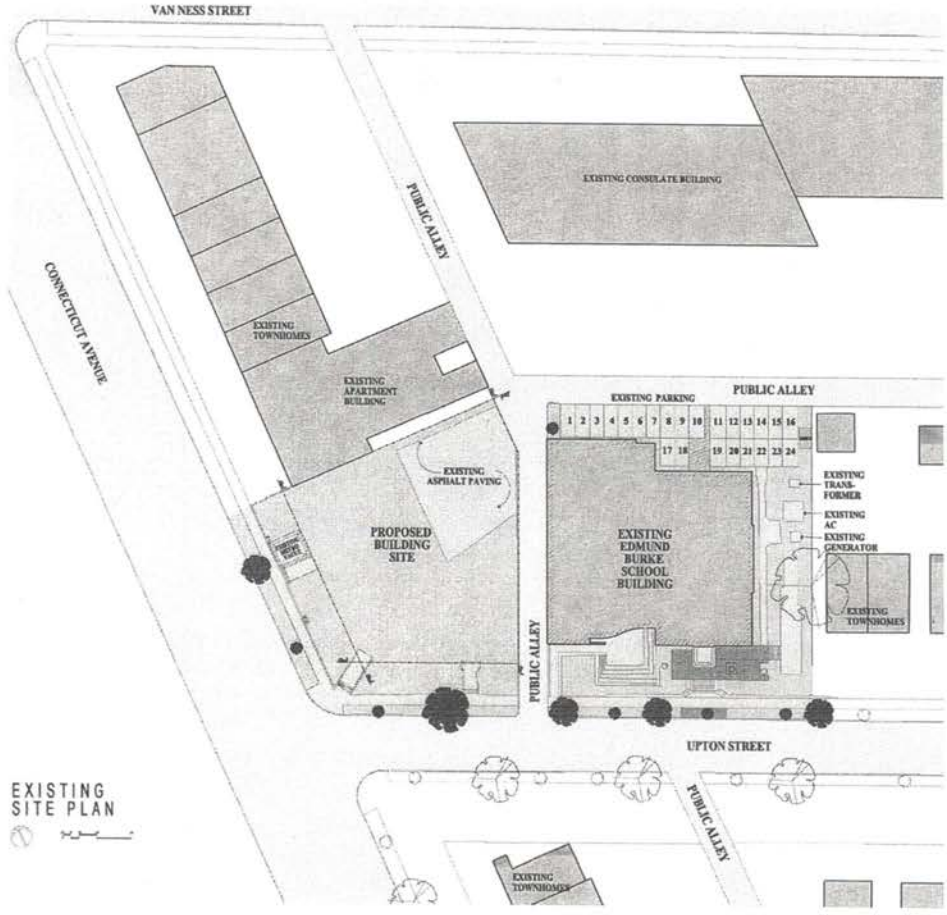
BZA
Case No. 17022
Exhibit No. 155

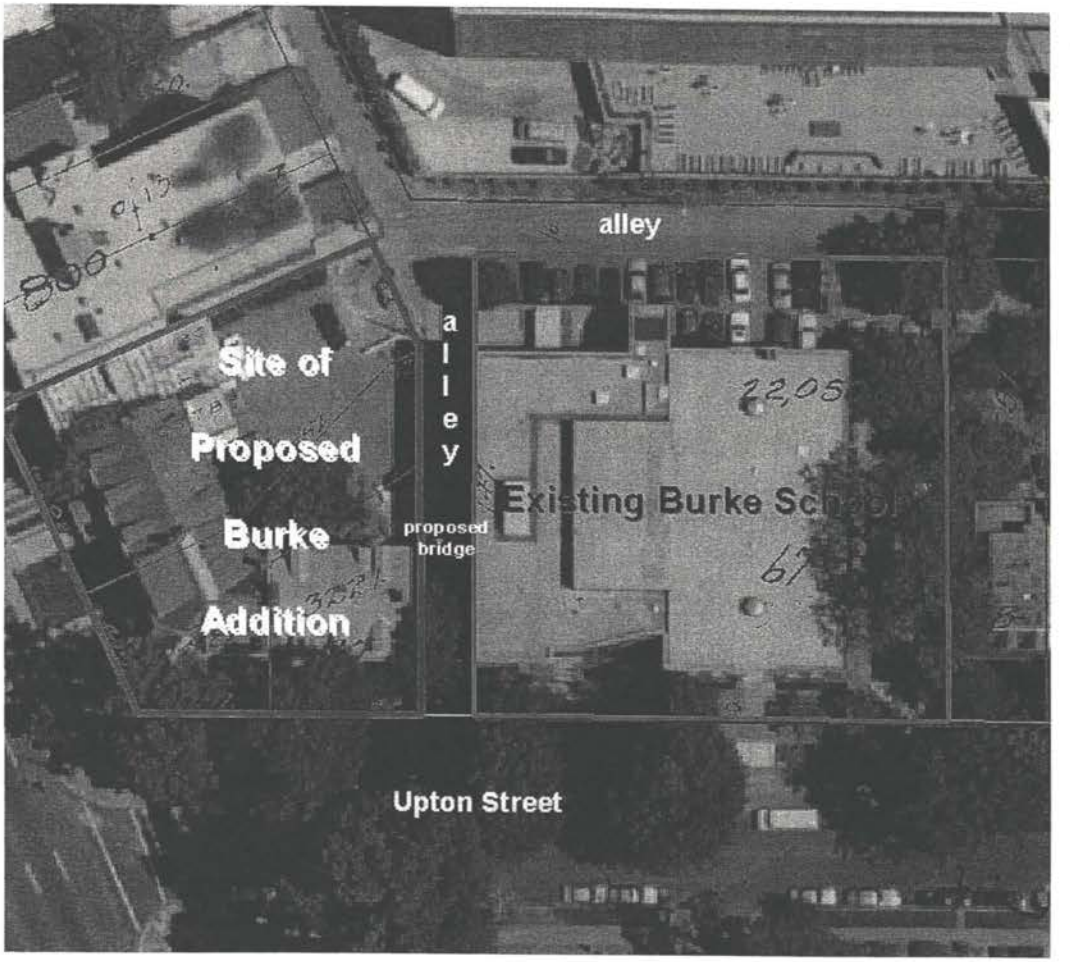
Case No. 17022
Exhibit No. 155

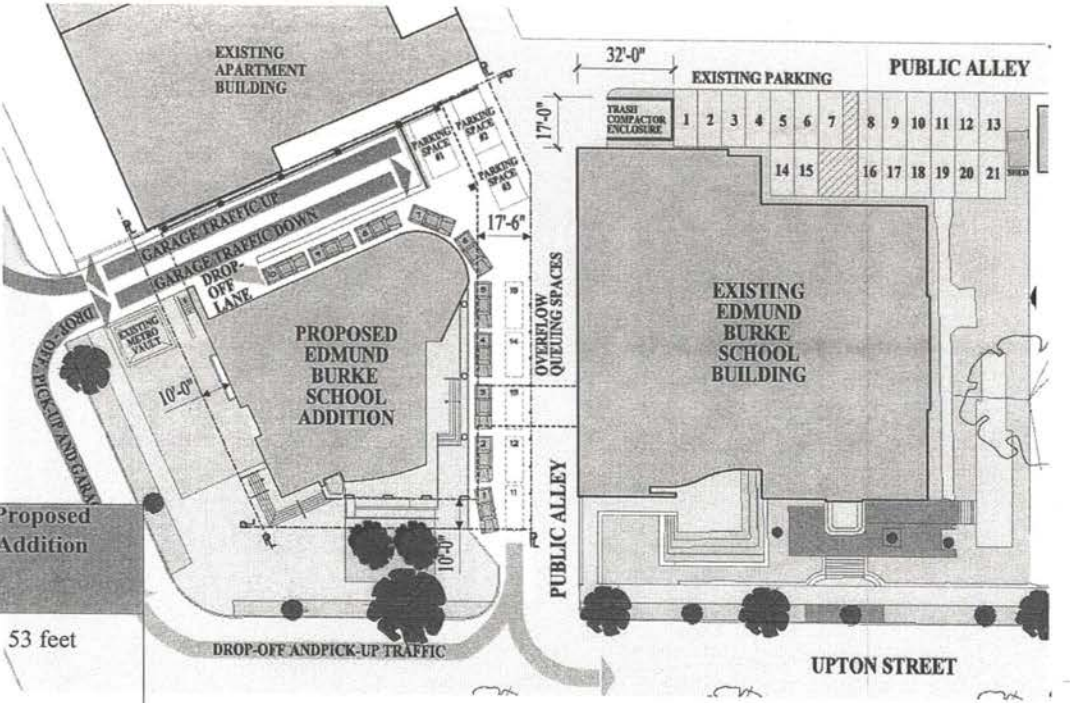

Audubon Ter NW
Connecticut Avenue
UDC
metro
Hillwood
Netherlands Embassy
Levine School
SOR2243
Howard Law School
Upton St NW
Intelsat
Tilden St NW
SITE
Quebec Pl NW
Quebec St NW


