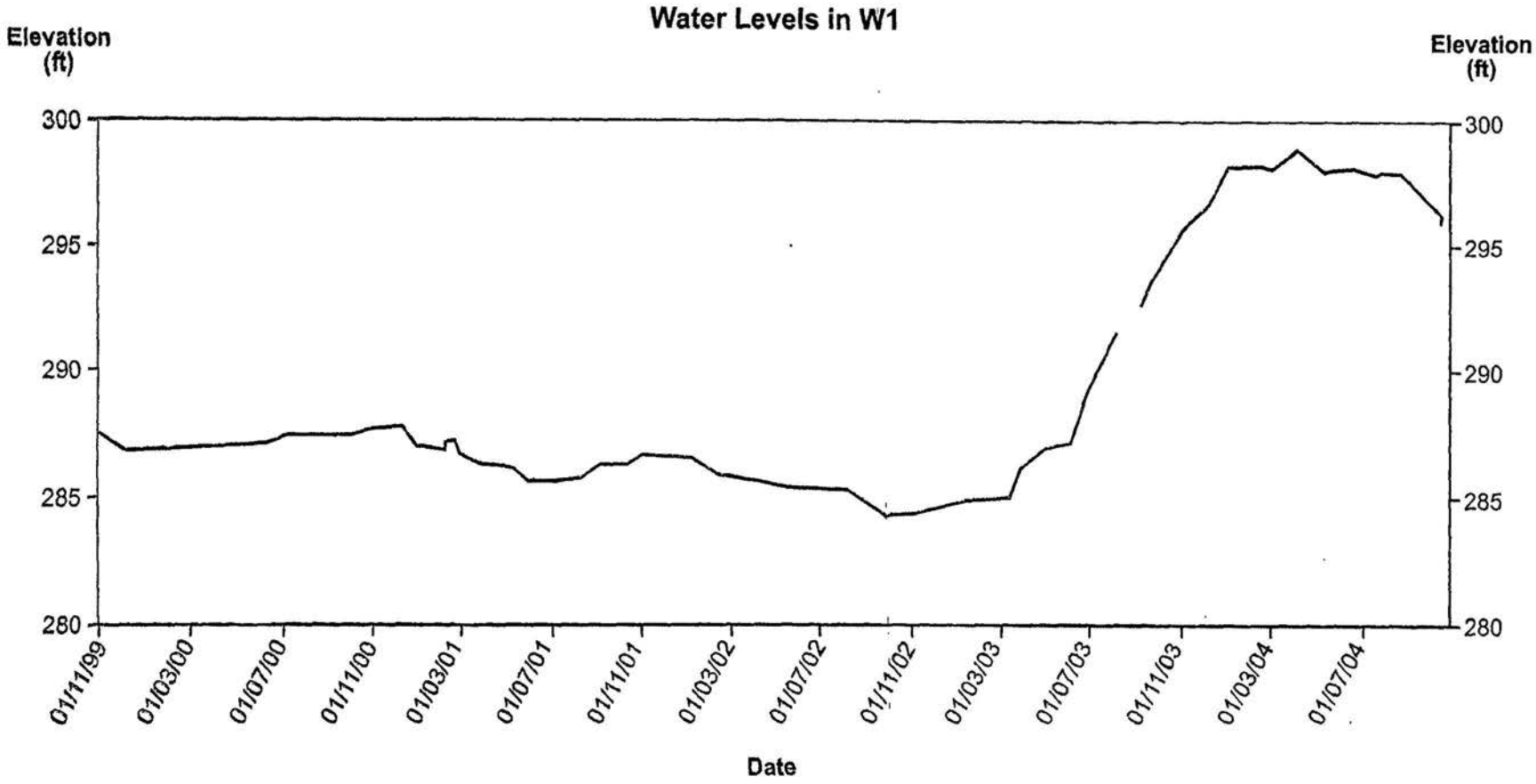


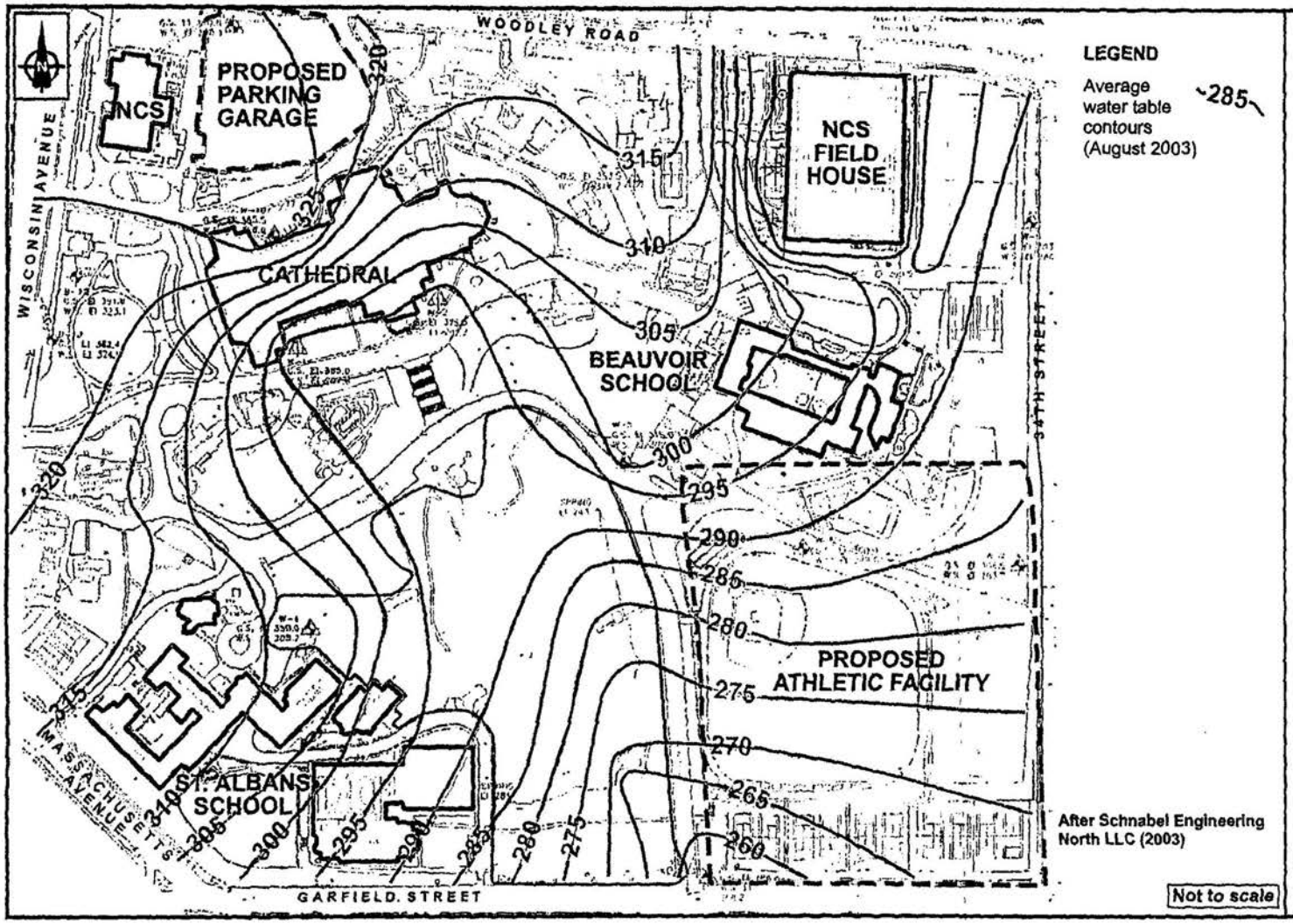
ARUP

St. Albans School Performing Arts Center,
Loading Dock and New Athletic Facility
Hydrological Impact Assessment
W1 HYDROGRAPH

130437-61

Figure **5**

Board of Zoning Adjustment
District of Columbia
CASE NO. 17320
EXHIBIT NO. 25A3

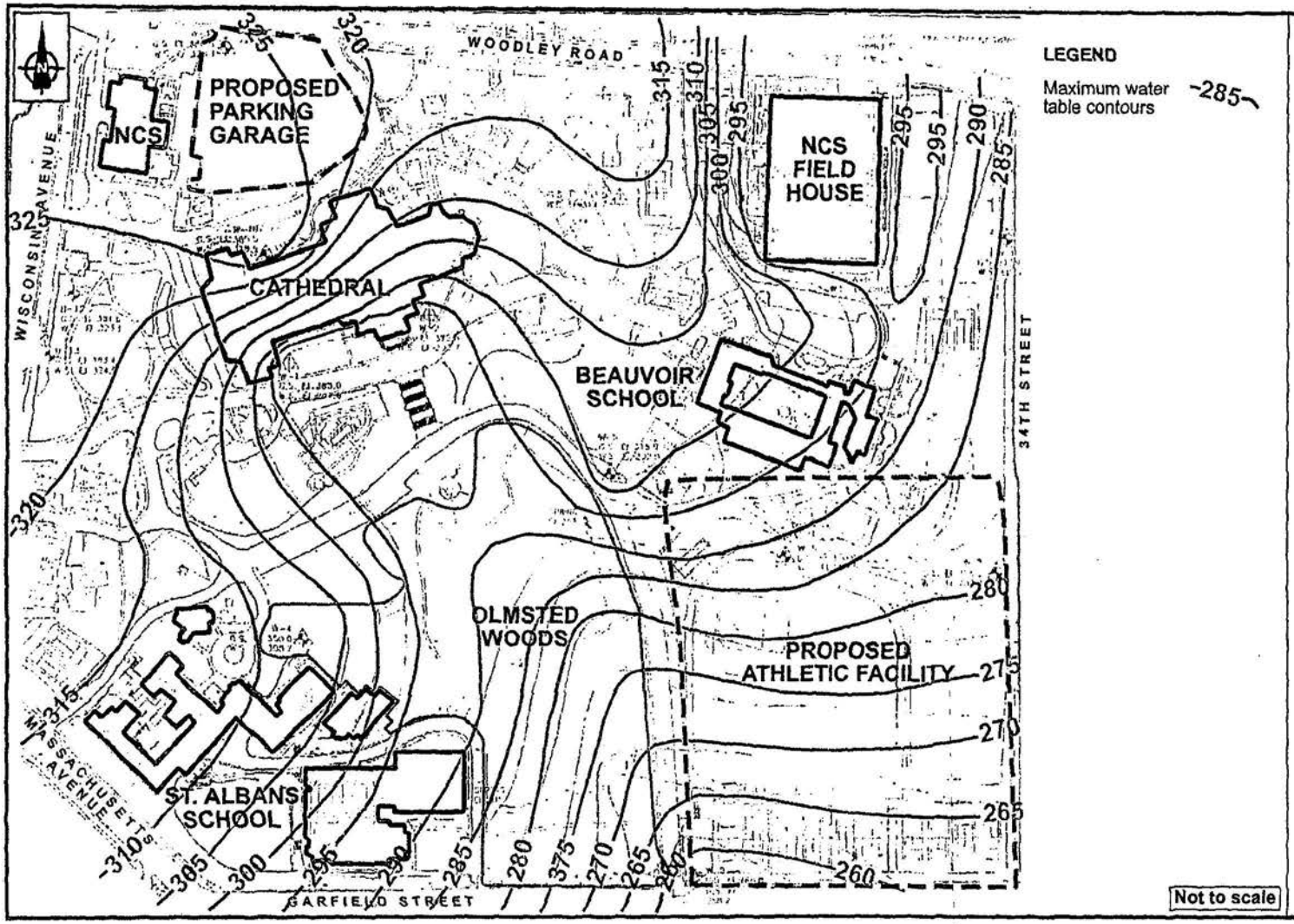


ARUP

St. Albans School Performing Arts Center, Loading Dock and New Athletic Facility
Hydrological Impact Assessment
AVERAGE WATER TABLE CONTOURS (August 2003)

