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ALLISON C. PRINCE
202-663-8853
allison.prince@shawpittman.com

March 29, 2005

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By Hand Delivery

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: St. Patrick's Episcopal Day School – Application No. 17300
Prehearing Statement of the Applicant

Dear Members of the Board:

Enclosed please find the pre-hearing statement of St. Patrick's Episcopal Day School, the applicant in the above-mentioned BZA application. The applicant looks forward to presenting its case to the Board at the public hearing on April 12, 2005.

Sincerely,

Allison C. Prince

Ashleigh Dale Horne

Enclosures

cc: ANC 3D05 – by hand
Office of Planning – by hand
Peter Barrett – by hand

Document #: 1469740 v.1

BZA
Case No. 17300
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17300
EXHIBIT NO. 24A1

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of St. Patrick's Episcopal Day School

BZA Application No. 17300
ANC 3D

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STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

In 2003, the Board of Zoning Adjustment (the "**Board**") unanimously approved the application of St. Patrick's Episcopal Day School ("**SPS**") to operate a private junior high school (the "**School**") in the existing building (the "**Building**") located at 4925 MacArthur Boulevard, N.W. (Square 1393, Lot 17) (the "**Property**"). The approval is subject to twenty conditions set forth in BZA Order No 16852-A (the "**Order**").[1] Condition number 16 of the Order limits student enrollment to a maximum of 40 students in grades 7 through 9. This application requests that the maximum student enrollment be increased to 60 students, with the increase to be phased in over two years beginning in the Fall of 2006. This application also request that Condition 7 of the Order be modified to permit students, under limited circumstances, to walk between the Property and the main St. Patrick's campus located and 4700 Whitehaven Parkway.

[1] The Board initially issued Order No. 16852 on March 25, 2003. The language at the end of the order erroneously stated that the order shall not be valid for more than six months. The Board issued a Corrected Decision and Order No. 16852-A, which also was dated March 25, 2003. The most current order correctly stated that it was valid for two years. All references in this Statement of the Applicant refer to the corrected order.

II.
BACKGROUND

A. St. Patrick's Day School

St. Patrick's Episcopal Day School was founded in 1956 as a nursery school at the old St. Patrick's Church located at Foxhall and Reservoir Roads, N.W. In addition to the School, SPS currently operates a co-educational elementary school for 440 students at 4700 Whitehaven Parkway. Prior to the Board's approval of Application No. 16852, the School operated its middle school program in leased space on MacArthur Boulevard. In January 2004, following the Board's approval and completion of the renovations, the School relocated the program the Subject Property. The School has been operating in the building since that time.

The middle school program offers a challenging academic curriculum taught in small, seminar-based sections of eight to twelve students for core classes of humanities (literature and American history), mathematics, science, and foreign language. Art, music, religion, service learning, health, athletics, and other community-building time complete the curriculum. The Building is ideally suited for the program. It contains small classrooms, a library, as well as music, art, and lunch rooms.

Community service is an integral part of the SPS program, with activities across grade levels ranging from volunteer work for the Salvation Army's Grate Patrol program to a range of seasonal and special-needs collections to a school partnership in Haiti. Seventh and eighth grade students take a service learning course that includes classroom study as well as service at organizations such as So Others Might Eat, IONA House, Capital Area Food Bank, and DC Central Kitchen.

B. Prior Zoning Approvals

In January of 2002, SPS applied for special exception approval under Section 206 to relocate its middle school program to the Subject Property. SPS initially requested a maximum permitted enrollment of 60 students, and designed the renovations to the Building and its middle school program to accommodate that number of students. Following discussions with the Office of Planning ("OP") and members of the community, SPS alternatively proposed an initial maximum of 40 students with an automatic increase to a maximum of 60 students after the first year, conditioned upon the School's compliance with the conditions for approval of its special exception request. The Board did not accept the concept of an automatic increase and stated that the School would need to return to the Board if it decided to seek an increase in enrollment in the future.

The Board approved the application subject to twenty conditions. Many of those conditions initially were proposed by SPS with the intent of minimizing the potential for any adverse impacts on neighboring properties. Condition 16 limits student enrollment "to a maximum of 40 students in grades 7 through 9." SPS requests that Condition 16 be modified to permit a maximum enrollment of 60 students. It is requesting only minor changes to one of the other conditions to allow students to walk between the Building and the main campus at 4700 Whitehaven Parkway.

Following issuance of the Order in March of 2003, SPS began renovating the Building in accordance with the approved plans. During the renovation process, SPS made some design changes in order to improve the safety of the Building for its students. These changes included the installation of a sprinkler system. As a result of the design changes, SPS was able to create an additional small space in the cellar. In March of this year, SPS filed an application to permit

use of the cellar space as a classroom. The Board granted the application and issued Order No. 17164, dated August 25, 2004.

III.
DESCRIPTION OF PROPERTY AND PROPOSED USE

A. Subject Property and Environs

The Subject Property is located on a large, landscaped lot in the R-1-B Zone District. The lot area of the Subject Property is approximately 21,000 square feet. It is located in the Palisades neighborhood of Ward 3, at the intersection of MacArthur Boulevard and Ashby Street, N.W. The Subject Property has 150 feet of frontage on MacArthur Boulevard. Its northern frontage is along Ashby Street, a narrow residential street improved with ten single-family houses. Ashby Street has a paved width of 25 feet and contains parking on both sides of the street.

The Building is a two and one-half story mansion constructed in 1905. It features approximately 7,451 square feet of usable space, including the cellar, which is suited to the seminar-style classroom format employed at the School. The remainder of the Subject Property is occupied by a parking lot and a large lawn.

The Building is well-buffered from adjacent residential uses. It is set back 37 feet from the eastern property line, along which is a board-on-board fence six feet high. The fence continues along the southern property line, from which the Building is set back 95.5 feet.

The Building has been completely renovated for school use, and classes began in the renovated Building in January of last year. It has been an excellent setting for the program. The renovation has provided a state-of-the-art facility that retains the integrity of the original Victorian mansion. The classroom space is light-filled and well-designed. The resource rooms, such as the first floor art room and the library, offer modern amenities in a home-like setting.

The additional cellar space has proven to be an appropriate location for the music room. Little, if any, sound from its use can be heard outside of the building.

SPS also has implemented the new landscape design. The new design preserves the existing mature trees on the Subject Property. It also enhances the existing landscape with an array of new trees and shrubs. A new yew hedge along the MacArthur Boulevard and Ashby Street borders has replaced the overgrown and poorly-maintained hedge that for many years marked the Subject Property. The School has maintained the landscaping on the Subject Property to a high standard.

The site contains on-site parking for fifteen vehicles, which is more than sufficient to handle the approved eight full-time and four part-time faculty members as well as visitors.

B. Proposed Enrollment Increase

SPS proposes to increase its permitted enrollment from 40 to 60 students over a two-year period. As set forth above, the School's program was designed for 60 students, and the original application was for 60 students. During the hearing process, SPS agreed to limit its enrollment to 40 students in order to address concerns about whether the proposed incremental increase was workable. Now, after a full year of operation, SPS continues to believe that an enrollment of 60 students is appropriate for this site and will have little impact on adjacent properties. SPS does not plan to request any additional increases in enrollment.

C. Compliance with Conditions

Since January of 2004, when the School began holding classes in the Building, the School has complied meticulously with the Order's twenty conditions. If the enrollment increase is approved, SPS plans to continue to enforce them rigorously. The School has complied with the conditions as follows:

1. No organized sports shall be conducted on the subject property. All outdoor activity involving students shall be conducted on-site and shall be and recreational in nature. The applicant shall provide adult supervision for all outdoor activity involving students at the subject property. **No organized sports have been conducted on the subject property, and all outdoor activities are supervised by an adult.**

2. The Applicant shall not employ loudspeakers, amplified music, or bells at the subject property. **The School does not employ any loudspeakers, amplified music, or bells.**

3. The Applicant shall schedule all deliveries to the subject property to occur between 9:30 a.m. and 4:00 p.m., Monday through Friday. **All of the School's deliveries have occurred during the above-mentioned hours.**

4. The school building shall be open for occupancy by students from 7:30 a.m. until 4:00 p.m., Monday through Friday. **The School regularly opens for students at 7:30 a.m. and all students leave the property by 4:00 p.m.**

5. The subject property shall not be occupied by students for a minimum of two months during the summer season. **During 2004, the School closed for the summer on Wednesday, June 9, 2004 and re-opened for fall classes on Tuesday, September 7, 2004. The last day of the school this year will be Wednesday, June 8, 2005.**

6. The Applicant shall not use large commercial dumpsters on the subject property. **There are no commercial dumpsters located on the subject property.**

7. The Applicant shall provide a shuttle bus system to minimize the number of vehicles coming to the subject property to drop off or pick up students.

   a) Students who do not walk to school or arrive at the subject property by public transportation will be required to arrive at the gymnasium at the Applicant's Whitehaven campus between 7:30 a.m. and 7:55 a.m. on school days for transportation to the subject property by shuttle bus. In the afternoon, the students will be required to return to the Whitehaven campus via shuttle bus for pick-up.

   b) The shuttle buses shall employ a round-trip route between the Whitehaven campus and the subject property utilizing Whitehaven Parkway, MacArthur Blvd., Arizona Avenue, Loughboro Road, and Foxhall Road back to Whitehaven Parkway.

   c) The shuttle buses shall stop to on- and off- load students on MacArthur Blvd. in front of the school building. The applicant shall ensure that the shuttle buses do not idle at the subject property but are released from the Whitehaven campus as necessary to make scheduled morning drop-offs and afternoon pick-ups.

d) The Applicant shall monitor compliance with the shuttle bus system daily and shall make such compliance a condition of student enrollment. The applicant shall not permit students to be dropped off or picked up at the subject property at arrival and dismissal times except in prearranged special circumstances, such as when a child will arrive late due to a doctor's appointment. Student drop-offs in special circumstances shall be at the Ashby parking lot.