C-3-A
Connecticut Avenue
UDC
metro
metro
Netherlands
Embassy
Hillwood
Levine
School
SOR2243
Howard Law School
R-1-B
Intelsat
SITE


Metro
Connecticut Avenue
N
E
Howard Law
Upton Street
Intelsat
SITE


VAN NESS STREET
CONNECTICUT AVENUE
PUBLIC ALLEY
EXISTING CONSULATE BUILDING
EXISTING TOWNHOMES
EXISTING APARTMENT BUILDING
EXISTING PARKING
PUBLIC ALLEY
EXISTING ASPHALT PAVING
PROPOSED BUILDING SITE
EXISTING EDMUND BURKE SCHOOL BUILDING
EXISTING TRANS-FORMER
EXISTING AC
EXISTING GENERATOR
EXISTING TOWNHOMES
PUBLIC ALLEY
UPTON STREET
PUBLIC ALLEY
EXISTING TOWNHOMES
EXISTING SITE PLAN

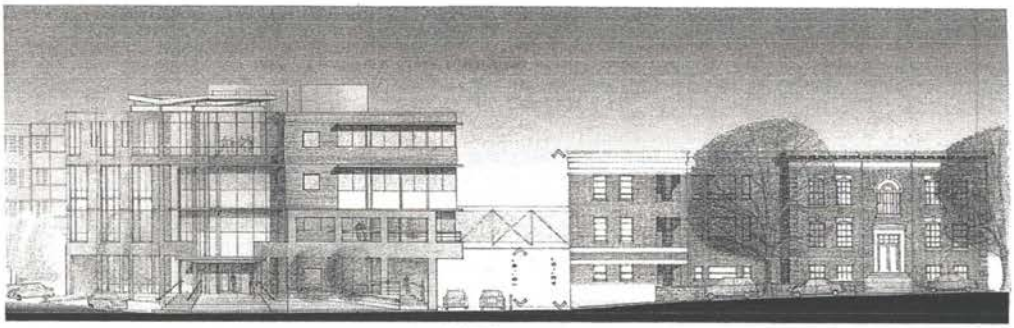

alley
Site of
Proposed
Burke
Addition
a
l
l
e
y
proposed
bridge
Existing Burke School
Upton Street



R-5-D	By-Right	Proposed Addition
	90 feet	53 feet
	75 %	33 %
	3.5	2.1 approx.
	15	17' 6"

Proposal

	Existing School	Addition	Total
Zoning	R-2 (existing)	R-5-D	
Address	2955 Upton Street, NW	4101-4103 Connecticut Ave, 2969 Upton Street, NW	
Lot and Square	Lot 67 Square 2243	Lots 27, 28, 65 Square 2243	Lots 27, 28, 65 and 67
Land Area	22,050 square feet (sf)	14,305 sf	36,355 sf
Gross Floor Area (gfa)	16,170 + 17,662= 33,832	34,276 sf (4,370 parking, loading, ramps, etc.)	68,108 sf of gfa
Enrollment /	(270 approved in 1983) cap exceeded 1997 - now 299 students in '01-'02 295 students in '02-'03 290 students in '03-'04	30-50 increase from BZA approved limit; 5- 35 over '02-'03 actual numbers	300 students wafter BZA approval with Incremental increase to 320 students after 4 consecutive TMP-compliant trimesters
Staff	(35 approved) 59 staff on site 6 staff off-site plus unspecified part time	35 increase from BZA approved limt; 11 increase from '02-03 actual numbers	70 staff on site
Parking	24 behind existing bldg., of which three would be removed for relocated dumpsters	36 spaces underground comporting with the requirements of 11DCMR §2101.1 3 surface spaces for bus parking 11 additional stacked spaces underground	60 zoning-compliant spaces 71 total spaces