130437-61

Figure 6

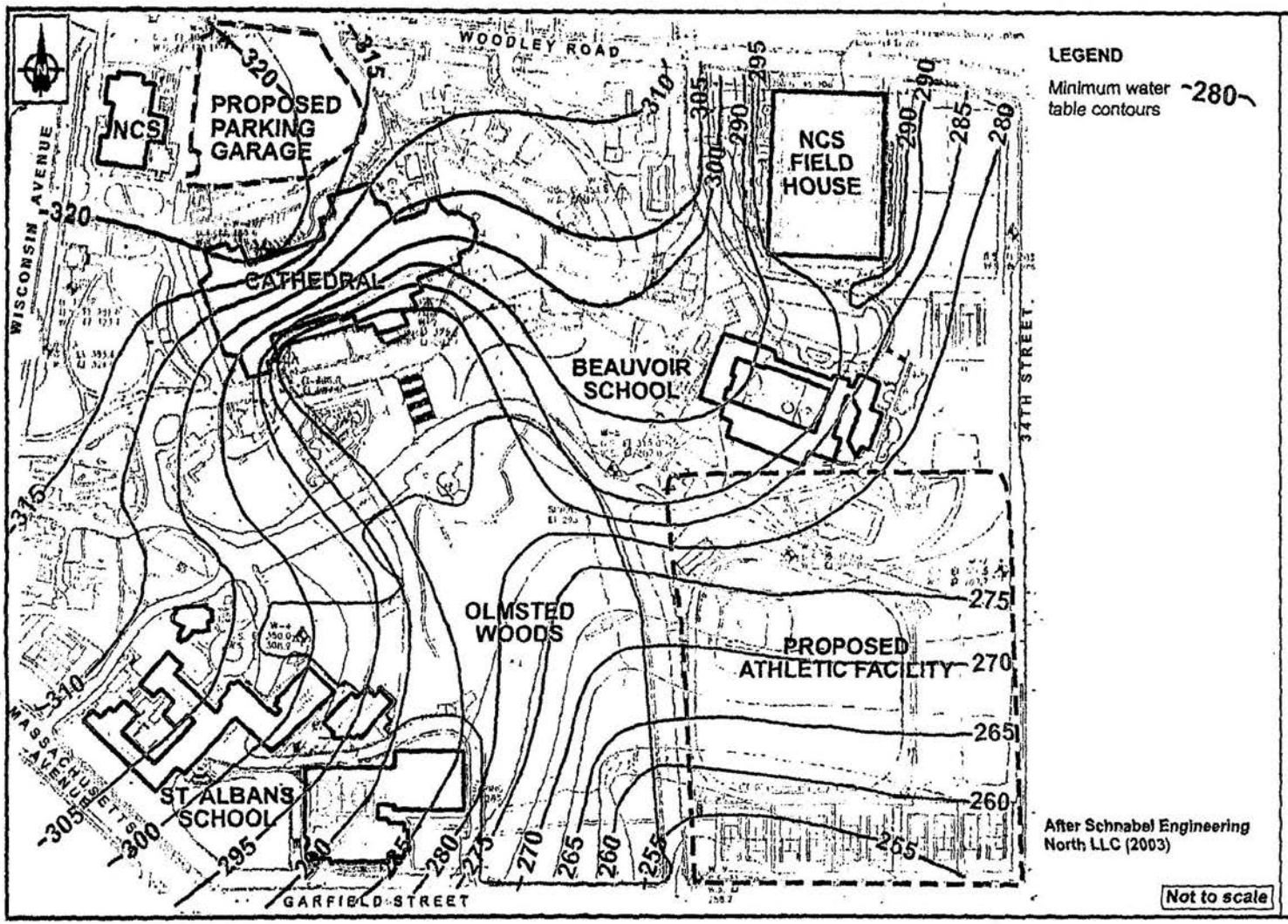


ARUP

St. Albans School Performing Arts Center, Loading Dock and New Athletic Facility
Hydrological Impact Assessment
MAXIMUM WATER TABLE CONTOURS (November 2003)

130437-61

Figure 7

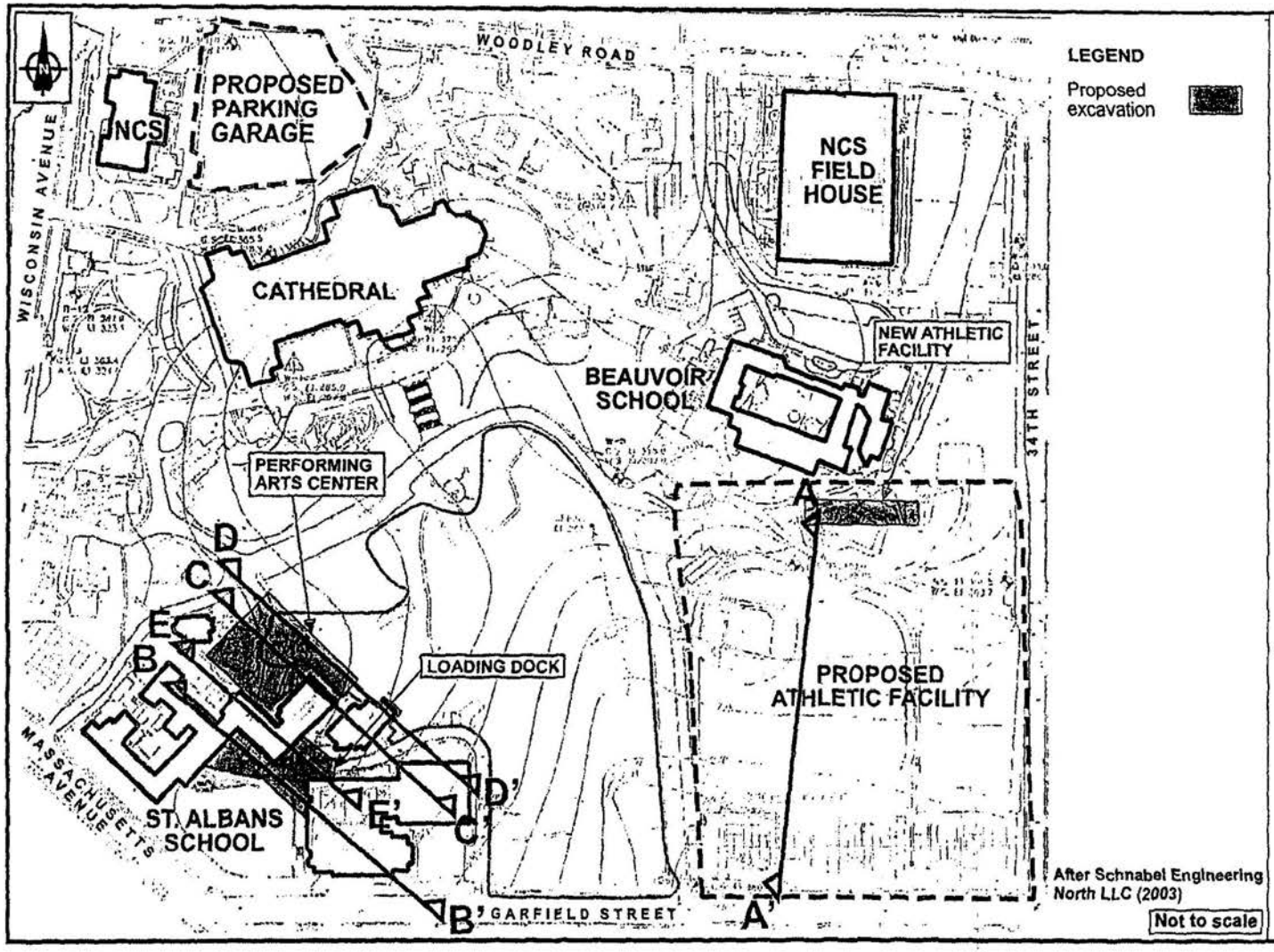


ARUP

St. Albans School Performing Arts Center, Loading Dock and New Athletic Facility
Hydrological Impact Assessment
MINIMUM WATER TABLE CONTOURS (November 2002)

130437-61

Figure 8

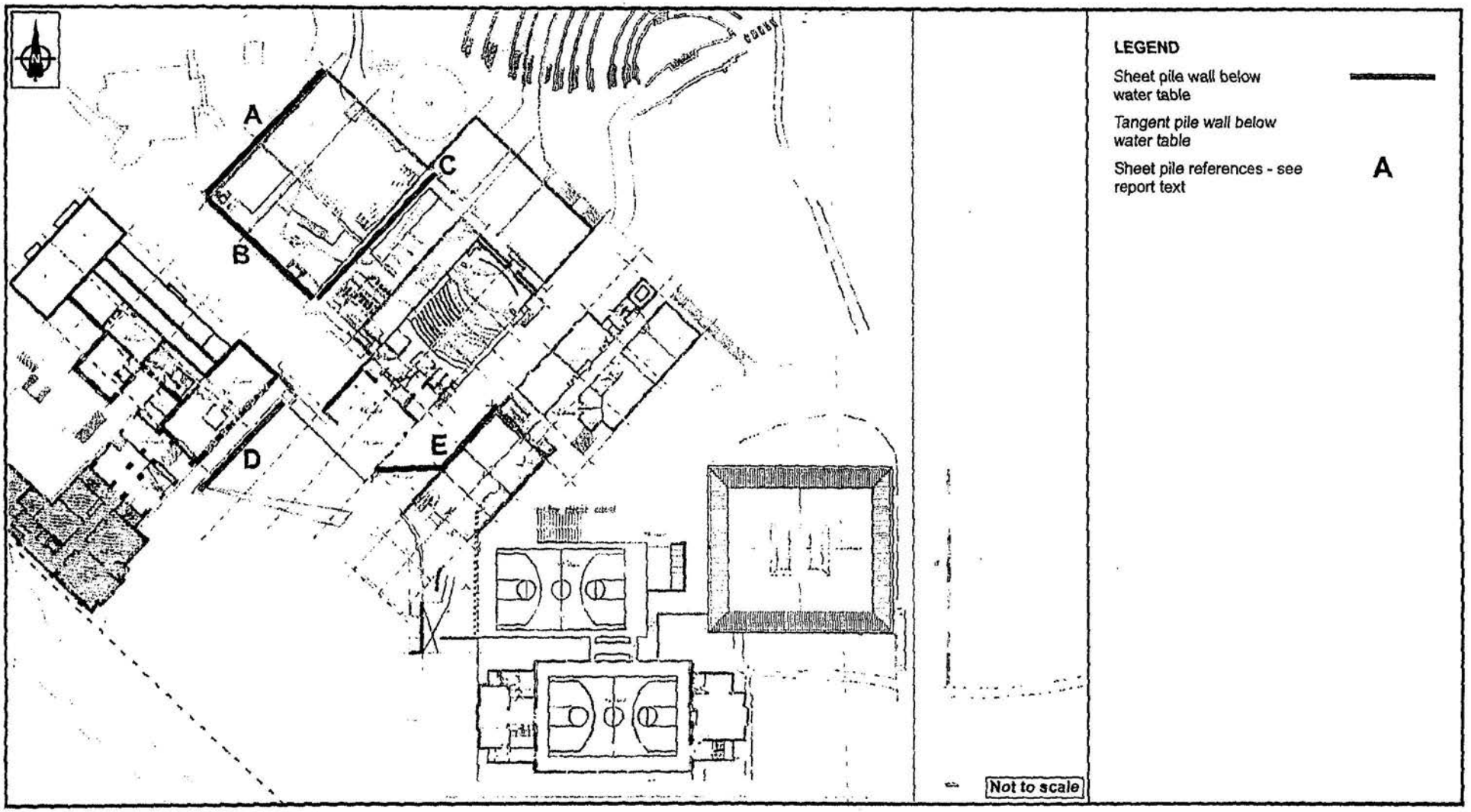


ARUP

St. Albans School Performing Arts Center,
Loading Dock and New Athletic Facility
Hydrological Impact Assessment
PROPOSED EXCAVATIONS