The School has implemented the shuttle bus service and follows all requirements of this condition strictly and literally.

8. The Applicant shall establish a carpool program to and from the Whitehaven campus serving students at the subject property.

   a) The Applicant shall require carpools to drop off and pick up students at the Whitehaven campus in coordination with the shuttle bus system for transportation to and from the subject property.

   b) Before seeking a certificate of occupancy for the subject property, the Applicant shall submit the carpool program for review and approval by the District Department of Transportation (DDOT). The Applicant shall submit a progress report evaluating the carpool program to DDOT once per year; copies of the annual progress report and DDOT's response shall be given to the community liaison committee established by the Applicant pursuant to this order.

The School has implemented the carpool program and has submitted the required progress reports to DDOT and the ANC including Alma Gates, the chair of ANC 3D who also is a member of the community liaison committee.

9. The total number of faculty and staff at the subject property shall not exceed 8 full-time and 4 part-time. **The School currently employs 6 full time and 5 part time faculty and staff.**

10. The Applicant shall provide at least 15 parking spaces on the subject property, as shown on the Applicant's site plan SP1. (Exhibit No. 340). **The Applicant meets this requirement.**

11. The Applicant shall use the subject property for special evening events after 4:00 p.m. no more than two times during the school year. Evening events shall finish no later than 10:00 p.m. **The School held 1 special evening event last year and has not held any special evening events this school year.**

12. The Applicant shall hold no more than two daytime special events, when the school is open to parents and other non-students, at the subject property during the school year. Daytime special events shall be scheduled to occur between 10:00

a.m. and 4:00 p.m. **The School did not hold any special daytime events last school year. The School held 2 special daytime events this school year, which consisted of 2 admission open houses held in November 2004 and January 2005.**

13. The applicant shall arrange adequate off-street parking for daytime and evening special events at a location off-site so that persons attending the events are not likely to park on the streets in the vicinity of the subject property. **The School has accommodated the parking for special events by making arrangements for visitors to park at the Whitehaven Campus and be bused to the 4925 MacArthur Campus.**

14. The Applicant shall not permit use of the subject property at any time by any persons or groups for purposes not related to school use. **The School has not permitted the use of the School building or grounds at any time by any persons for purposes not related to School use.**

15. The Applicant shall arrange any lighting used to illuminate the parking lot on the subject property so that all direct rays of the lighting are confined to the surface of the parking lot. **The lighting for the parking lot has been arranged so that the direct rays of the lights are confined to the surface of the parking lot.**

16. The Applicant shall limit enrollment at the subject property to a maximum of 40 students in grades 7 through 9. **The School currently enrolls 40 students.**

17. The Applicant shall install fencing, as shown on the site plan (Exhibit No. 340) along the southern property line, at the Applicant's expense, if requested by the abutting property owner. **The School has constructed the fence with the input of the property owner.**

18. The Applicant shall establish and maintain a community liaison committee to address community concerns related to the private school use of the subject property. It is recommended that the community liaison committee include representatives of ANC 3D, the Palisades Citizens Association, owners of the property abutting the subject property, and other interested persons. The Applicant shall conduct meetings of the committee at least quarterly, giving notice of the meetings to committee members and to the owners of all property within 200 feet of the subject property. Detailed minutes of all meetings shall be taken, maintained, and circulated among the members. **The School has established and maintained a community liaison committee, which has met quarterly. The most recent meeting was held on January 11, 2005. the committee meetings are open and include representatives of ANC 3D and neighbors living on Ashby Street and MacArthur Boulevard. Minutes of the committee minutes are attached as Exhibit A.**

19. Expansion of the building on the subject property shall be limited to the area necessary for access shown on the Applicant's site plan (Exhibit No. 340). **The expansion of the building was limited to the area approved in the Site Plan, with the exception of additional space in the basement, which was approved in the subsequent BZA Order No. 17164.**

20. The special exception shall be valid except that this Order shall terminate and require modification upon a finding by the Board that the Applicant has either admitted violating, paid a fine for violating, or has been found by the Department of Consumer and Regulatory Affairs, after hearing, to have violated the same condition on three or more occasions within five years. **SPS has received no notices of violation, and has not been found to have violated the conditions of the Order.**

Of all of the conditions, SPS has been most pleased with the effectiveness of the transportation management plan. Parents have been willing to comply with the plan, and SPS has been highly successful in preventing unauthorized drop-offs or pick-ups at the school. When the shuttle bus drops children off or picks them up at the School, it stops only briefly with a minimum disruption to traffic on MacArthur Boulevard. The additional students will arrive at and depart from the School on the shuttle bus. The additional twenty students will not create a need for more parking at the School. The number of faculty and staff will not exceed the cap already established in the Order and the existing fifteen spaces are more than adequate for employees and visitors.

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

Uses permitted by special exception are deemed compatible with other uses permitted in that particular zoning 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 AN INCREASE IN ENROLLMENT TO SIXTY STUDENTS

Pursuant to Section 206 of the Zoning Regulations, 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 Use 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

In the Order, the Board concluded that use of the Subject Property as a junior high school for 40 students would not create objectionable noise. The Board based its conclusion in part on conditions proposed by SPS that were intended to minimize potential adverse noise impacts of the proposed school. The Board adopted the proposed conditions in the Order. They include the

following: limited outside play time; no use of bells, amplified music, or loudspeakers; limited hours of operation; a carpooling and shuttle bus program; and limited number of special events. Based on a sound study submitted by SPS, the Board also found that the surrounding area was subject to a certain level of noise disturbance from vehicular traffic on MacArthur Boulevard and airplanes heading to or departing from National Airport.

The additional twenty students requested in this application will not result in objectionable noise, and will have little effect on noise emanating from the School. During the proceedings relating to SPS's original application, SPS's sound engineer studied the potential impact associated with the enrollment of 60 students originally proposed by SPS. At that time, the sound engineer concluded that the noise associated with a middle school for 60 students would not exceed existing noise levels caused by traffic on MacArthur Boulevard and airplanes arriving at and departing from National Airport. Recently, SPS commissioned a sound engineer to perform a new study to determine the actual impact associated with the private school use. The study was performed on March 18, 2005, between the hours of 11:15 a.m. and 11:45 a.m., during the students' recess and lunch period. In most cases the student noise levels were well below existing ambient noise levels. Only occasionally were student noise levels measured between 68 and 73 dBA, noise levels that are generally consistent with the ambient noise level from traffic on MacArthur Boulevard and notably less than most of the airplane traffic from National Airport, which ranged between 70 and 81 dBA. The study concluded that, even while the students are playing outside, noise impacts from the school are minimal. A copy of the sound study is attached as Exhibit B. The addition of twenty students will have little effect on the sound emanating from the school. Any objectionable noise is further limited by the fact that the students' daily outdoor activity time is limited to lees than one hour during the school day.

SPS will continue to implement the measures approved in the Order intended to minimize noise impacts of the school. The School will maintain its current hours of operation for students, which are from 7:30 a.m. to 4:00 p.m., with classes beginning at 8:00 a.m. Only two special evening events and two special daytime events will be permitted per year. The School will not conduct any organized sports activities on the Subject Property, and the students will continue to use the front doorway as the only permitted student entrance to the Building. The School has implemented these mitigating conditions fully, and they have worked well. The School has received no complaints about student noise from neighboring property owners. In addition, the Building is well-buffered from adjacent residential properties. It is set back 37 feet from the residence on its eastern boundary property and 95.5 feet from the residence on its southern boundary.

2. Traffic

The additional twenty students will have a negligible effect on traffic. SPS has fully implemented the shuttle bus system and carpool program required by the Order, and it has functioned well. The additional students will arrive at and depart from the School on the shuttle bus, and the additional students will add, at most, one shuttle bus run. Because the traffic management plan involved the use of shuttle buses operating between the two campuses, the BZA order required changes to improve conditions on the main campus. Those changes have been implemented with great success. The driveway along 4700 Whitehaven Parkway has been reconfigured to facilitate efficient drop-off and pick-up.

In addition, the carpool program has been extremely effective and the School has met or exceeded the targets set forth in the Order. SPS has implemented a Carpool Initiative, developed in response to DDOT concerns, which established a target average vehicle occupancy (AVO) of 1.60. The Carpool Initiative includes preferential dismissal times for families participating in a

carpool. As required by Condition 8(b), SPS submitted a report on the carpool for the 2003/2004 school year to DDOT and the ANC on July 1, 2004. The report demonstrated that the Carpool Initiative is highly successful, resulting in peak period AVO numbers for November 2004 of 1.81 in the AM and 1.87 in the PM. A copy of the Carpool Initiative reports is attached as Exhibit C.

3. **Number of Students and Faculty/Staff**

SPS requests approval of an additional twenty students, but proposes no change to the number of faculty/staff approved in the Order. As set forth above, SPS originally applied for a student enrollment cap of 60. Alternatively, SPS requested an initial enrollment cap of 40, which would be automatically increased to 60 after one year if the School abided by the conditions in the Order.