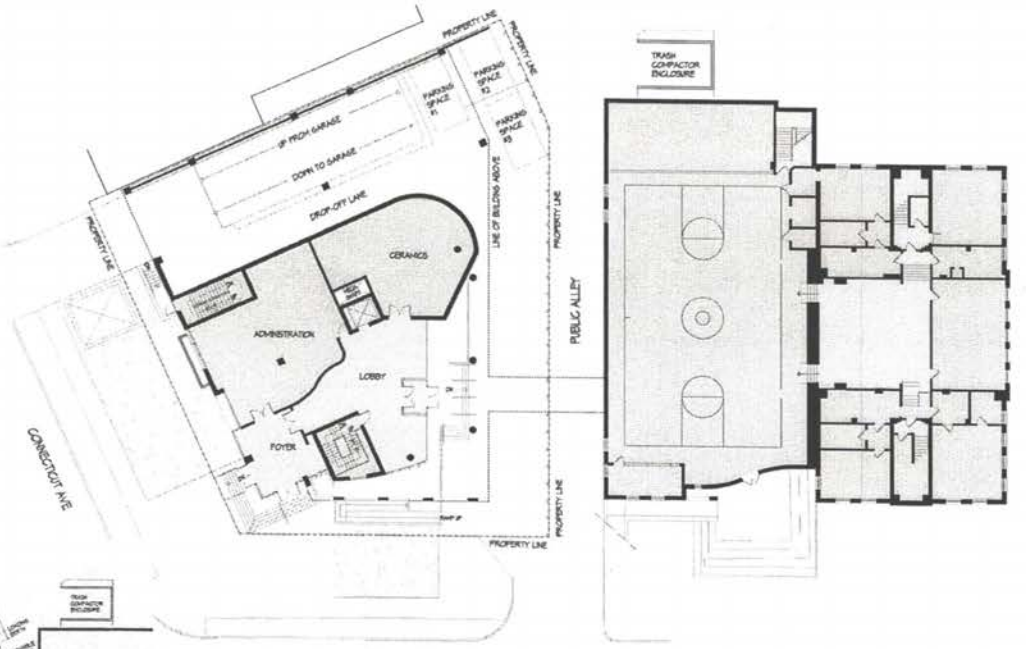


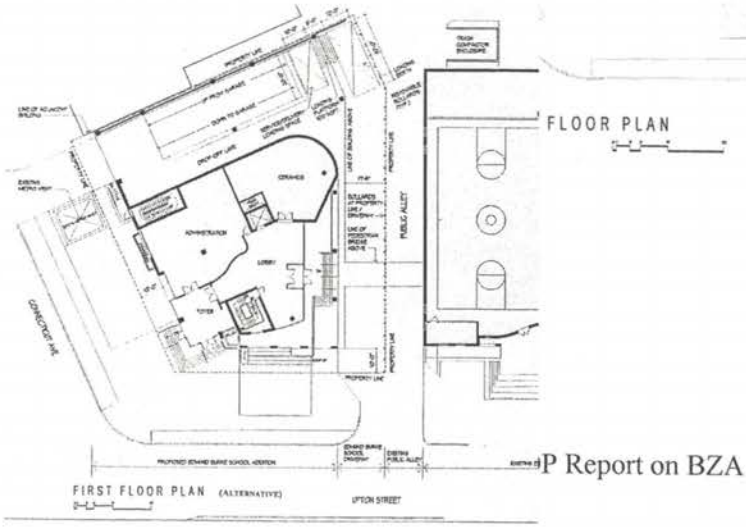
UPTON STREET ELEVATION



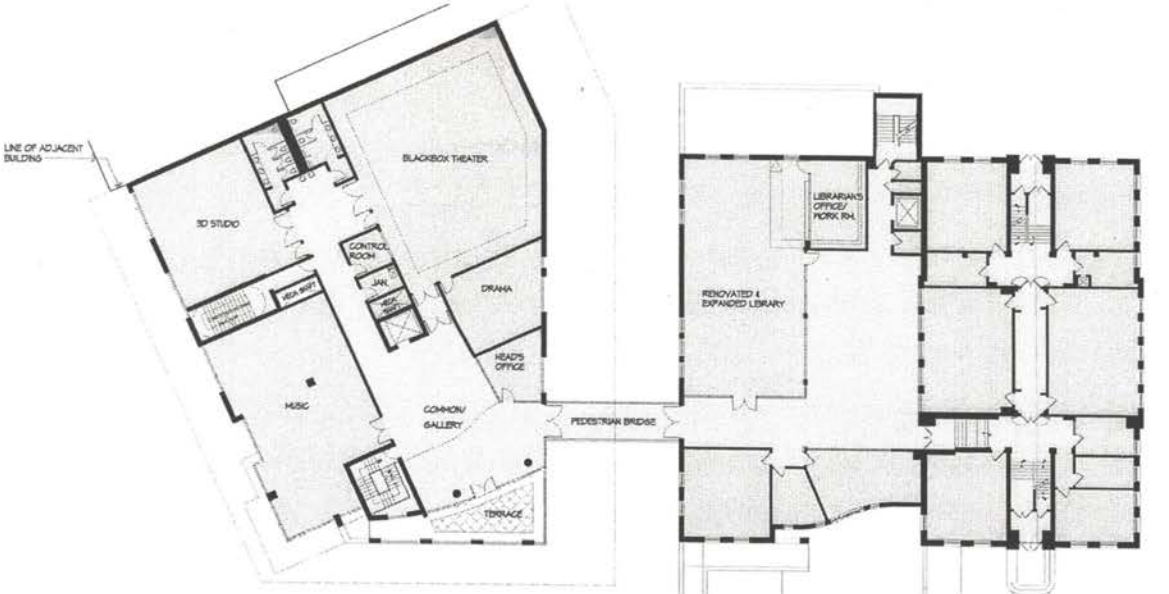
CONNECTICUT AVENUE ELEVATION



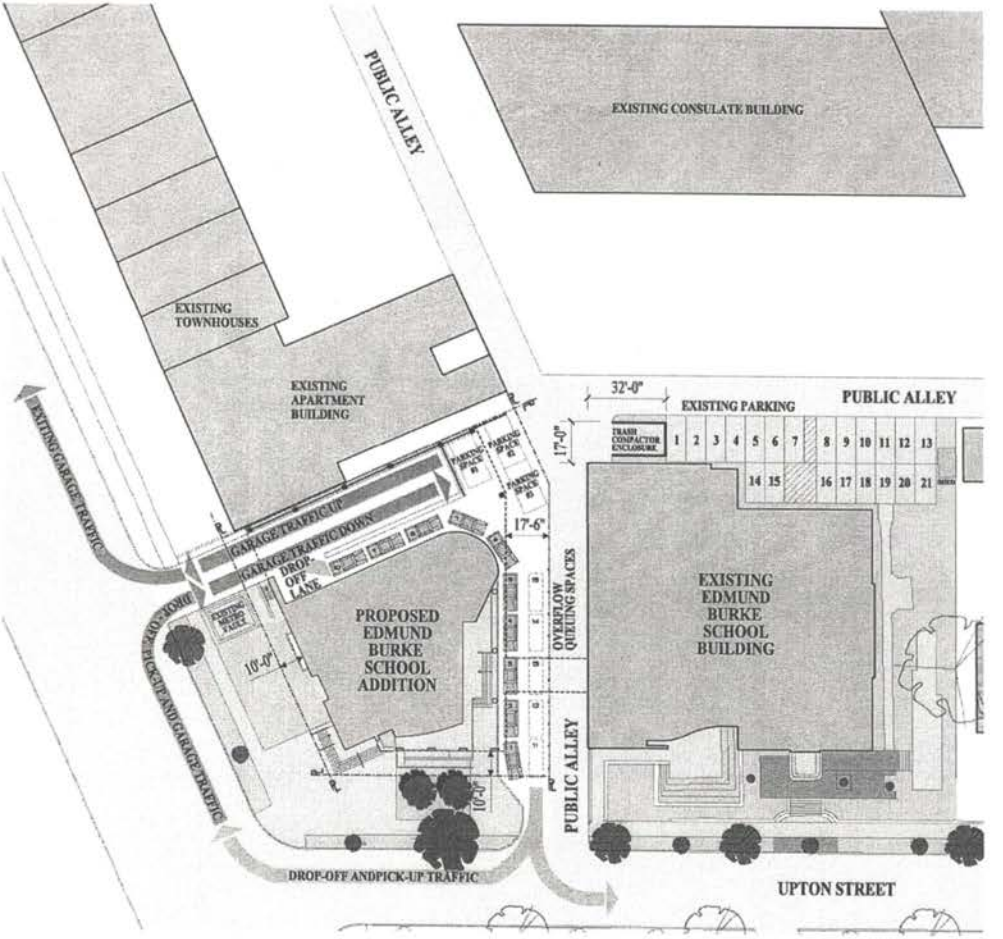

PROPERTY LINE
PARKING SPACE #1
PARKING SPACE #2
PARKING SPACE #3
UP FROM GARAGE
DOWN TO GARAGE
DROP-OFF LANE
CERAMICS
ADMINISTRATION
LOBBY
FOYER
LINE OF BUILDING ABOVE
PUBLIC ALLEY
CONNECTICUT AVE.
TRASH COMPACTOR ENCLOSURE