130437-61

Figure 9

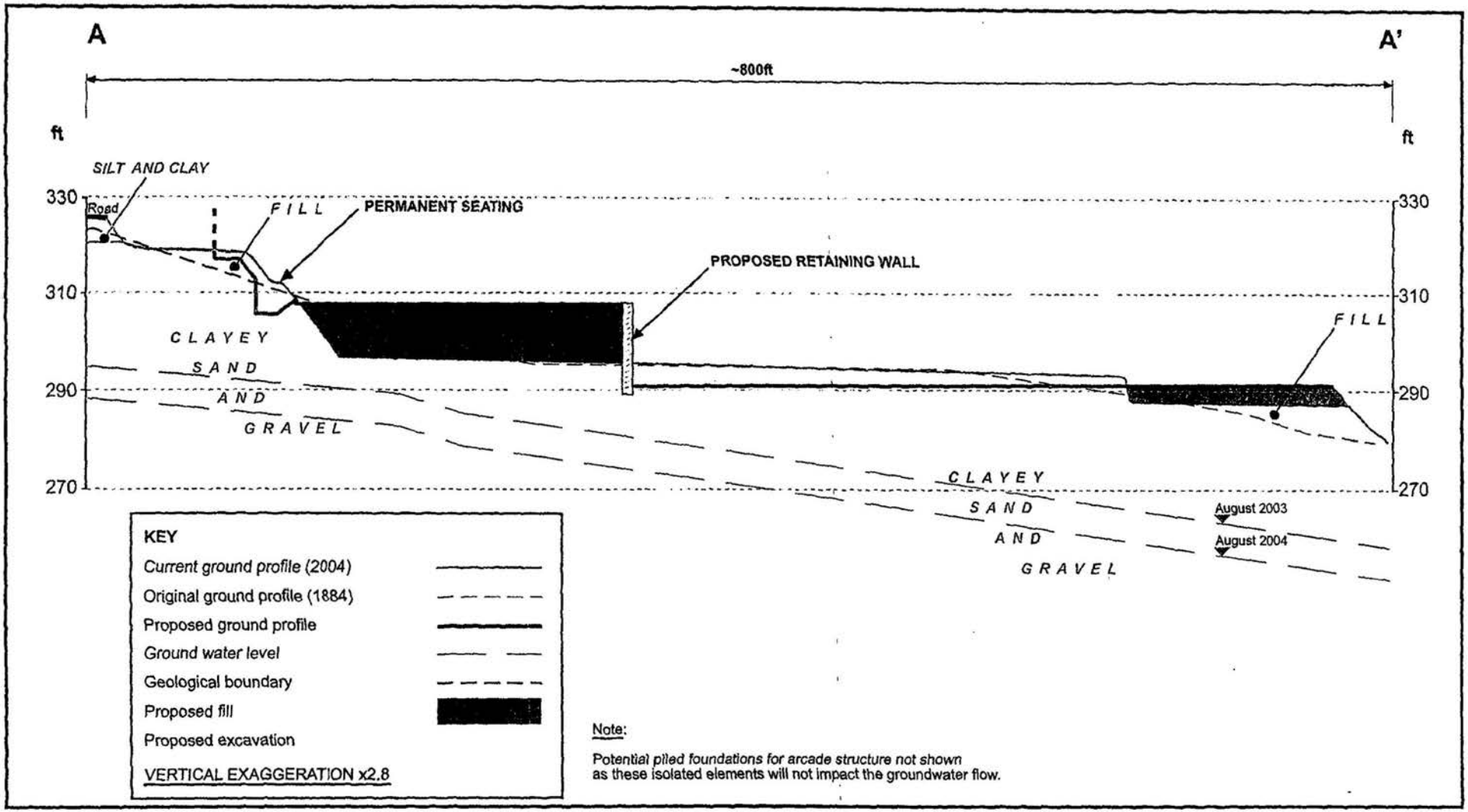


ARUP

St. Albans School Performing Arts Center, Loading Dock and New Athletic Facility
Hydrological Impact Assessment
PERMANENT AND TEMPORARY WORKS BELOW WATER TABLE

130437-61

Figure 10

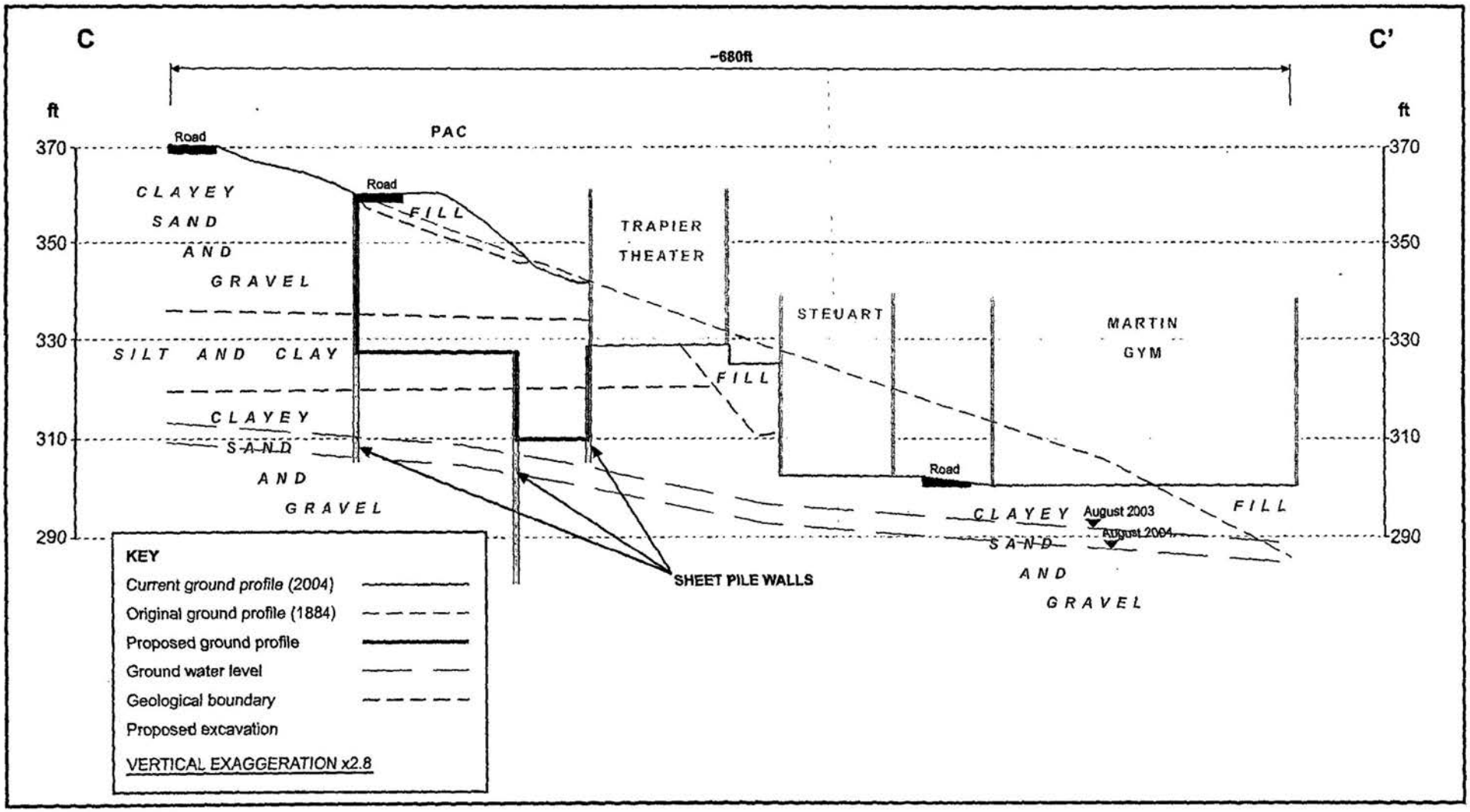


ARUP

St. Albans School Performing Arts Center,
Loading Dock and New Athletic Facility
Hydrological Impact Assessment
SECTION A - A' THROUGH NEW ATHLETIC FACILITY

130437-61

Figure **11**

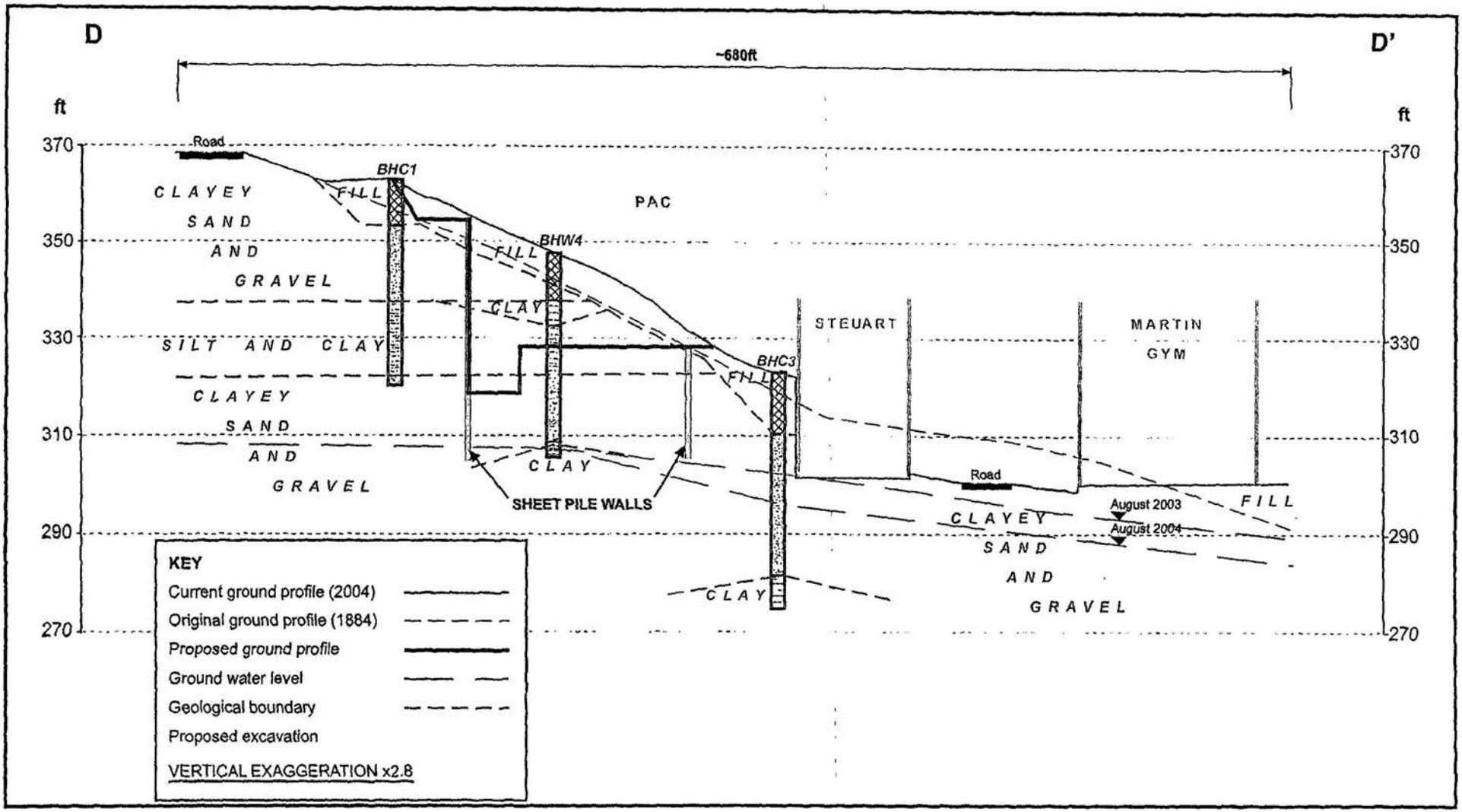


ARUP

St. Albans School Performing Arts Center,
Loading Dock and New Athletic Facility
Hydrological Impact Assessment
SECTION C - C' THROUGH PERFORMING ARTS CENTER