In the Order, the Board decided that a maximum student enrollment of 40 was more appropriate at that time, stating "the Board cannot find, based on the testimony and evidence in the record in this proceeding, that a maximum enrollment of 60 students is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or otherwise objectionable conditions that might arise with the higher enrollment." This is now an appropriate time for the Board to evaluate whether the 60 student cap originally proposed by SPS would be objectionable. The School has been operating at the Subject Property for a full year. At the time of the hearing, testimony about objectionable impacts was largely speculative and based in part on the Board's 1962 denial of an application for expansion of a kindergarten on the Subject Property. SPS now has the opportunity to present, and the Board now has the opportunity to evaluate, evidence of how the School actually affects nearby residential properties. The Building has been designed to accommodate 60 students, and there is more than adequate space for them. The Building occupies only 14.4% of the Subject Property, while the Zoning Regulations permit a lot occupancy of 40%. The substantial green space on the site

provides an ample buffer between the Building and the neighboring properties to the south and east. As set forth above, the additional twenty students will create little additional noise, traffic, or other objectionable conditions.

During the proceedings related to Application No. 16582, some community residents expressed concern about the possibility of later requests for increases in enrollment. In order to alleviate their concerns, SPS offered to enter into a binding covenant that would limit student enrollment to 60 for as long as SPS operates a school on the Subject Property. Following the approval of Application No. 16852, the School formally extended the offer of a covenant to the neighbors located within 200 feet of the Property. The neighbors opted to refrain from participating in the covenant as beneficiaries so the School did not pursue the matter further.

The School proposes the phase-in of the twenty additional students over two years in order to further minimize impacts. The first ten additional students would not be permitted until the Fall of 2006, a full two and one-half years after the establishment of the School on the site. The final ten not will be permitted until the Fall of 2007.

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

The Zoning Regulations require eight parking spaces for the proposed eight full-time and four part-time faculty members. The Order requires SPS to provide a minimum of fifteen parking spaces. Under Section 2101.1 of the Zoning Regulations, the number of parking spaces required for a middle school is based solely on the number of teachers and other employees of the school. Accordingly, the additional students will have no effect on the number of parking spaces required by the Zoning Regulations. Moreover, the additional twenty students will not generate a need for additional parking at the School. The fifteen parking spaces currently provided for visitors are not fully utilized.

C. Original Community Concerns

At the time of the original hearings, several members of the community expressed concern about the use of the Property for a school. There was extensive testimony about the potential for noise and disruption caused by adolescents. There was also exhaustive testimony about the unworkability of the traffic management plan. St. Patrick's has now demonstrated that the students do not cause severe noise issues, and the traffic plan has been nothing short of a success. The Zoning Compliance officer has not found a single violation by the School in the first year of the School's operation. This is largely due to the diligence of the faculty and administration in enforcing the Order and the full cooperation of the parents and students.

VI.
THE APPLICANT MEETS THE STANDARDS FOR ALLOWING STUDENTS TO WALK BETWEEN CAMPUSES

The current Order does not allow students to walk between the two campuses. That has resulted in some logistical difficulties. Specifically, the Order, as currently worded, prohibits students who are dropped off at the main Whitehaven campus from walking to the Property. For that reason, any students who arrive late, after the shuttle bus has completed its last route, are picked up at the Whitehaven Campus by one of the administrative staff members at the Property and brought to the Property. St. Patrick's is interested in eliminating this awkward condition by simply allowing students who have checked in on the main Whitehaven campus to walk to the Property. In addition, the current Order limits students from walking from the Property to the main Whitehaven Campus at the end of the school day.

SPS is now proposing language to allow walking under limited circumstances and with the consent of the faculty at the Property. Students would only be permitted to walk at the beginning of the day (school arrival time) and at the end of the day (school dismissal time). Any

late-arriving students who have parental permission would walk if weather permits. Further, a student who has arranged to work with a faculty member before school might walk to arrive at the MacArthur Campus shortly after 7:30 a.m., before the first shuttle bus drop-off. SPS anticipates two or three such instances each day. There would be many fewer instances in which students would walk in the afternoon, since all students go directly to athletics or dismissal from the main campus when they leave the Property at the end of the day. An example of a student who would need to walk at dismissal time would be a student who is going to an "independent study" athletic activity (such as outside tennis lessons).

The only students who would be allowed to walk from one campus to the other would be those whose parents have given permission for them to do so. Parents would be asked to sign a permission form at the beginning of the school year. Students whose parents have not granted permission, whether those students arrive in a timely or tardy fashion, would continue to be transported at all times by existing means. In order to walk from the Whitehaven Campus to the Property, students would be required to check in at the Whitehaven Campus, just as they do when they arrive for shuttle transportation. Once the students have checked in, faculty or staff at the Whitehaven Campus would alert faculty and staff at the middle school that the students are walking there from the Whitehaven Campus.

Allowing students to walk between campuses will not cause adverse noise. As set forth below, the students would only be allowed to walk between campuses in limited circumstances, and would not walk in large groups.

Allowing students to walk between campuses would have a beneficial impact on traffic. A particular benefit of allowing students to walk between campuses would be an increase in the flexibility of movement between the two locations, with a concomitant decrease in the amount of

vehicular traffic. It is likely that there would still be vehicular trips from the Property to the Whitehaven Campus to retrieve late-arriving students, either because a particular student's parent has not granted permission for walking or because of poor weather. However, allowing the students to walk should reduce those vehicular trips.

The distance between the campuses is almost exactly one-half mile. While almost the entire route includes a sidewalk, there is no sidewalk on lower Whitehaven Parkway. In order to increase the safety of the students, SPS has obtained permission from The Lab School for SPS students to walk through The Lab School campus. SP proposes to insert a new section (b) to Condition 7 of the Order. The proposed new Condition 7 is as follows:

7. The Applicant shall provide a shuttle bus system to minimize the number of vehicles coming to the subject property to drop off or pick up students.

   a) Students who do not walk to school or arrive at the subject property by public transportation will be required to arrive at the gymnasium at the Applicant's Whitehaven campus between 7:30 a.m. and 7:55 a.m. on school days for transportation to the subject property by shuttle bus. In the afternoon, the students will be required to return to the Whitehaven campus via shuttle bus for pick-up.

   b) **Students may also walk from the gymnasium at the Whitehaven Campus to the subject property after 7:30 a.m., provided they have already been recorded as having arrived at the Whitehaven Campus. Any students walking from the Whitehaven Campus to the MacArthur Campus shall walk across Whitehaven Parkway, through the Lab School campus to MacArthur Boulevard and then proceed to the subject property. At dismissal time, students may walk from the subject property to the Whitehaven Campus, for sports or for dismissal, provided they have the approval of the MacArthur Campus Director or his/her designee. Any students walking from the MacArthur Campus to the Whitehaven Campus shall walk along MacArthur Boulevard and through the Lab School property to the Whitehaven Campus.**

   c) The shuttle buses shall employ a round-trip route between the Whitehaven campus and the subject property utilizing Whitehaven Parkway, MacArthur Blvd., Arizona Avenue, Loughboro Road, and Foxhall Road back to Whitehaven Parkway.

   d) The shuttle buses shall stop to on- and off- load students on MacArthur Blvd. in front of the school building. The applicant shall ensure that the shuttle buses do

not idle at the subject property but are released from the Whitehaven campus as necessary to make scheduled morning drop-offs and afternoon pick-ups.

e) The Applicant shall monitor compliance with the shuttle bus system daily and shall make such compliance a condition of student enrollment. The applicant shall not permit students to be dropped off or picked up at the subject property at arrival and dismissal times except in prearranged special circumstances, such as when a child will arrive late due to a doctor's appointment. Student drop-offs in special circumstances shall be at the Ashby parking lot.

VII.
WORKING WITH THE COMMUNITY

SPS has engaged in several discussions with the members of the community regarding the proposed enrollment increase and the permission to walk between the campuses. SPS discussed the application during the community liaison committee meeting held on January 11, 2005, and sent a notice to neighbors of the School in January. Several members of the community have expressed no objection to the application.

The School presented the application to ANC 3D on March 3, 2005. The ANC introduced a motion to oppose the application with regard to the enrollment increase. Because the ANC's bylaws require the vote of a majority of the commissioners present in order for the motion to pass and only four of the eight members voted in favor of the motion, the motion was not passed. The ANC voted unanimously in favor of allowing students to walk between campuses.

VIII.
WITNESSES

A. Peter Barrett, Head of School

B. Dan Spector, MacArthur Campus Director

C. Rob Brenneman, Sound Engineer

IX.
EXHIBITS IN SUPPORT OF THE APPLICATION

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

Exhibit A Community Liaison Committee Minutes

Exhibit B Sound Study

Exhibit C Carpool Initiative Reports

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

March 29, 2005

A

AGENDA FOR THE QUARTERLY MEETING OF THE COMMUNITY LIAISON COMMITTEE FOR THE MACARTHUR CAMPUS OF ST. PATRICK'S EPISCOPAL DAY SCHOOL

To be conducted at the MacArthur Campus
4925 MacArthur Boulevard, NW
Tuesday, January 11, 2005 at 7:30 p.m.

[St. Patrick's] shall establish and maintain a community liaison committee to address community concerns related to the private school use of the subject property. It is recommended that the community liaison committee include representatives of ANC 3D, the Palisades Citizens Association, owners of property abutting the subject property, and other interested persons. [St. Patrick's] shall conduct meetings of the committee at least quarterly, giving notice of the meetings to committee members and to the owners of all property within 200 feet of the subject property. Detailed minutes of all meetings shall be taken, maintained, and circulated among the members.

1. **Welcome**

2. **Minutes** *Consideration/Approval of minutes from October 2004 meeting*

3. **Old Business: Review of action items** from October 2004 meeting
   - Stormwater management (Ashby-side roof-water, Wright/ Skrivseth parking lot run-off, inquiry regarding Health Department request for plans)
   - HVAC sound (Possible exterior wall covering)
   - Declaration of Covenants
   - 1801 Foxhall Road update

4. **Other Business**
   - BZA filing for enrollment cap increase (+10 for 2006-2007, +10 for 2007-2008)
   - Walkers?
   - Scheduling future meetings: Third Tuesday of the months of April (19th), July (19th), October (18th), January (17th).