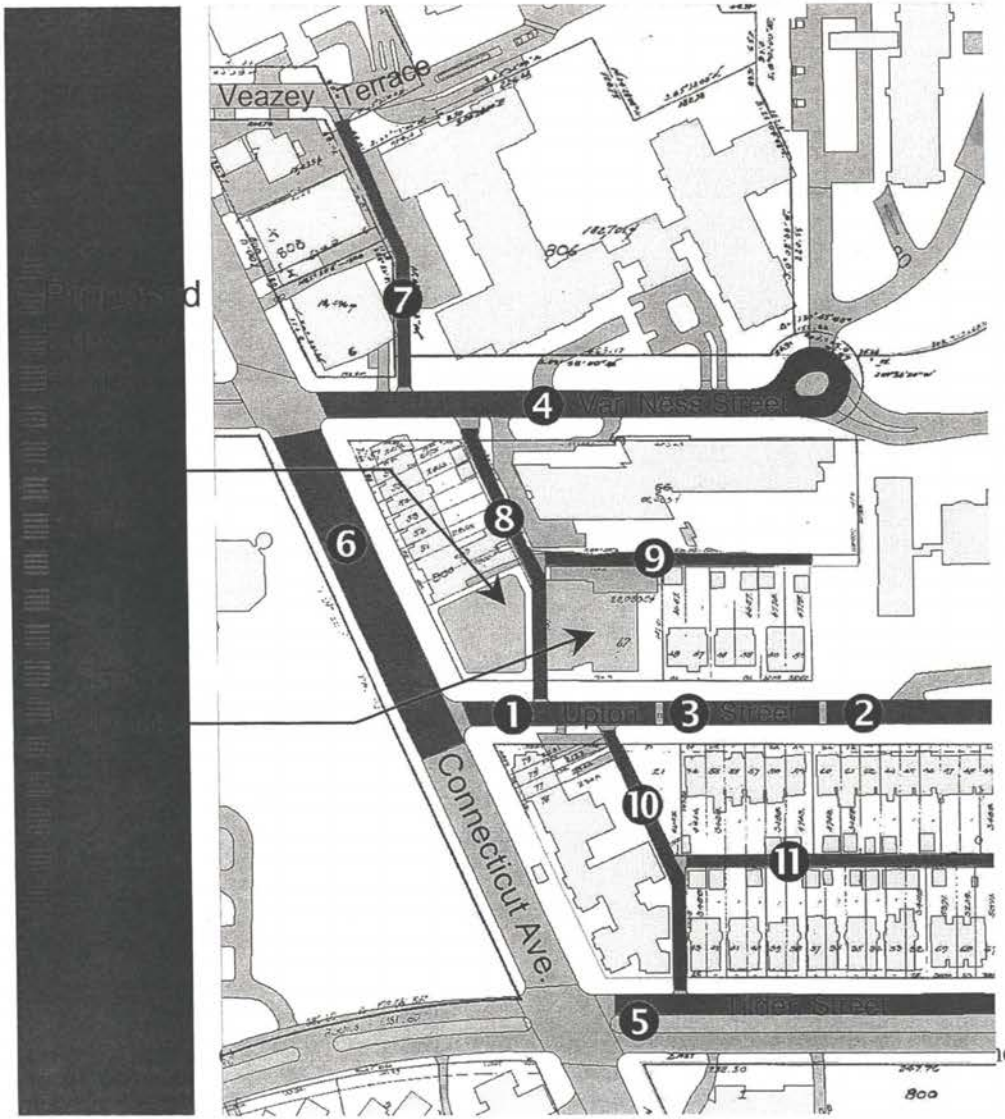

FIRST FLOOR PLAN (ALTERNATIVE)
UPTON STREET
PUBLIC ALLEY
CONNECTICUT AVE.

FLOOR PLAN


LINE OF ADJACENT BUILDING
3D STUDIO
BLACKBOX THEATER
CONTROL ROOM
DRAMA
MUSIC
COMMON/ GALLERY
HEAD'S OFFICE
PEDESTRIAN BRIDGE
TERRACE
LIBRARIAN'S OFFICE/ WORK RM.
RENOVATED & EXPANDED LIBRARY