130437-61

Figure **12**

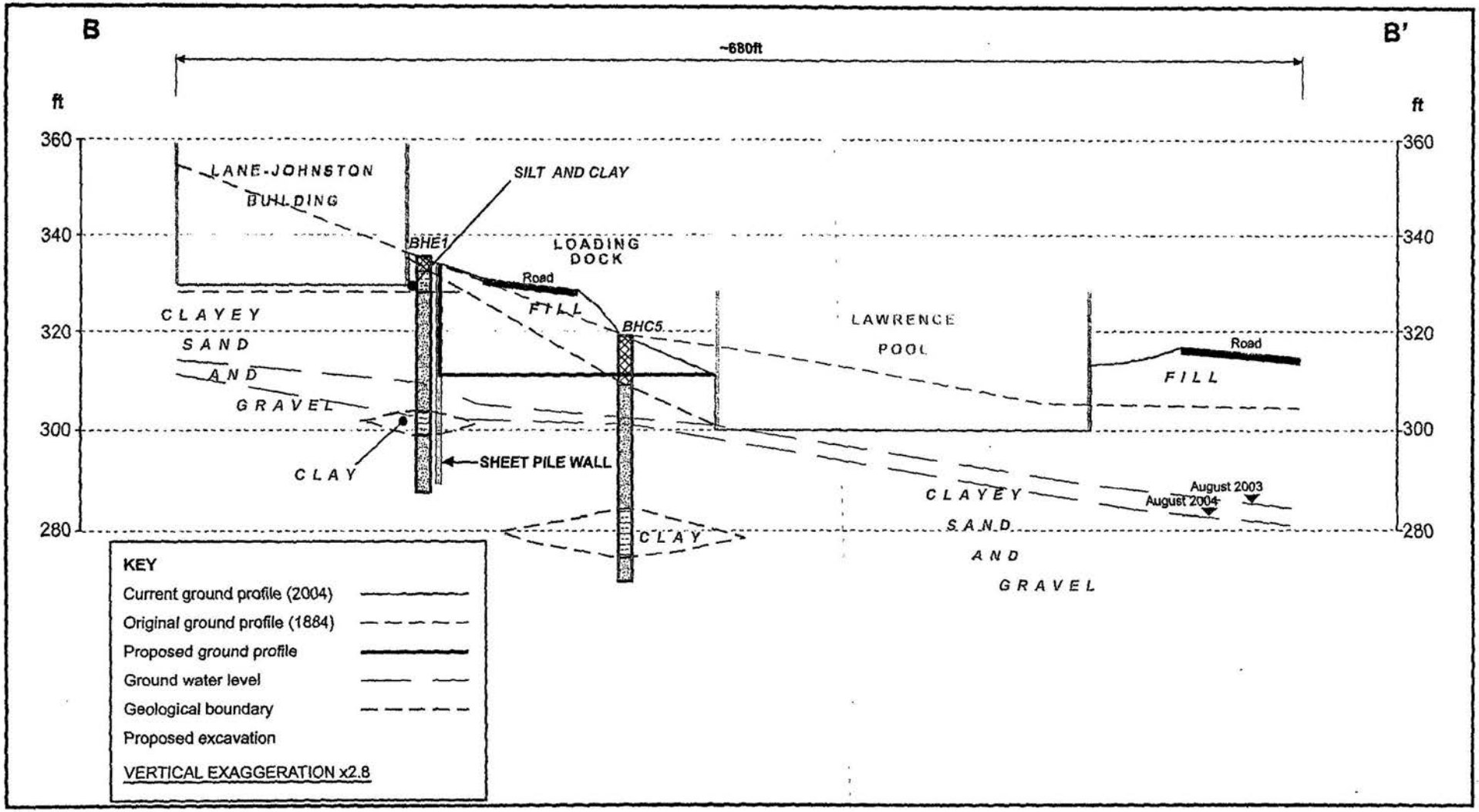


ARUP

St. Albans School Performing Arts Center, Loading Dock and New Athletic Facility Hydrological Impact Assessment
SECTION D - D' THROUGH PERFORMING ARTS CENTER

130437-61

Figure **13**



ARUP

St. Albans School Performing Arts Center,
Loading Dock and New Athletic Facility
Hydrological Impact Assessment
SECTION B - B' THROUGH LOADING DOCK

130437-61

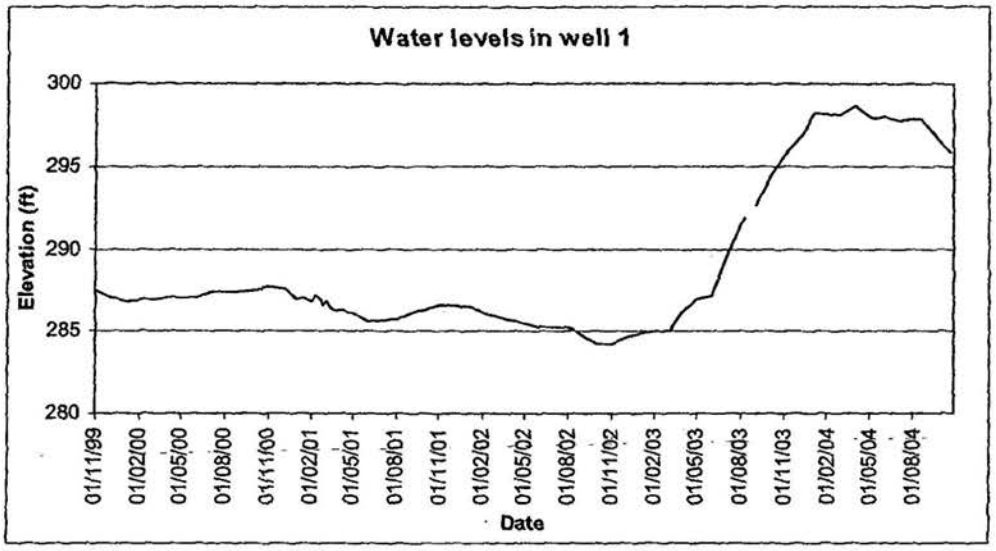
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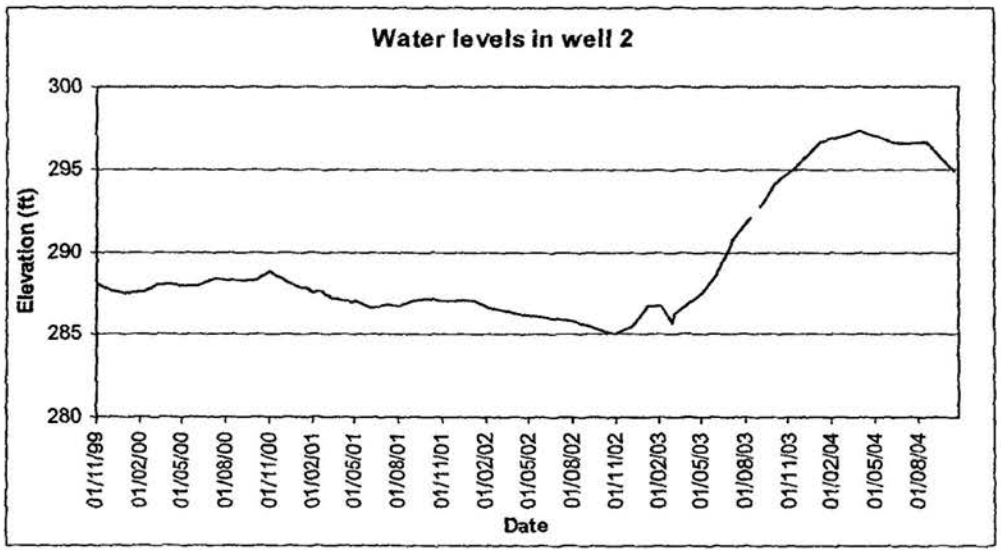
APPENDIX A