5. **Adjournment**

Minutes of the Quarterly Meeting
of the Community Liaison Committee
for the MacArthur Campus
of St. Patrick's Episcopal Day School

Tuesday, January 11, 2005

[Revised on February 25, 2005, based on a suggestion from a neighbor. Additional paragraph marked by asterisk (*).]

Head of School Peter Barrett called the meeting to order at 7:42 p.m. in the Grade 8 humanities room of the MacArthur Campus. Henry Smyth, Head of Upper School (Grades 4 through 8). Since there were no additional items received by the start of the meeting, the forwarded agenda stood. (Items in bold below refer to agenda items/ action items.)

The first point of business was to review and approve the minutes from the October 14, 2004 quarterly meeting. No corrections were made to the minutes, which were approved.

Old Business: Review of action items from the October 2004 meeting

Inquiry regarding Health Department request for plans Peter reported, following conversations with Facilities Manager Dan Lutsky and Asst. Head of School for Finance and Operations Terry Armstrong, that St. Patrick's was unaware of any request by the Health Department for plans regarding stormwater management. Since the October 2004 meeting, we have had other conversations with a District inspector specifically concerning the condition of the wall that separates the Skrivseth/Wright property from the MacArthur Campus property but, as far as we can tell, there has not been a request from the Health Department regarding stormwater management.

Cathy Wright discussed someone having made a call to the Health Department regarding the wall, which resulted in the visit of the inspector referred to above. Dan Lutsky stated that he met with the city inspector regarding the wall. Resulting from the inspector's visit was an order to repair or replace the wall—issued first to St. Patrick's and then, once the inspector was informed that the wall was actually on the Skrivseth/Wright property, to them. (St. Patrick's said it would share its boundary survey with Larry Skrivseth and Cathy Wright.) Peter noted that he didn't regard the information concerning the location of the wall as the end of the conversation about who should be involved in repairing or replacing it. Instead, he said St. Patrick's would work with the homeowners to find a mutually acceptable resolution. Dan Lutsky stated that St. Patrick's placed a gauge along the wall to monitor any movement and had engaged an engineering firm to check the gauge on a periodic basis.

Peter asked if Larry Skrivseth had followed up with the inspector in the interest of gaining an extension of the time period identified for wall repair or replacement. Cathy Wright stated that Larry had spoken to the inspector but that no definite plans were made as of yet. Plans were made to schedule a meeting between representatives of St. Patrick's (Barrett, Armstrong, Lutsky) and Larry Skrivseth/Cathy Wright.

* Regarding stormwater management issues, Dan Lutsky reported that St. Patrick's had run a video camera into the stormwater system on the south side of the property and discovered that it was clogged with construction debris. Maintenance workers promptly cleared the system of the debris, and Dan said he expected that work to greatly improve the functioning of the system. In the meantime, St. Patrick's will leave sandbags at the edge of the parking lot, at least through one heavy spring rain, to determine the effect of the system clean-out.

Ashby-side roof water run-off St. Patrick's continues to assess strategies for managing this run-off. Work on any solution, such as possibly capturing the rainwater and routing it toward an underground collection tank near the front of the property, would be done during the summer, with plenty of notification to neighbors of the nature and timing of the work. With regard to any driveway and parking lot repairs, St. Patrick's prefers to hold off another year.

HVAC sound Concerned about the aesthetics, Dan Lutsky is not inclined to move forward with panels that would be affixed to the base of the building behind the exterior HVAC units. St. Patrick's would like to monitor this issue through the spring to see whether other measures—including landscaping and adjustments in thermostat levels—reduce concerns about the sound of the exterior units. Should concerns persist, St. Patrick's will reconsider the panels.

Declaration of covenants A significant amount of time was spent last meeting regarding this issue. An insufficient number of neighbors indicated their interest in signing an expanded covenant limiting enrollment to 60 students and having durability beyond St. Patrick's ownership. Currently, there are at least two individuals who are willing to sign the original covenant limiting enrollment during St. Patrick's ownership of the property but without any language regarding footprint, withholding opposition to St. Patrick's application for a higher enrollment cap, and durability beyond St. Patrick's ownership. St. Patrick's attorney will re-circulate that version of the covenant.

1801 Foxhall Road update Peter Barrett reported that there was no new information to share, as conversations with potential development partners continued. No time frame for decision-making concerning disposition of property has been established.

Other Business

BZA filing for enrollment cap increase St. Patrick's expects to file an application soon for an increase in the cap from 40 to 60 students across a three-year period. The requested increase would be plus-ten students in the 2006-07 school year and plus-ten students in the 2007-2008 school year.

Possible change in existing order—walkers Peter Barrett raised the issue of walkers as the only other possible change in the existing BZA order that St. Patrick's might seek. Currently, St. Patrick's runs two buses in the morning at 7:40 a.m. and 7:55 a.m. Student attendance is taken at the Whitehaven Campus as students board the bus. Those individuals reporting to school after 7:55 a.m. report to the School Office at the Whitehaven Campus and, at a designated time, MacArthur Campus Office Manager Judy Barr picks up those students and brings them to the MacArthur Campus. The existing BZA order states:

> *The Applicant shall provide a shuttle bus system to minimize the number of vehicles coming to the subject property to drop off or pick up students.*
>
> *(a) Students who do not walk to school or arrive at the subject property by public transportation will be required to arrive at the gymnasium at the Applicant's Whitehaven Campus between 7:30 a.m. and 7:55 a.m. on school days for transportation to the subject property by shuttle bus.*

St. Patrick's understands the order, when it refers to "students who do not walk to school," to mean those students who do not walk directly to school from their homes, not students who are dropped off somewhere else and walk to the building. The question St. Patrick's has is whether we should seek to allow students to walk to the MacArthur Campus directly from the Whitehaven Campus, once they have checked in there. Students would have to follow exactly the same rules (arriving at the Whitehaven Campus and being checked in there) before walking directly to the MacArthur Campus. St. Patrick's thinks that this change could reduce the number of vehicle trips needed to retrieve late students and also, for example, allow students who walk to the campus to meet with faculty members before the start of school (after 7:30 a.m.). Currently, we have several students who walk to school from their homes. Peter Barrett said he would circulate proposed language among the neighbors.

Future meetings St. Patrick's would like to establish a regular schedule for future quarterly meetings. Peter Barrett had spoken to Alma Gates about a regular schedule, and she suggested the third week of the month as a possible time for the meetings. That plan yields future meetings of April 19, July 19, and October 18, 2005, and January 17, 2006.

New Business

No new business was raised.

Action Items

New

- BZA filing seeking an increase in the enrollment cap.
- Possible change in existing order to allow more students to walk to the MacArthur Campus. Share proposed language.

Continuing

- 1801 Foxhall update.
- Stormwater management (Ashby-side roof-water, Skrivseth/Wright parking lot run-off).
- Wall separating Skrivseth/Wright property from MacArthur Campus property.
- HVAC sound.

The meeting was adjourned at 8:20 p.m.

AGENDA FOR THE QUARTERLY MEETING OF THE COMMUNITY LIAISON COMMITTEE FOR THE MACARTHUR CAMPUS OF ST. PATRICK'S EPISCOPAL DAY SCHOOL

To be conducted at the MacArthur Campus
4925 MacArthur Boulevard, NW
Thursday, October 14, 2004 at 7:30 p.m.

[St. Patrick's] shall establish and maintain a community liaison committee to address community concerns related to the private school use of the subject property. It is recommended that the community liaison committee include representatives of ANC 3D, the Palisades Citizens Association, owners of property abutting the subject property, and other interested persons. [St. Patrick's] shall conduct meetings of the committee at least quarterly, giving notice of the meetings to committee members and to the owners of all property within 200 feet of the subject property. Detailed minutes of all meetings shall be taken, maintained, and circulated among the members.

1. **Welcome**

2. **Minutes** *Consideration/ Approval of minutes from July 2004 meeting*

3. **Old Business: Review of action items** from July 2004 meeting
   - Stormwater management (Ashby-side roof-water, Wright/ Skrivseth parking lot run-off)
   - Ashby-side door alarm
   - HVAC sound (Possible exterior wall covering)
   - Exterior paint colors
   - 1801 Foxhall Road update

4. **Other Business**
   - Schedule next meeting: Tues., Jan 11, or Thurs., Jan. 13, 2005

5. **Discussion of Draft "Declaration of Covenants"**

6. **Adjournment**

Minutes of the Quarterly Meeting
of the Community Liaison Committee
for the MacArthur Campus
of St. Patrick's Episcopal Day School

Thursday, October 14, 2004

The meeting was called to order at 7:37 p.m. in the Grade 8 humanities room of the MacArthur Campus by Head of School Peter Barrett. Since there were no additional items received by the start of the meeting, the forwarded agenda stood. Peter Barrett introduced members of St. Patrick's Episcopal Day School at the meeting. They were Assistant Head of School for Academic Affairs/ MacArthur Campus Director Daniel Spector, parent and Board of Trustees member Jeff Keffer, and school zoning attorney Allison Prince.

The first point of business was to review and approve the minutes from the July 28 quarterly meeting. No corrections or adjustments were made to the minutes and the minutes were approved.

Old Business: Review of action items from July 2004 meeting

Facilities Manager Dan Lutsky reviewed and updated action items noted on agenda with Peter Barrett prior to leaving on vacation. The first such item comprised stormwater concerns along the Wright/Skrivseth property. We have taken the interim measure of placing sandbags at the parking lot corner to eliminate any water run-off there. There has been no significant run-off since the July 28 storm. There has been an inspection of a crack in the wall. It was unclear as to why a gauge had not been installed at that location, as expected. If there needs to be any work to be done on the existing stormwater system, neighbors will be notified regarding the additional action steps necessary to be taken.