COMPUTER LAB
CLASSROOM 3
PREP.
M.S. SCIENCE
CLASSROOM 4
CLASSROOM 5
OUTDOOR TERRACE
FACULTY WORKROOM

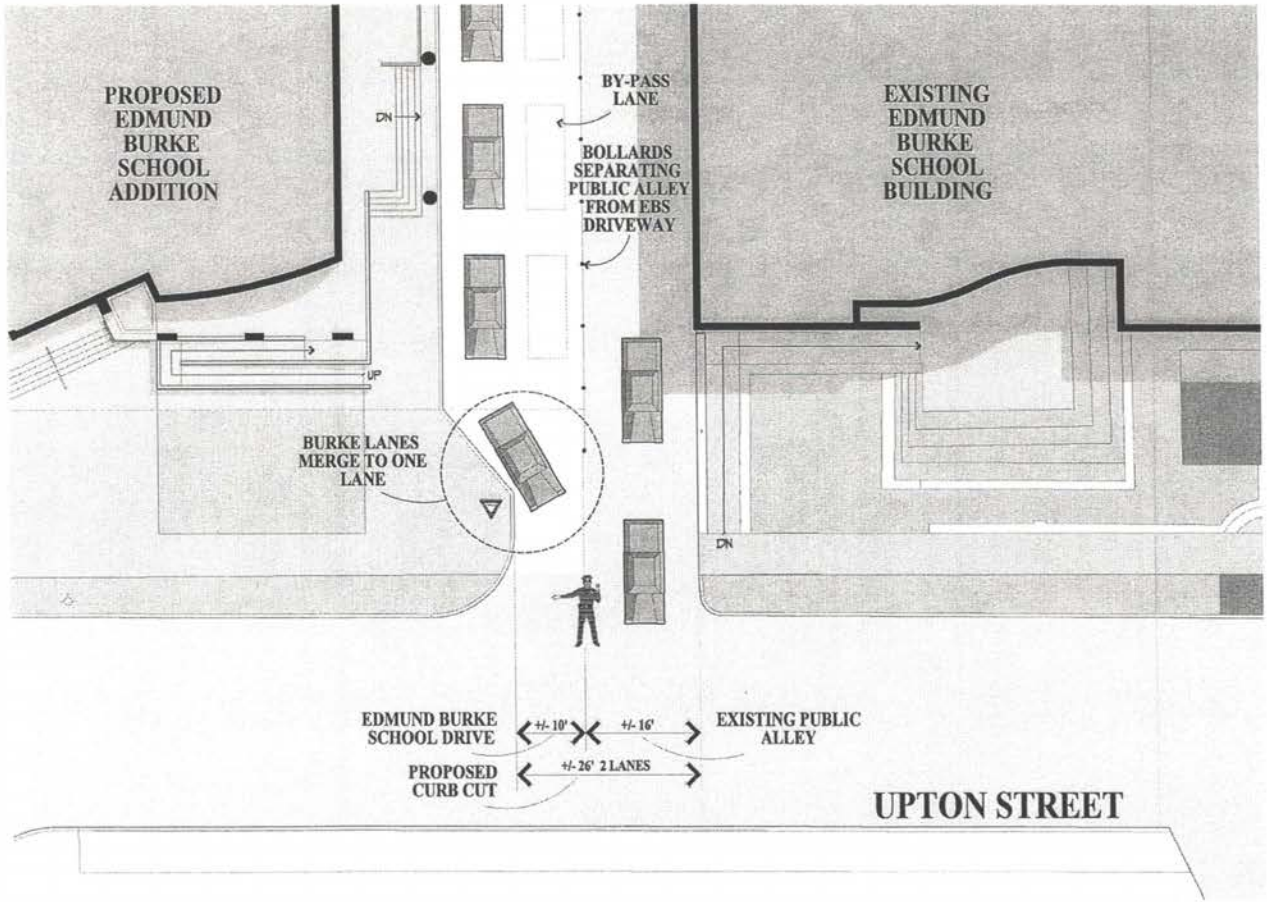

PUBLIC ALLEY
EXISTING CONSULATE BUILDING
EXISTING TOWNHOUSES
EXISTING APARTMENT BUILDING
32'-0"
EXISTING PARKING
PUBLIC ALLEY
TRASH COMPACTOR ENCLOSURE
1 2 3 4 5 6 7 8 9 10 11 12 13
14 15 16 17 18 19 20 21
17'-0"
EXISTING GARAGE TRAFFIC
GARAGE TRAFFIC UP
GARAGE TRAFFIC DOWN
DROP-OFF LANE
17'-6"
PROPOSED EDMUND BURKE SCHOOL ADDITION
OVERFLOW QUEUING SPACES
EXISTING EDMUND BURKE SCHOOL BUILDING
10'-0"
DROP-OFF AND PICK-UP AND GARAGE TRAFFIC
10'-0"
PUBLIC ALLEY
DROP-OFF ANDPICK-UP TRAFFIC
UPTON STREET



Edmund Burke School - Neighborhood Enforcement Plan

Impact Areas

1. Upton St. traffic, westbound
2. Upton St. traffic, eastbound
3. Upton St. parking (2900 block)
4. Van Ness St. traffic
5. Tilden St. traffic, westbound
6. Connecticut Ave., between Upton and Van Ness, northbound and southbound
7. Public alley: Veazey to Van Ness
8. Public alley: Van Ness to Upton
9. Public Alley: Van Ness to Upton, dead end
10. Public Alley: Upton to Tilden
11. Public Alley: 29th to Upton/Tilden alley