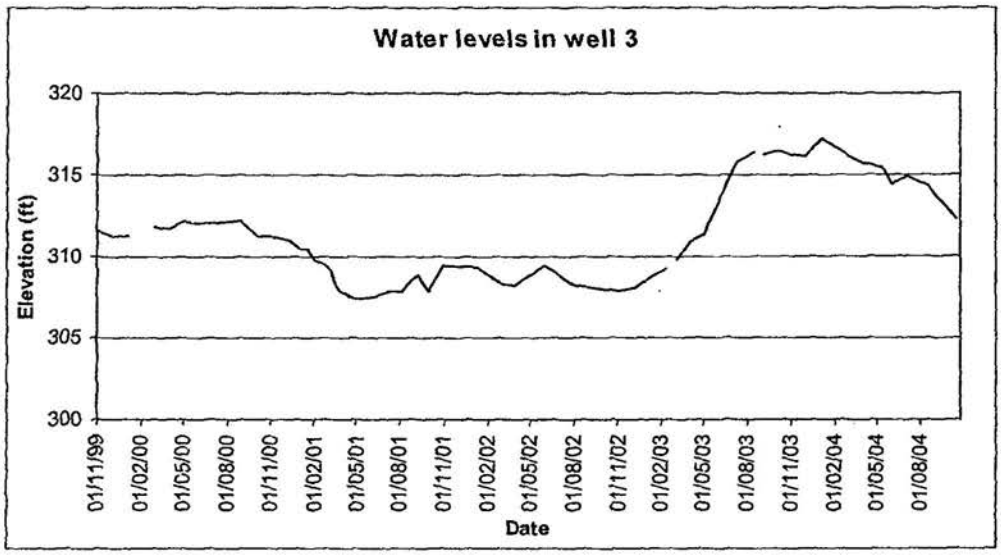
Hydrographs

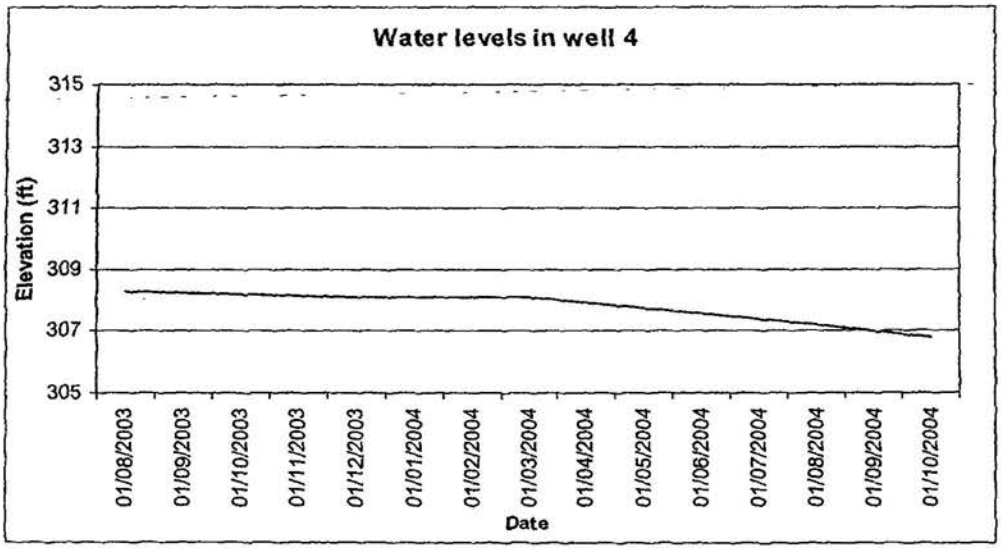
APPENDIX A

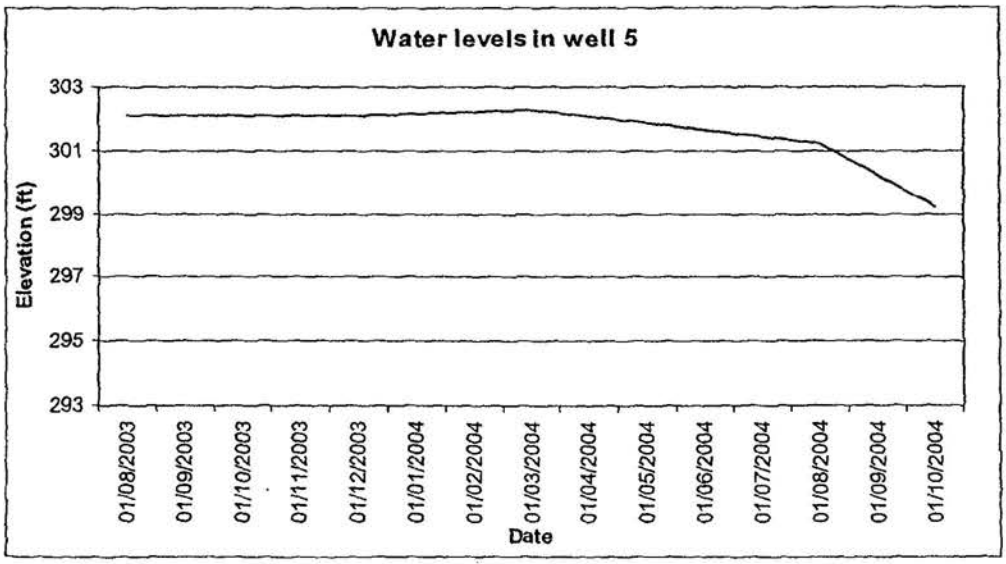
GROUND WATER LEVEL MONITORING DATA FROM CATHEDRAL CLOSE WELLS

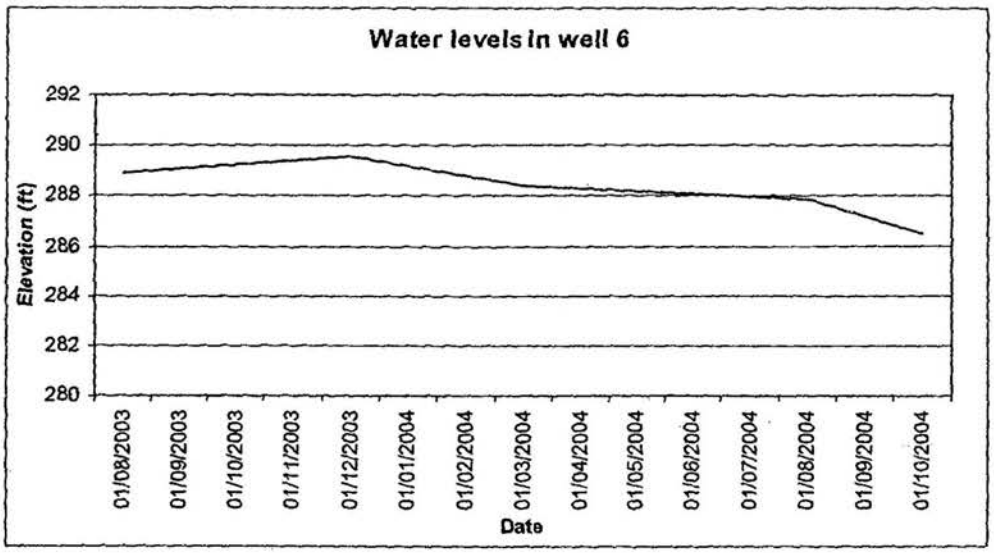


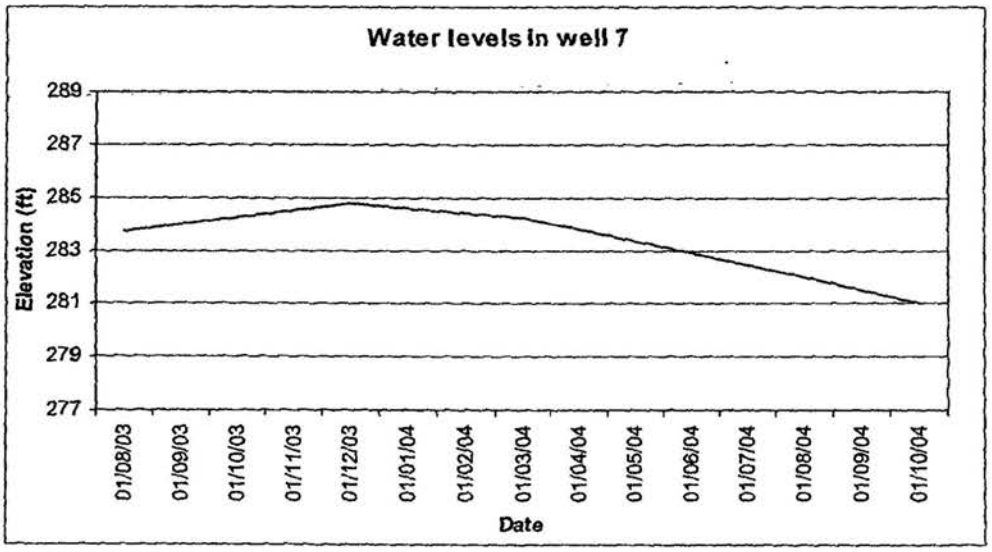


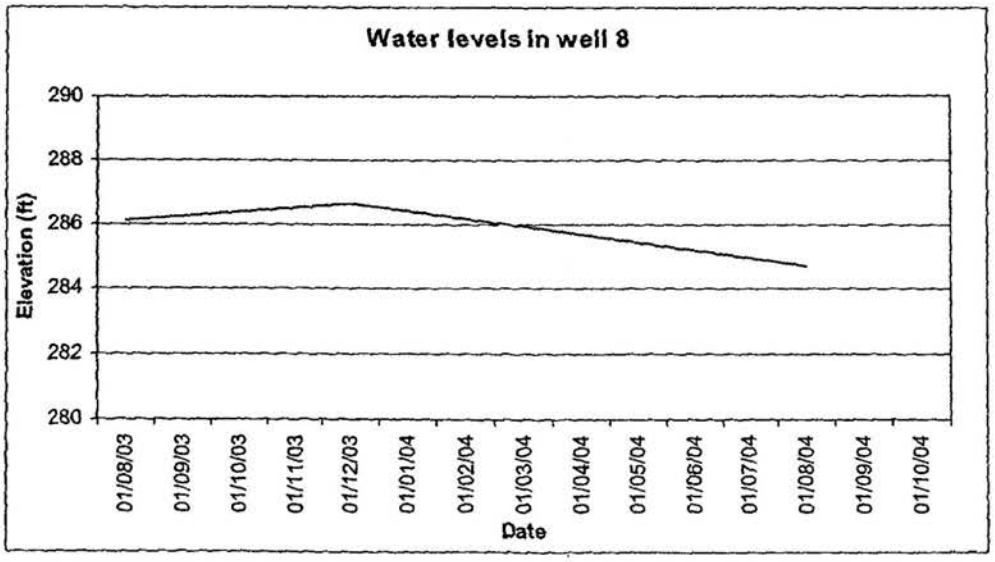

Water levels in well 3
Elevation (ft)
320
315
310
305
300
01/11/99
01/02/00
01/05/00
01/08/00
01/11/00
01/02/01
01/05/01
01/08/01
01/11/01
01/02/02
01/05/02
01/08/02
01/11/02
01/02/03
01/05/03
01/08/03
01/11/03
01/02/04
01/05/04
01/08/04
Date

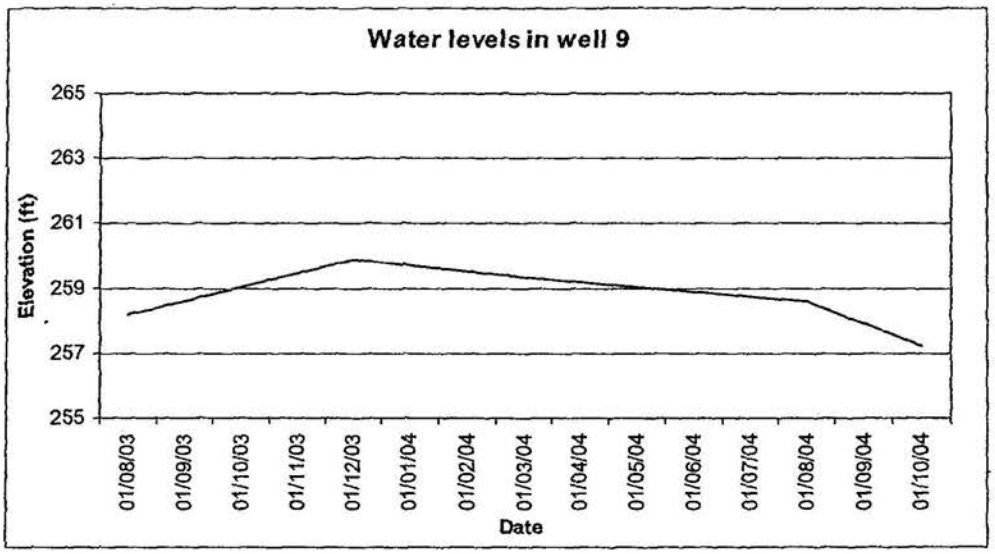

Water levels in well 4
Elevation (ft)
315
313
311
309
307
305
01/08/2003
01/09/2003
01/10/2003
01/11/2003
01/12/2003
01/01/2004
01/02/2004
01/03/2004
01/04/2004
01/05/2004
01/06/2004
01/07/2004
01/08/2004
01/09/2004
01/10/2004
Date

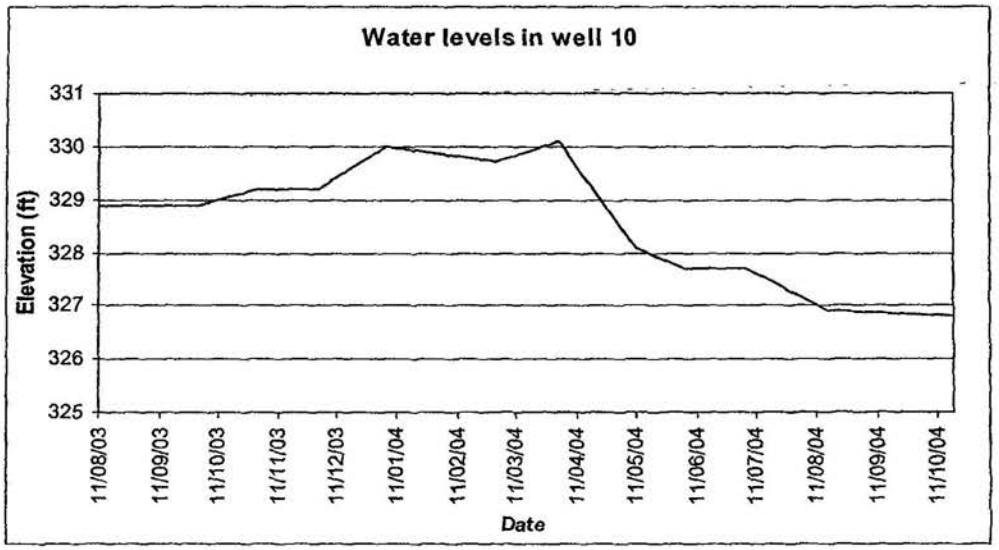

Water levels in well 5
Elevation (ft)
303
301
299
297
295
293
01/08/2003
01/09/2003
01/10/2003
01/11/2003
01/12/2003
01/01/2004
01/02/2004
01/03/2004
01/04/2004
01/05/2004
01/06/2004
01/07/2004
01/08/2004
01/09/2004
01/10/2004
Date