As for the water runoff on the Ashby Street side of the property, there is currently discussion underway as to how to better to handle the flow of water there. A possible solution is to bury existing downspout pipes under the existing sidewalk to channel flow into the river rock bed. This action will help to disperse roof water run-off. Mrs. DeMallie questioned whether or not we need a permit for such work at that location. Peter Barrett stated that he did not have an answer to this question, but would look into the matter.

Mrs. Gates asked if the DC Health Department had requested a "set of approved plans" regarding stormwater management from St. Patrick's. Peter Barrett reported that he was unaware of any such request but would inquire as to whether that had occurred.

The exit alarm has been installed on the Ashby Street basement door following the July meeting date.

To date, there have been no additional complaints regarding the sound of the current HVAC system. Dan Lutsky is exploring other options for sound-absorbing exterior wall

coverings or blankets. We know of one product that comes only in two colors, white and black. Since neither color blends with the existing color scheme or would be aesthetically pleasing, Dan is continuing to search out other options. Currently, all building thermostats are set at levels to reduce their running time, and newly planted landscaping around HVAC units aid in decreasing the impact of exterior unit sound.

The existing exterior paint colors of the building were reviewed with the architect and were found to be the correct colors. Possible reasons for visual color variance could be the difference in the texture of the building material or the direct impact of sunlight and shading to the building altering the perception of color.

Peter Barrett updated attendees on the 1801 Foxhall property regarding both the tagging of trees and the emerging plans for the use of the property. As for concerns that tagged trees might be slated for removal, Peter stated that the pink ribbons were all part of the property survey that the Friends of St. Patrick's had initiated. As part of the survey, every tree on the property had to be identified by location, type, and size. As for the use of the pink ribbons, the surveying company simply ran out of white ribbons. This survey and tagging were ongoing from late July through early August.

With respect to plans for the use of the property, principals of the Friends of St. Patrick's continue to talk with possible development partners, given that a portion of the property may be sold. St. Patrick's will continue to keep MacArthur Campus neighbors informed of progress at 1801 Foxhall. Mrs. Gates suggested that periodic reports regarding progress there be given to ANC 3D, thus updating an entire-community entity, rather than just MacArthur Campus neighbors and/or Colony Hill residents. There have been no decisions made regarding number of students, building design, or landscaping of the property. Peter Barrett promised to continue to keep the members informed regarding 1801 Foxhall at the next meeting.

Other Business

Peter suggested Tuesday, January 11, 2005 as a possible date for the next quarterly meeting.

Mrs. DeMallie reported an encounter with students bicycling to school on October 8, around 7:50 a.m. She stated that the students were riding near the corner of Ashby Street towards the bus stop and could have knocked a pedestrian down. She questioned whether Condition #7 of the BZA order dealt with allowing bicycles to be used as forms of transportation to and from the MacArthur Campus. Zoning attorney Allison Prince suggested that the intent of the condition is to limit vehicular traffic to the MacArthur Campus and is silent on the use of bicycles. Therefore, the condition does not preclude the use of bicycles as a means of transportation for students.

Mrs. DeMallie said that any student riding a bicycle to school should operate the bicycle in a safe manner. Peter Barrett asserted that any student who could not operate his/her bicycle in a safe manner—for him/herself and others—would not be allowed to ride a bike to school. Dan Spector promised to speak to the students involved.

St. Patrick's asked if it would be possible for a family's van that transports a student who uses a wheelchair because of cerebral palsy to be allowed to park along the driveway side of Ashby Street at school dismissal time. This request results from the van's scraping its underside on a high spot in the transition from the driveway and the sidewalk. With a combination of the low clearance of the van and the weight of the electric wheelchair, the van continues to damage both the bottom of the van as well as the high spot on the driveway. Neighbors agreed that it would be appropriate for the van to park in that location at dismissal.

Discussion of Draft Declaration of Covenants

At this time, Allison Prince led a discussion of a draft of the "Declaration of Covenants" with participants. Allison planned to follow up with neighbors based on concerns expressed during the meeting along with any additional information.

Action Items

New

- Discuss bicycle safety with students
- Determine whether DC Health Department has requested stormwater management plans

Continuing

- 1801 Foxhall update
- Roof-water run-off, Ashby Street side
- Parking lot run-off toward Wright/ Skrivseth property
- HVAC sound: Investigate possible installation of exterior wall covering
- Declaration of Covenants

The meeting was adjourned at 8:20 p.m.

AGENDA FOR THE QUARTERLY MEETING OF THE COMMUNITY LIAISON COMMITTEE FOR THE MAC ARTHUR CAMPUS OF ST. PATRICK'S EPISCOPAL DAY SCHOOL

To be conducted at the MacArthur Campus
4925 MacArthur Boulevard, NW
Tuesday, July 27, 2004 at 7:30 p.m.

[St. Patrick's] shall establish and maintain a community liaison committee to address community concerns related to the private school use of the subject property. It is recommended that the community liaison committee include representatives of ANC 3D, the Palisades Citizens Association, owners of property abutting the subject property, and other interested persons. [St. Patrick's] shall conduct meetings of the committee at least quarterly, giving notice of the meetings to committee members and to the owners of all property within 200 feet of the subject property. Detailed minutes of all meetings shall be taken, maintained, and circulated among the members.

1. **Minutes**
   - Consideration/ approval of minutes from April 2004 meeting
   - Timing of issuing draft minutes for subsequent meetings
2. **Status of remaining work**
   - Landscaping
   - Building items
3. **Community concerns voiced at prior meeting**
   - Meeting location
   - Sound of HVAC units
4. **Discussion of other concerns**
   - Stormwater management
5. **Other business**
   - 1801 Foxhall Road property
   - School opens Tues., September 7
   - Scheduling next meeting: Tues., Oct. 12, or Thurs., Oct. 14
6. **Adjournment**

Quarterly Community Meeting
Concerning St. Patrick's Episcopal Day School's
MacArthur Campus
July 27, 2004

Draft Minutes, 8.27.04

Attendees
Nora Carbine, Ashby Street
Howard Fenton, Ashby Street
Alma Gates, Ashby Street, ANC 3D Chair
Harry Gates, Ashby Street
Ann Haas, ANC 3D
Sharon Houy, Ashby Street
Thomas Carroll, Ashby Street
Michael Lovendusky, MacArthur Boulevard
Lawrence Skrivseth, MacArthur Boulevard
Cathy Wright, MacArthur Boulevard

Representing St. Patrick's Episcopal Day School
Judy Barr, MacArthur Campus Office Manager
Peter Barrett, Head of School
Dan Lutsky, Facilities Manager
Dan Spector, MacArthur Campus Director
Anne Wintermute, Maintenance Supervisor

Opening

In his opening remarks, Peter Barrett thanked all present for coming to the quarterly meeting at the MacArthur Campus. In communication with the Office of Zoning, at the request of the neighbors, we have been advised that meetings held on-site would not count against St. Patrick's two-evening special event limit for the MacArthur Campus as such meetings serve to accommodate the neighbors. He stated that all neighbors should have received a copy of the April 20, 2004 quarterly meeting minutes by July 15 and, as of July 27, no revisions to those minutes were received by him electronically. Peter asked if there were any revisions to be made to the minutes. None were raised. Although action items to be addressed were mentioned in the minutes, Cathy Wright suggested that these items be restated at the end of the minutes so that people could keep them fresh in their minds. Larry Skrivseth suggested that these items be bulleted at the end of the minutes. The request was noted by Peter Barrett. A call for the minutes to be formally approved was made and approval followed.

Peter Barrett agreed with neighbors' voiced concerns that the minutes be distributed in a more timely manner in the future. He cautioned that the imminent summer closing of the School Office would delay these minutes, but hoped they would be available around September 1. Larry Skrivseth also suggested that a three- to four-week turn-around time

for their distribution be used during the school year and longer, if necessary, during the summer months. There was general consensus regarding this time frame.

Status of Remaining Work

Landscaping

Peter Barrett introduced Anne Wintermute, Maintenance Supervisor, to report on the status of landscaping, including some work needing to be done in the fall. Landscaping plans for 4925 MacArthur Boulevard have followed original plans presented at the April meeting. Anne Wintermute stated that over the next couple of weeks, perennials and hostas would be planted, and other ground cover would be in place by the start of school in September. However, flowering bulbs and some ornamentals still need to be planted in the fall. A rocky path area on the Ashby Street side of the property was created to handle any additional water run off from the driveway on that side of the building. This water would be diverted along the path and into a drain. Questions were raised regarding the black corrugated drainage pipes that had extended from the gutter downspouts and whether these were meant to be a permanent approach to manage roof-water run-off. Dan Lutsky, Facilities Manager, stated that the existing black pipes had been removed and correct extenders would be placed to handle downspout outflow. Eventually, Dan would like to bury these pipe extenders underground allowing for the root watering of the trees and shrubs located nearby.

Building Items

Peter Barrett stated that work on completing punch-list items had been winding down. Dan Lutsky stated that before signing off with general contractor Uniwest, there were concerns about windows and screens that need to be resolved. The chimney would be cleaned in August to assure that both the chimney and fireplace flue were operational.