PARTIAL SITE PLAN 3/16" = 1'-0"

DETAIL AT PUBLIC ALLEY AND EDMUND BURKE SCHOOL DRIVEWAY

OWNER: EDMUND BURKE SCHOOL
ARCHITECT: BOWIE GRIDLEY ARCHITECTS
CIVIL ENGINEER: CAS ENGINEERING
TRAFFIC ENGINEER: WELLS & ASSOCIATES

SPECIAL EXCEPTION
EDMUND BURKE SCHOOL

SE-
JULY 1
2003

Special Exceptions Tests: Harmony With Zoning Intent?

- Yes
  - Comp Plan Identifies for High-Density Residential and R-5-D Zone is "relatively high height & density"
  - M-O-R Apt. Bldg. = 55 Unit.
    - Greater # Units Than Increase in Students From '83 Cap
  - Private Schools Permitted as Special Exceptions
  - Re-Orients Much of School to Connecticut Avenue
  - In General, Likely to Be Less Impact Than Currently

Special Exceptions Tests: 11DCMR Sec. 206.2 Noise?

- Less Than Present Due to
  - Reorientation to Conn Ave
  - Buffered Rooftop Recreational Space
  - New Spaces & Bridge Encourage Students to Stay In Structures
  - Relocated and Baffled HVAC, Transformers, Trash Compacters

Special Exceptions Tests: Sec. 206.2 Traffic & Circulation

- DDOT Recommends Approval With Conditions
- DDOT Reports Positively on Interim Traffic Management Plans
- Extensive New Traffic/Circulation Measures
  - Entrance/Exit Circulation More Oriented To Conn Ave.
  - New Driveway Separate from Alley
  - Parking Increased In Greater Proportion Than Students & Faculty
  - Upton Street Layby
  - Traffic Control Officers Duruing Peak
  - Shuttle Bus
  - Metro Incentives
  - Directional /Locational Restrictions on Approaches, Exits & Drop-Offs
  - Management Plan
  - Financial & Educational Disincentives for Violations of Plans

Special Exceptions Tests: Sec. 206.2 Number of Students

- Clear and Persistent Violation of BZA Cap
- Modest Attempts to Reduce Violation, But Remains Non-Compliant

- DDOT finds Improvements Even Without Full Mitigation Implementation
- More Than Proportionate Increase in Parking
- Extensive Traffic, Circulation and Enforcement Plan
- Reconfiguration of Facilities
  - Decrease in Noise
  - More Internalized Circulation
  - Student Management Changes

Special Exceptions Tests: Sec. 206.3 and Chapter 21 Parking

- Parking Numbers Same (71) as for BZA 16611
  - Rejected Proposal Had Greater Number of Students
  - BZA and DPW Found Parking Sufficient for That Proposal

Special Exceptions Tests: 11 DCMR Section 2201 Loading

- Sec. 2205.2 May Permit Exclusion of 4,370 SF of "parking" from GFA Calculation
- Sec. 2200.6 and 220.7 Requires Loading to Be Based on Aggregate if Addition Increase Intensity by 25% of More
- OP Recommends
  - Provision of Loading & Deliver Congruent With Sec. 2101.1 and Parking of Busses In Present Location
  - Park Busses in Loading Spaces At Night and On Weekends
- DDOT Finds Loading Berth, Platform and Loading Space Unnecessary for Proposed School Use

Summary Recommendations

BZA Approval With Conditions

Burke Adoption of TMP Including All DDOT Recommendations

- More Staggered Drop-Off Hours
- AM Transit-Share = PM Share
- Max. 10 Violations/Wk. & 40/Mo.

Additional Soundproofing

Increase Infractions Penalties

- Cumulative (not annualized) Warning, $250, $500, termination

Amendments to School Mgt. Plan and School Handbook

No Burke Parents of Former Students on Compliance Committee

Good-Faith Effort to Construct Pedestrian Bridge *

Access Restrictions to Alley if Bridge Not Permitted

Re-constituted Upton Area Institutional Coordinating Committee

Annual Submission of Enrollment, Employment, TMP and School Management Plan Compliance Report to BZA and ANC

Provision of 60 Zoning-Compliant and 11 Stacked Space Regardless of Ultimate Loading Configuration

Others Listed in Applicant Submission, OP & DDOT Reports

Applicant Interpretation of Rear Yard