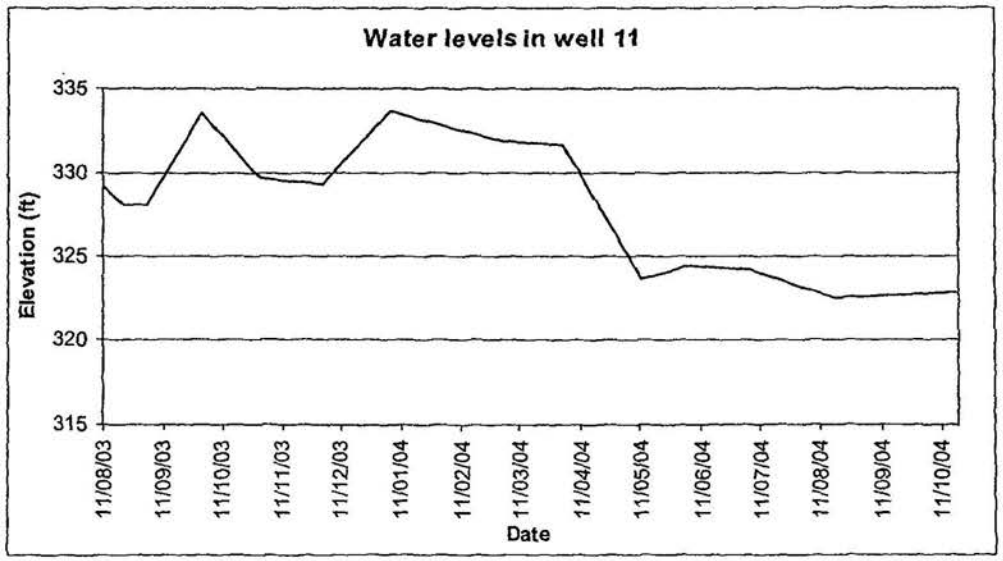

Water levels in well 6
Elevation (ft)
292
290
288
286
284
282
280
01/08/2003
01/09/2003
01/10/2003
01/11/2003
01/12/2003
01/01/2004
01/02/2004
01/03/2004
01/04/2004
01/05/2004
01/06/2004
01/07/2004
01/08/2004
01/09/2004
01/10/2004
Date


Water levels in well 7
Elevation (ft)
289
287
285
283
281
279
277
01/08/03
01/09/03
01/10/03
01/11/03
01/12/03
01/01/04
01/02/04
01/03/04
01/04/04
01/05/04
01/06/04
01/07/04
01/08/04
01/09/04
01/10/04
Date


Water levels in well 8
Elevation (ft)
290
288
286
284
282
280
01/08/03
01/09/03
01/10/03
01/11/03
01/12/03
01/01/04
01/02/04
01/03/04
01/04/04
01/05/04
01/06/04
01/07/04
01/08/04
01/09/04
01/10/04
Date


Water levels in well 9
Elevation (ft)
265
263
261
259
257
255
01/08/03
01/09/03
01/10/03
01/11/03
01/12/03
01/01/04
01/02/04
01/03/04
01/04/04
01/05/04
01/06/04
01/07/04
01/08/04
01/09/04
01/10/04
Date


Water levels in well 10
Elevation (ft)
331
330
329
328
327
326
325
11/08/03
11/09/03
11/10/03
11/11/03
11/12/03
11/01/04
11/02/04
11/03/04
11/04/04
11/05/04
11/06/04
11/07/04
11/08/04
11/09/04
11/10/04
Date


Water levels in well 11
Elevation (ft)
335
330
325
320
315
11/08/03
11/09/03
11/10/03
11/11/03
11/12/03
11/01/04
11/02/04
11/03/04
11/04/04
11/05/04
11/06/04
11/07/04
11/08/04
11/09/04
11/10/04
Date

APPENDIX B

Ground water Observations

APPENDIX B

WATER LEVEL OBSERVATIONS FROM CATHEDRAL CLOSE EXPLORATORY HOLES

Exploratory	GW Encountered		Completion		Stabilised		Unit	Encountered -	Response zone
Hole	Date	Level	Date	Level	Date	Level		Stabilised	
W-1	28/02/1994	322	01/03/1994	291.6	26/04/1994	294.5	NR	27.5	NR
W-2	19/10/1999	341.5	20/10/1999	338.5	29/11/1999	281.5	Silty sand	60.0	NR
W-3	22/08/1999	304.5	22/08/1999	306.3	29/11/1999	309.5	Gravel	-5.0	NR
W-4	13/08/2003	335	NR	NR	22/08/2003	301.5	Clay	33.5	305 to 330
W-5	12/08/2003	301.5	NR	NR	22/08/2003	302.0	Sand	-0.5	290 to 310
W-6	11/08/2003	275	NR	NR	22/08/2003	288.8	Sand	-13.8	265 to 275
W-7	08/08/2003	290.5	NR	NR	22/08/2003	283.7	Clay	6.8	276.5 to 296.5
W-8	11/08/2003	288	NR	NR	22/08/2003	286.1	Sand	1.9	278 to 298
W-9	12/08/2003	270	NR	NR	22/08/2003	258.1	Sand	11.9	255 to 265
B-12	28/07/2003	323.1	28/07/2003	Dry	29/07/2003	Dry	Silt	>11.5	N/A
B-13	28/07/2003	339.9	28/07/2003	324.9	29/07/2003	Dry	Silt over clay	>16.5	N/A
AF-1	26/02/2004	285	26/02/2004	280.0	27/02/2004	Dry	Sand over clay	>11.5	N/A
AF-2	25/02/2004	Dry	25/02/2004	Dry	27/02/2004	Dry	N/A	Dry	N/A
AF-3	25/02/2004	294.1	25/02/2004	293.9	22/03/2004	295.1	Clay	-1.0	287.6 to 297.6
AF-4	26/02/2004	287	26/02/2004	270.5	27/02/2004	Dry	Clay	>25.7	N/A
AF-5	23/02/2004	276	23/02/2004	278.5	27/02/2004	288.5	Sand	-12.5	N/A
AF-6	24/02/2004	284.8	24/02/2004	280.3	27/02/2004	286.3	Clay	-1.5	N/A
AF-7	24/02/2004	271.2	24/02/2004	254.7	27/02/2004	Dry	Silty sand	>31.5	N/A
AF-8	26/02/2004	264.9	26/02/2004	252.4	27/02/2004	Dry	Gravel over clay	>26.5	N/A
AF-9	27/02/2004	263.9	27/02/2004	275.4	22/03/2004	272.6	Sand	-8.7	262.4 to 282.4
AF-10	05/08/2004	274	05/08/2004	268.5	03/09/2004	273.5	Sand	0.5	NR
AF-11	05/08/2004	272.9	05/08/2004	263.9	06/08/2004	Dry	Sand	>15	N/A
L-1	NR	NR	22/04/1994	297.2	02/05/1994	Dry	Sand	2.2	N/A
L-2	NR	NR	22/04/1994	297.2	02/05/1994	315.8	Sand	-18.6	N/A
L-3	NR	NR	22/04/1994	296.8	02/05/1994	311.2	Sand	-14.4	N/A
Gym-11	19/03/1976	285.3	19/03/1976	282.5	22/03/1976	284.5	Sand	0.8	N/A
Gym-12	NR	NR	29/03/1976	281.0	30/03/1976	Dry	Silty sand	28.2	N/A
Gym-13	NR	NR	26/03/1976	281.1	29/03/1976	Dry	Clay	27.6	N/A
Gym-14	NR	NR	30/03/1976	290.7	01/04/1976	289.8	Sand over clay	42.6	N/A
Gym-15	NR	NR	25/03/1976	285.4	26/07/1976	Dry	Sand over clay	28.8	N/A
Gym-16	22/03/1976	301.7	22/03/1976	304.5	23/03/1976	309.0	Sand	-7.3	N/A
Gym-17	NR	NR	23/03/1976	304.0	24/03/1976	303.0	Sandy clay	1.0	N/A
Gym-18	NR	NR	24/03/1976	289.9	26/03/1976	294.1	Sand	-4.2	N/A
Gym-19	NR	NR	31/03/1976	Dry	01/04/1976	297.0	Sandy clay	-7.5	N/A
Gym-20	NR	NR	01/04/1976	300.2	16/04/1976	Dry	Sandy clay	9.9	N/A
Gym-21	NR	NR	24/03/1976	Dry	29/04/1976	Dry	Dry	Dry	N/A
Gym-22	24/03/1976	Dry	24/03/1976	Dry	29/04/1976	282.7	Dry	-8.9	N/A
Gym-23	25/03/1976	Dry	25/03/1976	Dry	Backfilled	NR	Dry	Dry	N/A
Gym-24	11/05/1976	Dry	11/05/1976	Dry	18/05/1976	285.9	Dry	-10.5	N/A
Gym-25	11/05/1976	Dry	11/05/1976	Dry	18/05/1976	288.9	Dry	-1.9	N/A
Gym-26	NR	NR	01/06/1976	288.9	Backfilled	NR	Fill	Dry	N/A
Gym-27	NR	NR	28/05/1976	Dry	Backfilled	NR	Dry	Dry	N/A
C-1	06/08/2004	Dry	06/08/2004	Dry	06/08/2004	Dry	Dry	Dry	N/A
C-2	06/08/2004	Dry	06/08/2004	Dry	06/08/2004	Dry	Dry	Dry	N/A
C-3	10/08/2004	298.9	10/08/2004	282.9	03/09/2004	295.3	Sand	3.6	NR
C-4	10/08/2004	Dry	10/08/2004	Dry	11/08/2004	Dry	Dry	Dry	N/A
C-5	10/08/2004	286.8	10/08/2004	273.8	03/09/2004	294.4	Sand	-7.6	270.8 to 310.8
E-1	09/08/2004	294.1	09/08/2004	292.1	10/08/2004	Dry	Sand	7.0	N/A
E-2	11/08/2004	308.1	11/08/2004	300.1	03/09/2004	301.1	Sand	7.0	NR