As far as the outside HVAC units are concerned, all compressor units had been wrapped with foam approximately 1 ½" thick. Peter Barrett stated that several of the smaller units had custom made blankets installed. Dan Lutsky reported that these blankets will decrease the sound produced by these units. He also raised the possible use of an exterior wall covering produced by California Super Sound Proofing to reduce the sound further. These vinyl sheets, which would adhere directly to the wall behind the compressors, currently come in two colors, black and white. Dan reported that he is trying to locate a similar product in a different color for possible use. The trees and bushes planted will also contribute positively to the situation. Currently, our building thermostats have been set at 78 degrees, but during the school year we have been keeping the temperature at 74 degrees. Dan Lutsky noted that we still have construction dust inside the ductwork, which decreases the efficiency of the system, and he is exploring the possibility of having the ducts cleaned.

Peter Barrett asked if there had been a noticeable difference in the sound level from the HVAC compressor units since the April meeting. Howard Fenton stated that he had moved over to using his AC unit and therefore did not notice the HVAC units turning on and off.

Sharon Houy expressed concern about what appeared to be two colors of exterior paint along the rear of the school. Cathy Wright said that the colors on the rear and side of the building were starker than those originally projected on the building drawings. The question was raised as to whether the existing paint was a primer color instead of the finished building color. Dan Lutsky stated that he would compare existing paint samples with those chosen by the architect and report back to the group.

The final building item raised by Peter Barrett involved installation of an alarm on the Ashby Street-facing door. An alarmed crash bar will be installed at that location which, when activated, will sound adjacent to Judy Barr's desk. Dan Lutsky is working with a security company regarding installation of this alarm.

Larry Skrivseth expressed his concerns regarding a minor water flow onto his property following a recent rain. After emailing Dan Lutsky, Larry pinpointed an exact location of the water flow. Both Anne Wintermute and Dan Lutsky will meet with Larry and Cathy regarding this issue and provide possible solutions to both the water flow and the retaining wall. Currently both items will continue to be monitored.

1801 Foxhall Road Property

Since the Friends of St. Patrick's principals are out of town for much of the summer, Peter Barrett stated that there is no new information regarding the 1801 Foxhall property and that no new planning decisions have been made, although conversations with potential partners likely have continued. This item will be carried over from agenda to agenda, with updates as available.

Alma Gates noted that a number of trees were marked with plastic tags, starting at the 1801 property entrance, all along Foxhall, and continuing down into the property. These trees had not been previously tagged. Mrs. Gates offered a copy of DC's Urban Forest Preservation Act for the school's reference. Peter Barrett was unaware of these tagged trees and promised to look into the matter.

Ann Haas asked if the architect had possibly suggested that these trees be removed as part of future building plans. Peter Barrett stated that the architect had sited some buildings on the property as a means of understanding some of the possibilities for the site, but not in any detailed fashion. As more details unfold, Peter Barrett will present them at the October meeting and/ or other future meetings.

Bus Transportation

By September 2004, St. Patrick's will acquire the first of two buses to transport students to and from the MacArthur Campus. This bus will be equipped with a stop sign and flashing signal lights and will be driven by a CDL-licensed driver employed by the school. The driver will adhere to the designated rules and route mandated by the BZA order.

New Business

Next Meeting
Recognizing the many school-opening and other early-in-the-year activities through the beginning of November, Peter Barrett suggested that either Tuesday, October 12, or Thursday, October 14, be used as the date for the next quarterly meeting. Peter didn't think the group needed to confirm a date at this time, but would seek individual input following circulation of the minutes on or about September 1. It was also suggested that a regularly set meeting date (example: second Tuesday of the month) be instituted to serve in the planning of future meetings.

Whitehaven Parkway
Alma Gates stated that at the GWU/ MVC quarterly meeting, Fred Siegal mentioned that St. Patrick's had acquired additional playground space from GW. There has been a serious problem in the past with stormwater run-off from above the playground site that continues on to Whitehaven Parkway and then MacArthur Boulevard. Peter Barrett responded that resolving the stormwater run-off issue was the first order of business in the playground renovation project. Workers have already broken up the concrete at the outflow pipe beneath the GWU/ MVC access road that runs above the rear of the playground site. Currently, we have set two of the four man holes (three man holes are in a line and the fourth is a field drain to handle the side of the slope), thus allowing us to manage the stormwater outflow. Also, a trench has been dug parallel to the sidewalk beside the gym to provide for the stormwater system leading toward Whitehaven Parkway. Correcting the stormwater run off problem should be completed over the next few weeks. Other parts of the project include terracing of the site and the instillation of new play equipment. A retaining wall will be constructed at the rear of the site, and smaller timber walls will be built to terrace the site for particular pieces of play equipment.

Alma Gates asked how much of the current run off would be handled by this project. Dan Lutsky projected that we should be able to collect about 95% of all run off when finished. The field drain, which is located on the slope, is designed and sited to catch the additional run off that does not come out of the outflow pipe.

Other Items

Michael Lovendusky asked if the covenant proposed by St. Patrick's during the zoning process, which would limit enrollment to 60 students for as long as St. Patrick's owns the property, was still available. Peter Barrett said he was unaware of the status of the covenant offer but would investigate it.

Action Items

- Roof-water run-off, Ashby Street side: Identify next steps
- Parking lot run-off toward Wright/ Skrivseth property: Monitor, identify solution

- Ashby Street-side door: Install alarm
- HVAC sound: Investigate possible installation of exterior wall covering
- Review exterior paint colors with architect
- 1801 Foxhall Road update: Tree-tagging, plans for use
- Determine status of covenant offer
- Schedule next meeting, October 12 or October 14

Meeting adjourns at 8:35 pm.

AGENDA FOR THE QUARTERLY MEETING OF THE COMMUNITY LIAISON COMMITTEE FOR THE MACARTHUR CAMPUS OF ST. PATRICK'S EPISCOPAL DAY SCHOOL

4925 MacArthur Boulevard, NW

To be conducted at the Whitehaven Campus
4700 Whitehaven Parkway, NW
Tuesday, April 20, 2004 at 7:30 p.m.

[St. Patrick's] shall establish and maintain a community liaison committee to address community concerns related to the private school use of the subject property. It is recommended that the community liaison committee include representatives of ANC 3D, the Palisades Citizens Association, owners of property abutting the subject property, and other interested persons. [St. Patrick's] shall conduct meetings of the committee at least quarterly, giving notice of the meetings to committee members and to the owners of all property within 200 feet of the subject property. Detailed minutes of all meetings shall be taken, maintained, and circulated among the members.

1. Welcome
2. Introductions of St. Patrick's Trustees, faculty and staff, and contractors in attendance
3. Introductions of PCA and ANC 3D representatives and neighbors and other community members
4. Discussion of purposes, format of meeting
5. Formation of Community Liaison Committee
6. Discussion of remaining work items, including exterior painting (already underway)
7. Presentation of draft landscape plan
8. Identification/ discussion of community concerns
   - Sound of HVAC units on north side
   - Location and scheduling of subsequent quarterly meetings
   - Other concerns to be identified
9. Other business
10. Adjournment

Quarterly Community Meeting
Concerning St. Patrick's Episcopal Day School's
MacArthur Campus
April 20, 2004

Draft Minutes

Attendees
Alan Aiches, PCA representative
Nora Carbine, Ashby Street
Howard Fenton, Ashby Street
John Finney, ANC 3D
Alma Gates, Ashby Street, ANC 3D Chair
Harry Gates, Ashby Street
Ann Haas, ANC 3D
Sharon Houy, Ashby Street
Lawrence Skrivseth, MacArthur Boulevard
Robert Snyder, GWU/ MVC
Tina Van Sickle, Ashby Street
Cathy Wright, MacArthur Boulevard

Representing St. Patrick's Episcopal Day School
Judy Barr, MacArthur Campus Office Manager
Peter Barrett, Head of School
Ed Carr, Trustee
Carter Delorme, Trustee
Kate Fralin, Trustee
Louise Hayes, Whitehaven Campus Office Mgr
David Konapelsky, GTM Architects
Dan Lutsky, Facilities Manager
Allison Prince, ShawPittman
Dan Spector, MacArthur Campus Director
Anne Wintermute, Maintenance Supervisor

Agenda Items 1 – 4

Peter Barrett thanks all for coming and introduces St. Patrick's Trustees Kate Fralin, Carter Delorme, and Ed Carr. Peter also introduces Dan Spector, MacArthur Campus Director; Judy Barr, MacArthur Campus Office Manager; Louise Hayes, Whitehaven Campus Office Manager; Allison Prince, St. Patrick's zoning attorney on both the Whitehaven Campus and MacArthur Campus; David Konapelsky of GTM Architects; Dan Lutsky, Facilities Manager; and Anne Wintermute, Maintenance Supervisor who will also discuss plans for landscaping at 4925 MacArthur Boulevard. Neighbors then introduce themselves. (See list above.)

The purpose of the meeting is to honor the conditions set forth by the Board of Zoning Adjustment to discuss community concerns relating to St. Patrick's Episcopal Day School's use of 4925 MacArthur Boulevard as a school. Peter Barrett suggests the format be one that allows everyone to be heard, encourages a good exchange of information, and identifies the problems—if any—that need to be solved, and the next steps taken to resolve them. Anything that will contribute to this format will be welcomed. Peter does not feel that votes need to be taken, nor should the meetings be freighted with rules. He welcomes input from attendees. Larry Skrivseth would like to add that it be made clear there be a mechanism for minutes being approved. He asks that any issues raised and not answered should resurface and be addressed in the future. Peter indicates that the meeting will be recorded and notes taken by his assistant, Louise Hayes. When completed, a hard copy of the minutes will circulate, allowing for a ten-day period within which any corrections can be made before minutes become final.

Mrs. Gates asks when the minutes will be filed with the BZA. Allison Prince indicates that it is not her understanding that such a filing is required, but if it is, minutes will be filed with the BZA when they are approved.

Agenda Item 5: Formation of Liaison Committee

Peter asks those who would like to be on the Community Liaison Committee to identify themselves. The following individuals respond: Alma Gates, Ann Haas, Larry Skrivseth, Cathy Wright, and Sharon Houy. A Palisades Citizens Association representative is still to be determined. Mrs. Gates asks if this is a request for official members, mentioning that Field and Mount Vernon have meetings open to all. Peter indicates that this is just a core group and that meetings will be open to everyone. Neighbors request the right to seek membership on the committee at a later date.

Agenda Item 6: Remaining Work Items on the MacArthur Campus

Exterior Painting

Painting preparation began last week with power washing. Painting in full will take about a month, priming having started today. The length of time will be weather-dependent. David Konapelsky from GTM Architects shows attendees a rendering of exterior paint finishes. The painting schedule will be from 7:30 am to 4:00 pm, Monday through Friday. There will be no painting on weekends. Given the fair amount of work to be done, including the preparation, there is no fixed ending date.

Resurfacing of the Parking Lot

Peter indicates that the resurfacing doesn't necessarily need to be done now and can be put off for a year. However, he asks attendees if their preference is to get the work over with this June or whether the project can wait until June 2005. This type of work will need to be done when school is not in session. Mrs. DeMallie asks about stormwater management issues and whether those needs should be addressed now. She is told that those issues have been addressed and that resurfacing of the parking lot and stormwater issues are unrelated. Resurfacing will take about a day since the parking lot just needs a topcoat and need not taken up and replaced. Larry Skrivseth points out that the footprint for the existing parking lot is smaller than the outline filed with the BZA. He asks if we find that the existing lot meets our needs would we consider not making it as large as planned on the drawings, which he acknowledges we would be able to do. David Konapelsky indicates that a surveyor has already defined the perimeter and engineers have signed off on it as is. Landscaping will begin as soon as possible and can be done while school

is in session. Resurfacing would only take place after the landscaping was completed. The consensus is that resurfacing will wait until June 2005, at the earliest.

Agenda Item 7: Presentation of Draft Landscape Plan

Anne Wintermute shares the landscape plans. She points out existing trees and the planned addition of foster hollies. These trees should grow to 18 feet and help screen the area but not obscure it. Anne is asked whether the screening will help to soften the noise of the AC units. She responds that the hollies will help with noise abatement, as will two additional layers of plantings near the main units. Both Anne and David point out that at this time there are no plantings to absorb any noise. They are very hopeful that the addition of a 20-foot barrier of broadleaf evergreens in the landscaping plan will improve the situation. Other plantings will be nandinas and skip laurels. Mr. Gates remarks that foster hollies don't seem to be doing well in this area lately and perhaps another type of holly should be considered. Anne is unaware of the stated problem but will look into it and indicates that other hollies could be used but she prefers the fosters.

Attendees are informed that the old yew hedge will be replaced with a new hedge, thus restoring the look of the property's perimeter. The older yew hedge was severely cut back in order to give it a chance to rejuvenate. The hedge had originally been planted too close to the wall and suffered over the years from the lack of proper maintenance, pruning, and drainage. Anne is again asked about the noise abatement issues and indicates that her understanding is that broadleaf evergreens help to reduce the noise substantially. In answer to the question as to how much noise will be reduced, Anne says she doesn't have the decibel range but will try to find out. A request is made that it be reflected in the minutes that some formal identification of what kind of noise reduction is anticipated. Anne continues to discuss the additional plantings of azalea, hostas, ferns, spring bulbs, and the installation of sod and the preservation of existing trees.

Mrs. Gates remarks that when the hardwood tree was removed at the corner of MacArthur and Ashby, she was under the impression that a like species was to take its place. Anne indicates that the root system of the hardwood tree in that location had already started to do damage to the wall. It would not be a good idea to plant the same kind of tree. Current plans are for a dogwood to be placed further from the wall with more dogwoods added for visual impact. Mrs. Gates inquires about damage to the beech tree and is told that the tree has been examined and every effort will be made to save it. David Konapelsky indicates that Care of Trees was out earlier in the year and did have some recommendations. There were concerns that there were old wounds to the tree not caused by the construction.

Mrs. DeMallie informs the attendees that Mr. Lovendusky couldn't make the meeting tonight and has asked her to voice his concerns. The tree that was removed helped to shade his property, and he would like that taken into consideration when selecting and planting a new tree. Anne indicates that it would require a tree with a huge root ball to provide the kind of shade he's looking for. She also indicates that more than likely the plants will adjust to the new light conditions.

Mrs. Gates remarks that when Katherine Bradley contacted her about the removal of the tree, a check was to be sent to the MacArthur Beautification Committee and that a similar hardwood tree—not a dogwood—would replace the one removed. Peter can't put his hands on the letter that accompanied the check but answers that St. Patrick's didn't commit to replace a tree in that location but did commit to replace the tree at that location if possible, or at another location on

the property. Mrs. Gates responds that is was to be a hardwood tree, not a dogwood. Peter states that the appropriate adjustments will be made if need be.

Peter reports that the school has been in contact with the Larry Skrivseth and Cathy Wright yesterday to discuss the plants along the border that edges their property. He also indicates that the silt fence will come down when the sod is put in place.

Agenda Item 8: Identification of Community Concerns

HVAC

David Konapelsky discusses the placement and size of the HVAC units, letting the attendees know that the size and placement were driven by the promises made at the BZA hearing to honor the concerns and requests of the neighbors to use residential-sized units. After the BZA hearing, the architects met with mechanical engineers to discuss the options available. Although a commercial chiller unit would have been better for the school, residential units were requested. A chiller unit is a large unit that could have been placed further from the building with pipes running to the school. This would have saved space inside the building by not needing the interior mechanical closets. However, the residential units were used in order to have HVAC units in keeping with the residential feel of the neighborhood. Given the size of the building, 10 units were needed, their placement made close to the areas they would service thereby increasing energy efficiency. Units could not be bundled in one location. St. Patrick's made a great effort to keep the units residential, with some units being relatively small, servicing only enclosed staircases. He also notes that not all units would need to be on at the same time.

Peter and David point out that the building will not be in much use during the summer months thereby cutting back on noise. David further points out that the building now has better insulation and windows creating a better envelope around the building. The architects tried to keep in mind both what was said at the BZA meetings and what they had to work with to come up with an efficient design. He feels the landscaping will help as well.

Peter asks David if he is mystified by the reports of HVAC noise reported up the hill and across the street. David agrees that he is. He indicates that his firm generally does large houses and though this is a large house with a high occupancy load it has smaller units with peripheral noise coming from being on a major artery with plane traffic overhead. Mrs. Gates asks how many more units we have now compared to those prior to construction, and Mrs. Haas asks why units weren't placed on the MacArthur Blvd. side of the building. David says he does not know exactly how many units there were before and explains again that the units needed to be placed closer to the inside units. The plan was well studied and a good effort was made for the needs and structure of the building and impact on the neighbors. A chiller could have been an option but they are much louder and the BZA was promised residential units. Dan Lutsky indicates that chiller units are extremely loud and that running refrigeration lines long distances and through walls would have been problematic. Mrs. Gates, Mr. Skrivseth, and Mrs. Houy continue to voice their concerns about the noise level. Mr. Fenton asks that we continue to research the effect the plantings will likely have to help buffer the sound. David and Peter remark that Polysonics could be back to survey the area and if need be adjustments can be made to the landscape plan if needed.

Location and Scheduling of Meetings

Mrs. Gates requested that for the convenience of neighbors we seek zoning approval to hold meetings at 4925 as long at it doesn't count against our two evening special events limit. We

haven't heard yet from our April 9 email. Peter makes it clear that we would be delighted to have it there, but we do need to have it clarified. It is recommended that a waiver be signed to satisfy any concerns. The next regularly scheduled meetings would be in July and October.

Other Concerns
Mr. Skrivseth would like to state that his experience tells him that there are three ways to control what happens within a meeting:

- Chair the committee – community will not the chair
- Report it – the neighbors will have approval rights
- And prepare the agenda

There is nothing in the BZA order that addresses the mechanisms for preparing the agenda in advance of the meeting. Mr. Skrivseth recommends that a smaller group within the committee reach consensus on a mechanism for preparing the agenda for these quarterly meetings, so that the phrasing of issues of concern to the community can be done in a way to avoid acrimony. He would like there to be a mechanism and have it be known to the public. Peter agrees and suggests it be done in a manner similar to the review of minutes. It is agreed that agenda items would be collected and a draft agenda created and circulated two weeks or ten days before the next meeting. There is a request that within the minutes, action items be tracked and a person designated by the committee who will see that they are brought up and acted upon and tracked from meeting to meeting

Mrs. DeMallie remarks that the BZA restricted the number of cars coming to the campus yet she feels that there is a lot of activity on Ashby Street. Peter indicates the activity she sees is the arrival of one student by special van because of his need for a wheel chair, Judy Barr leaving the campus to pick up students from the main campus who may have missed the morning bus, student council members who need to be taken to the Whitehaven Campus for meetings, and faculty who teach at both campuses. There is also the occasional parent who is permitted to drop students off at the school after 9:00 am if they are returning from a doctor's visit or the like. Mrs. DeMallie would like it put in the minutes that she didn't think there would be that much activity. Mr. Aiches remarks that it is his understanding the entire street is not used, that the route taken is to turn left out of the driveway and left onto MacArthur Blvd, with no need to travel all the way up the street. Mrs. Barr also indicates that all visitors or workers are also told only to turn left out of the driveway with the exception of a faculty member who lives on 49th Street. Mrs. DeMallie would like to clarify that she lives directly across the street from the driveway and that she sees the traffic in and out.

Finally, Mrs. Gates remarks that the ANC has been able to tour the building and requests an invitation be extended to all neighbors to tour the building. Peter asks that Judy be contacted to pick a convenient time to do so.