APPENDIX C

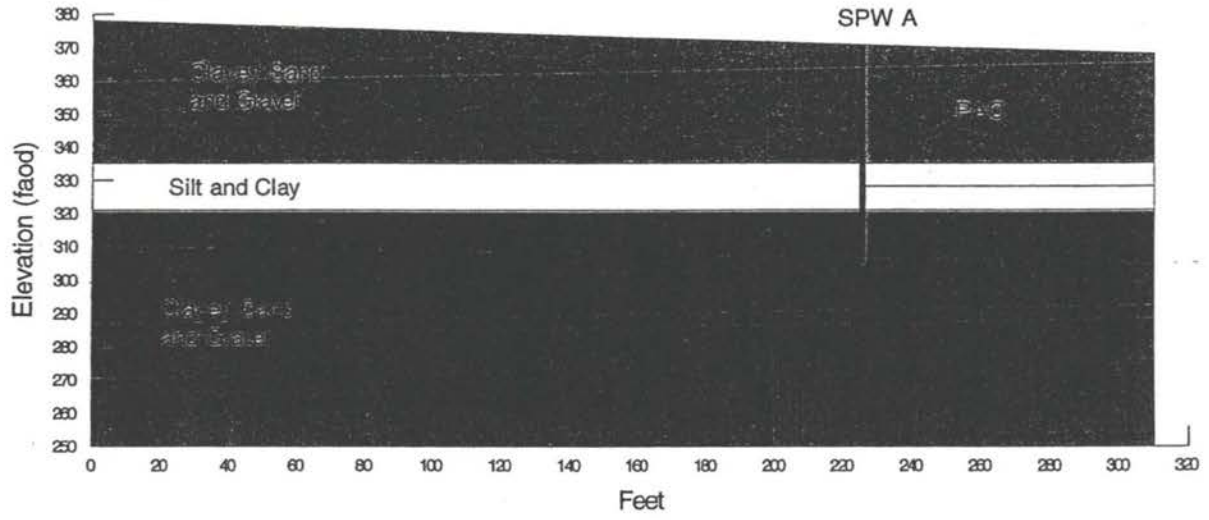
Numerical Models

APPENDIX C NUMERICAL MODEL OUTPUT

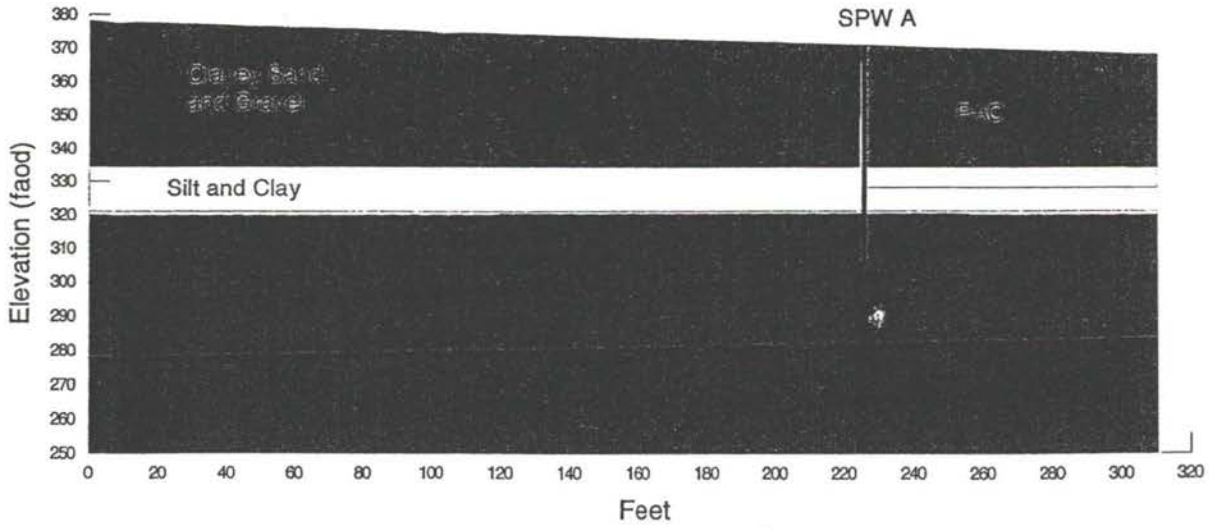
Sheet Pile Wall A - Base Case Model

SPW A location shown on Figure 10

Groundwater conditions before construction



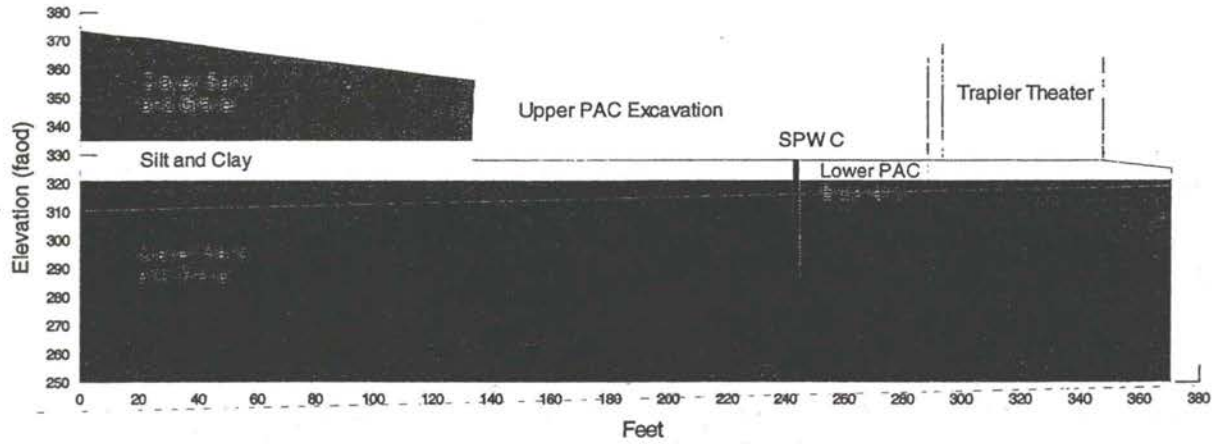
Groundwater conditions after construction



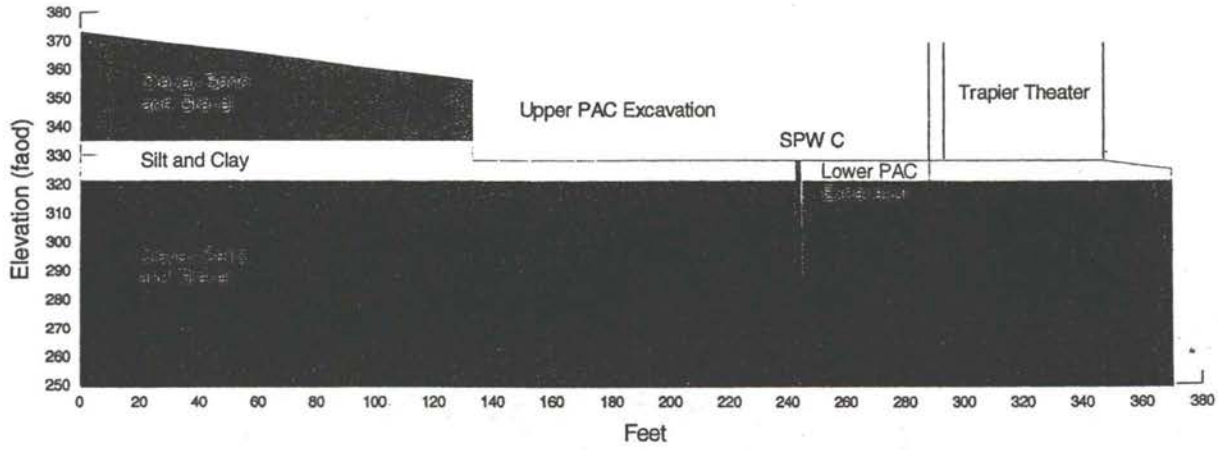
Sheet Pile Wall C - Base Case Model

SPW C location shown on Figure 10

Groundwater conditions before construction



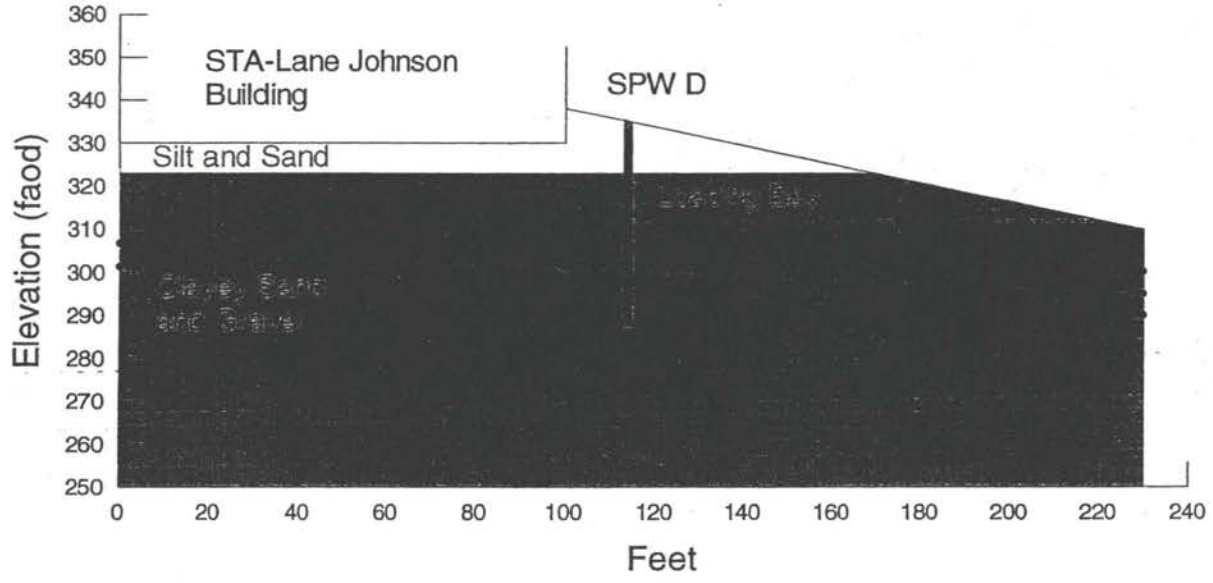
Groundwater conditions before construction