Cathy Wright asks about the Foxhall property and the implications of having that property for a high school or junior high. She requests that Peter share information at some point and address what St. Patrick's long-term commitment might be to the neighborhood. Peter indicates that work has barely begun on that project and that perhaps at the July or October meeting he can clarify how the pieces may fit together

Meeting adjourns at 8:55 pm.

B

POLYSONICS CORP.
ACOUSTICS AND TECHNOLOGY CONSULTING www.polysonics-corp.com

March 28, 2005

Mr. Peter Barrett
Saint Patrick's Episcopal School
4700 White Haven Parkway, NW
Washington, DC 20007

MacARTHUR BLVD., 4925
Environmental Noise Survey
Results

Dear Mr. Barrett:

Polysonics has recently performed an Environmental Noise Survey to assess noise levels from students' outdoor activities in the open space of the St. Patrick's Episcopal School's 4925 MacArthur Boulevard site. This site is used as a middle school for 7th and 8th grade students. The primary purpose of this study is to establish whether or not an increase in the student body from 40 to 60 students will have any significant noise impact on the neighboring community. The study included on-site sound level measurements to determine both the ambient noise (the level of the existing conditions, without children) and the noise levels of the students. The results of the measurements indicate that the noise from students' outdoor activities with these additional students will be no higher than the current noise levels from vehicle traffic on MacArthur Boulevard and airplanes from National Airport. Additionally, even though at certain times the sound pressure levels of the students and vehicle and airport traffic are approximately the same, the power of the noise emitted from trucks and airplanes enables that noise to penetrate closed windows and walls of homes better than the lower powered human voice. Therefore, the children's noise will not be heard in a house with closed windows, with the exception of those one or two rooms in each abutting house that directly face the play area. Polysonics concludes that this school use as proposed and studied is compatible with residential zoning, even with the additional students.

The following is offered in support of this finding and provides a general overview of basic acoustics principles.

Basic Acoustics

Sound levels, or sound pressure levels, are measured using the decibel scale. Sound levels are typically measured according to an A-weighted measurement scale, listed in terms of dBA. The A-weighted measurement scale best simulates the human ear's response to sound, accounting for differences in sound perception that the human ear may have at various frequencies.

The decibel scale is logarithmic, rather than linear in nature. Therefore multiple noise sources do not sum as one might otherwise think. When summing noise sources, it should be understood that noise levels of the same value will sum to a value 3 dBA higher than their initial individual values. For example, two 70 dBA sound sources will sum to 73 dBA (70 dBA + 70 dBA = 73 dBA). Likewise, this same 3 dBA increase can be applied to two identical 40 dBA sources to yield 43 dBA (40 dBA + 40 dBA = 43 dBA), two 110 dBA sources to obtain 113 dBA (110 dBA + 110 dBA = 113 dBA), and so on.

To better understand how "loud" measured noise levels are, the following table is provided:

Source	Noise Level
Normal Speaking Voice at 2 feet	65 dBA
Raised Speaking voice at 2 feet	70-75 dBA

Like decibel addition, perception of noise level increases can also be misunderstood. From published acoustical studies, most humans perceive increases in noise levels according to the following subjective schedule:

Noise Level Increase	Subjective Interpretation
3dBA	Just Perceptible
5 dBA	Clearly Perceptible
10 dBA	Substantial Change – 2x as Loud

Even though the dBA measurements from two different sources can have equal value, the character of the sounds can be drastically different. When comparing the human voice to airport or truck traffic, the biggest difference in character is the tonality, or frequency, of the noise. Trucks and airplanes are characterized by powerful low tones, while the voice has much less powerful middle and high tones. It is this power which enables transportation traffic to be heard inside houses where voices of equal dBA value will not be heard.

The above principals should be considered during the following discussion of noise levels and impact upon the surroundings to the St. Patrick's Episcopal School site.

Site Survey

On March 18, 2005, Polysonics conducted an on-site precision sound level measurement survey to determine both the ambient noise (the level of the existing conditions, without children) and the noise level of St. Patrick's students present at the site. This measurement survey considered a student body that has been increased from 40 to 60 students.

Instrumentation used in the survey included one Norsonics Type 118 Integrating Sound Level Meter. This instrument is capable of measuring noise levels and calculating statistical results over the time period measured. The units meet ANSI S1.4 standards for Type I Sound Level Meters. All measurements were made in the standard dBA metric, which best simulates human hearing.

Existing 7th and 8th grade students were brought to the site during their lunch period, approximately 11:25 AM – 11:50 AM, and given the opportunity to congregate, socialize, and play. The children were not given instruction on how to act and were given free reign over the open area. Resultant activity included conversation, running, and ball tossing. Instrumentation was set up at the southeastern property line of the lawn area. Measurements began prior to the children's arrival and concluded after their departure in order to establish a comparison between the noise from students to the ambient noise levels. Noise levels on the site were recorded in 5-second intervals. Traffic and aircraft were also counted and measured. The survey was approximately 1 hour in duration.

The major ambient noise sources around the site included aircraft from Reagan National Airport and truck and bus traffic on MacArthur Boulevard. This site is in the direct flight path of the airport, meaning that flyovers occur immediately overhead. The following table describes the rate at which airport and vehicle traffic passed by the site, and also lists typical noise levels associated with each type of traffic:

Type of Traffic	Approximate Pass-by Rate	Typical Noise Level
Helicopter	1 per hour	73 dBA
Airplane	1 every 2 minutes	60-65 dBA (distant)
		70-81 dBA (overhead)
Passenger Cars	11 per minute	60-66 dBA
Medium Trucks	1 every 2.5 minutes	60-64 dBA
Heavy Trucks	1 every 3 minutes	66-72 dBA
Buses		62-68 dBA

*Rates based on 40-minute observation period.

The rates of airport and vehicle traffic on MacArthur Boulevard are based upon vehicle counts taken over a 40-minute time period during the survey. Of the major traffic noise sources for the site, airplanes were observed to fly over the site once every two minutes, while heavy trucks and buses were observed to travel past the property once every three minutes. Airplanes flying directly overhead produced noise levels ranging from 70-81 dBA, while heavy trucks and buses traveling on MacArthur Boulevard yielded noise levels ranging from 66-72 dBA and 62-68 dBA, respectively.

The noise from the children (approximately 25 students outdoors at a given time) was consistent with the existing noise levels at the site. The following table shows typical noise levels associated with students' outdoor activities:

Student Activity	Typical Noise Level
Normal Conversation	53-58 dBA
Loud Talking	62-67 dBA
General Playing (Running and Ball Tossing)	66-69 dBA
Shouting and Screaming	68-73 dBA

The highest noise levels recorded were between 68-73 dBA. These values were measured from individual student's screams at a distance of approximately 15-25 feet from the instrument. The enclosed graph, plotting the measured noise levels (dBA) versus time, shows how ambient noise levels compare to noise levels at the site when children are present. This graph shows a mix of children, cars, trucks, and aircraft, and also illustrates representative noise levels associated with each noise source. Please note that the lower, base line noise levels during the time at which students are present are slightly higher than the low, base line noise during the ambient measurement. This slight increase is due in part to the student activity, but also because of increases in automobile traffic on MacArthur Boulevard during that time.

Comments

From the results of the survey, the highest noise levels from students' outdoor activities were from individual student's shouts and screams, ranging between 68-73 dBA. These noise levels are generally consistent with noise levels associated with airplanes (70-81 dBA), heavy trucks (66-72 dBA), and buses (62-68 dBA) that pass by the site. In some cases, especially when considering other student activities such as normal conversation, loud talking, and running and ball tossing, students' noise levels are well below those from typical traffic and airport events.

Aircraft and vehicle traffic on MacArthur Boulevard was observed to be constant throughout the survey duration. These conditions are expected to be consistent from early in the morning until late afternoon or early evening, with increased number of events during rush hours and lunch. The high-powered low tones emitted from aircraft, heavy trucks, and buses enable the noise from these sources to penetrate windows and walls more readily than voices of children. All houses in the neighborhood are impacted by the airport traffic. All houses contiguous to MacArthur Boulevard are impacted by traffic from this roadway.

Conversely, the noise from the school is minimal, primarily due to the limited time of exposure and the lower powered noise source. The noise source is only that of the human voice. There is no loudspeaker, no amplified music, no bells, etc. The levels are no louder than the existing truck, bus, and airport noise. The average noise level is generally not increased by the presence of the children.

In addition to the noise levels from children being no louder than airport and vehicle traffic at the site, noise exposure from the students will be limited. It is expected

that potential outdoor activity times for the students will be two hours or less during the school day. There will be no exposure at the following times:

- Before School
- After School
- Days Having Inclement Weather
- Weekends
- Holidays
- Summer

Only those houses on unobstructed, contiguous properties will be aware of the level of noise measured during the testing. This amounts to two houses. Given the impact from the airport and the roadway, persons outside and two houses away would have to listen very hard to hear any of the schoolyard activity. Persons inside homes with windows closed, in rooms that do not directly face the schoolyard, will not hear the school activity.

Conclusions

Noise levels from the increased student body (40 students to 60 students) will generally not increase the existing noise level on the surrounding properties, and is considered a compatible use for this residential neighborhood. Polysonics understands that the human voice is exempt from the DC noise codes. In the design and programming of the school at 4925 MacArthur Blvd, St. Patrick's has taken significant measures to shield and limit noise exposure. Polysonics concludes that this school use as proposed and studied is compatible with residential zoning, even with the additional students. No significant noise impact to the surrounding community is expected to occur as a result of outdoor student activities.

If there are further questions, please contact me directly.

Sincerely,

Robert M. Brenneman
Senior Acoustical Consultant