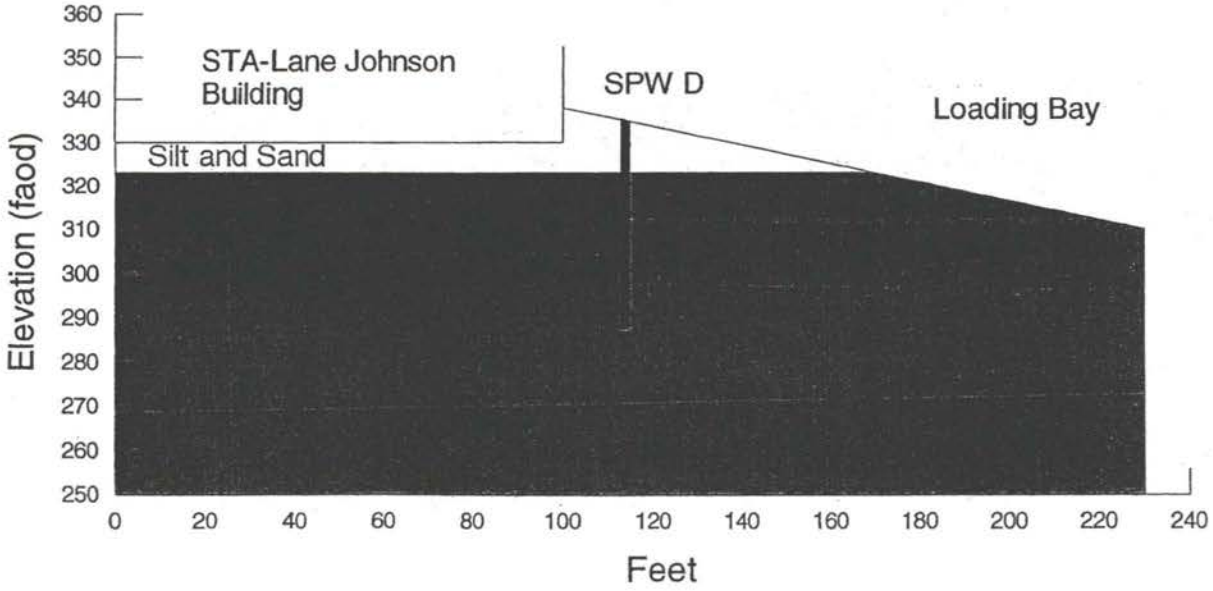
Sheet Pile Wall D - Base Case Model

SPW D location shown on Figure 10

Groundwater conditions before construction



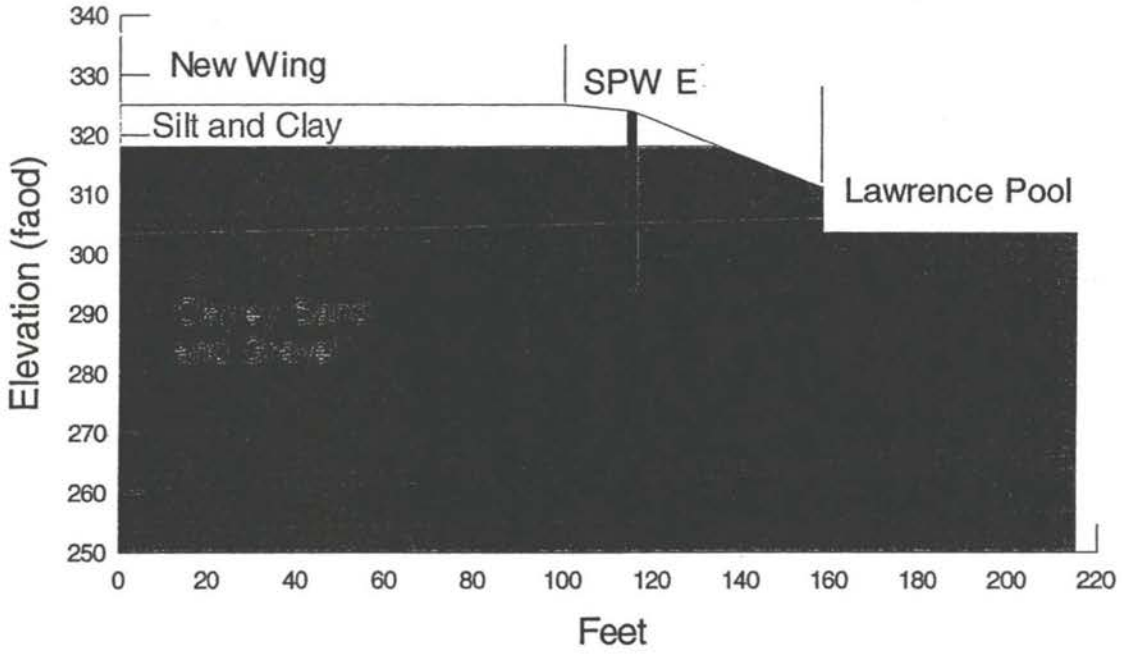
Groundwater conditions after construction



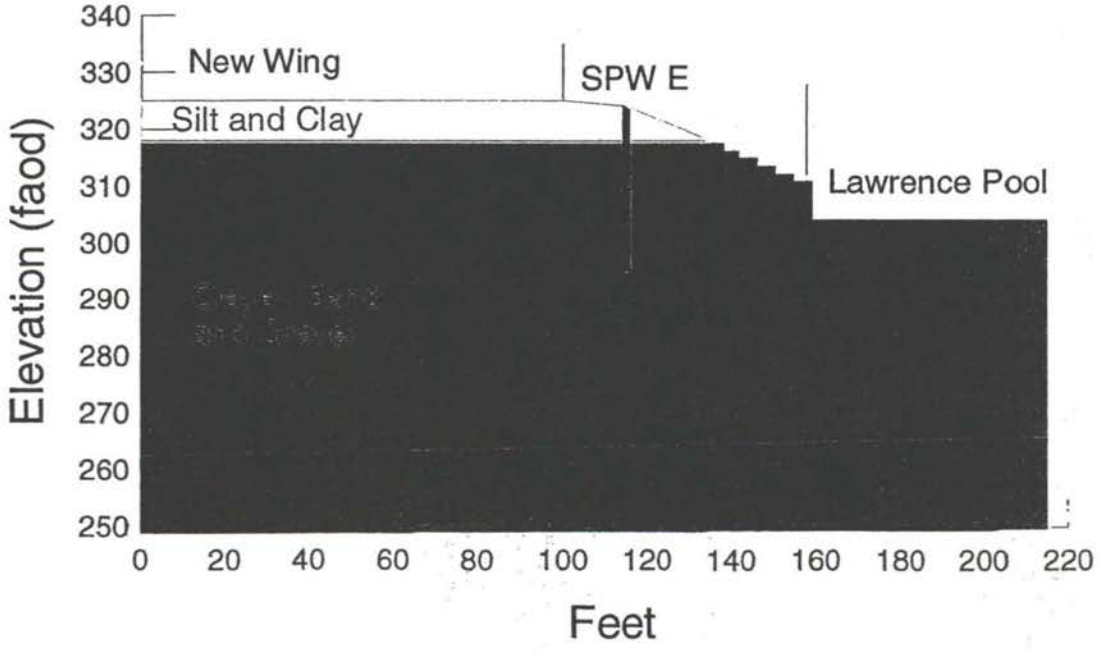
Sheet Pile Wall E - Base Case Model

SPW E location shown on Figure 10

Groundwater conditions before construction



Groundwater conditions after construction



H

STA Public Meeting Record

Meeting	*Date*	*Attendance*	*Key Issue*
Invited Neighbors	04.27.04	5	Information/details
Invited Neighbors	04.27.04	9	Tennis courts
Invited Neighbors	06.30.04	0	
PECF Public Meeting	07.14.04	3	Parking
PECF Public Meeting	08.18.04	4	NCS Cafeteria Expansion STA project Q&A
PECF Public Meeting	09.22.04	24	Athletic fields
STA Community Meeting	10.16.04	12	Perimeter Treatment
PECF Public Meeting	10.20.04	0	
ANC Public Meeting	11.15.04	50	Noise, parking, scheduling
STA Community Meeting	11.16.04	10	Tennis, scheduling
STA Community Meeting	01.06.05	24	Noise, parking
STA Community Meeting	03.08.05	12	Perimeter
ANC Public Meeting	04.18.02	50	No discussion, Q&A only

Public meetings were scheduled on different days and at different times, including one on Saturday morning, in order to provide maximum accessibility for interested neighbors. Each community meeting was advertised in *The Northwest Current* and invitations were mailed to the community within a two-block radius of the school. Copies of a sample invitation and of the advertisement are attached. Telephone and email follow up was conducted to ensure awareness of these meeting opportunities. At each meeting, presentations with PowerPoint programs, renderings and models were offered with architects, technicians, and senior School officials on hand to answer questions.

In addition to these meetings, St. Albans sent updates, including a letter from the Headmaster and a newsletter, *News for Neighbors*, to all local homeowners. Copies of these mailings are attached.

Community Relations FAQ

- What is the scale of expansion that St. Albans is planning?
- If you aren't planning to increase the number of students, why do you need more classrooms?
- Is St. Albans in compliance with BZA requirements for the number of students, faculty, staff, and parking spaces?
- When will St. Albans break ground for new construction?
- How long will the projects take to be completed?
- Will Pilgrim Road become a two-way street?
- Will the availability of additional facilities mean that St. Albans will be renting to outside groups more often than is currently the case?
- Will the tennis club continue to be able to use the courts after reconfiguration of the athletic fields? Will there be increased opportunities for community use of sports facilities?
- What are the plans for additional parking to meet the needs of enhanced sports fields and the performing arts center?
- What will you do about noise related to increased capacity at the sports field?
- What plans have you for developing space beneath the sports field?
- Do you intend to build an ice rink, and if so where will it be located?
- Will St. Albans undertake to do a hydrology study before any construction begins?
- Where will new buildings be located so as to avoid changing views and sightlines?
- Where will the new buildings be located? Will they encroach on the Olmsted Woods?
- When will you go to the BZA for approval of your plans?
- How much time will the community have to review plans and proposals?
- What are STA's standards for success?

What is the scale of expansion that St. Albans is planning?
Expansion usually means increasing student enrollment. There are no plans to increase our current size. The scope of work being considered includes renovation and renewal as well as addition of teaching space and reconfiguring the athletic fields to meet the needs of our current programs.
-Go to top-

If you aren't planning to increase the number of students, why do you need more classrooms?
We have a deficit of about 10 classrooms for our current programs and enrollment. Many of the rooms currently being used for teaching are too small or are unsuitable for other reasons. Some of them were not designed as classrooms in the first place. Our utilization of classroom space is much higher than is desirable for the School's academic program. More classrooms would provide better teaching space and greater flexibility.
-Go to top-

Is St. Albans in compliance with BZA requirements for the number of students, faculty, staff, and parking spaces?
Yes. Currently there is no BZA cap on faculty and staff, or student enrolment at STA.
-Go to top-

When will St. Albans break ground for new construction?
It is too soon to say. There is a great deal of work and planning to be done, all in consultation with the community, leading up to the HPRB and BZA approval process before we can begin to develop a construction schedule. Our best estimate is that we will begin seeking approval in early 2005. A construction schedule would be developed after we have the necessary approvals.
-Go to top-

How long will the projects take to be completed?
We intend to build the projects in sequence, not all at the same time. The project that will be most noticeable to our neighbors is the reconfiguration of the athletic fields. This is expected to take about 15 months from a projected start date of June 2006. As planning progresses, we will begin to have a better idea of how long things may take, and we will share that information with the community.
-Go to top-

Will Pilgrim Road become a two-way street?
Traffic flow around the School, including the direction of Pilgrim Road, will be the subject of a traffic study leading to decisions that will ultimately be made by the Protestant Episcopal Cathedral Foundation (PECF) in consultation with St. Albans.

-Go to top-

Will the availability of additional facilities mean that St. Albans will be renting to outside groups more often than is currently the case?
No. The planned facilities are to enhance the teaching and learning environment at the school and to meet the needs of our current program, not for any other purpose.
-Go to top-

Will the tennis club continue to be able to use the courts after reconfiguration of the athletic fields? Will there be increased opportunities for community use of sports facilities?
In order to provide space for reconfiguration of the sports fields, we will be reducing the number of courts from 10 to seven or eight. Seven courts is the minimum number for an interscholastic tennis tournament. The courts will be shared with NCS. It is our intention to continue to share the tennis and other sports facilities with neighbors who enjoy using them. We will know on what scale such use may be possible when plans are more fully developed.
-Go to top-

What are the plans for additional parking to meet the needs of enhanced sports fields and the performing arts center?
The planned PECF parking garage is being designed to accommodate Closewide parking needs including the projected demand of the proposed performing arts center. The use of the sports fields after their reconfiguration will mean more practice sessions, however there will be no increase in the number of matches or spectators, so no new parking demand is expected to result.
-Go to top-

What will you do about noise related to increased capacity at the sports field?
Under the proposed reconfiguration the stands would be located 500 feet farther away from Garfield Street and rotated 180 degrees. The reconfigured fields will not be used for any additional matches, nor do we expect any more spectators. The study of athletic field noise recently completed by ARUP Engineers showed that after the reconfiguration, the worst case noise levels on Garfield Street would be no louder than they are currently.
-Go to top-

What plans have you for developing space beneath the sports field?
We have no plans currently for development beneath the reconfigured athletic fields.
-Go to top-

Do you intend to build an ice rink, and if so where will it be located?
We would like to have an ice rink for use by the School's ice hockey team. Currently we have no plans to build one.
-Go to top-

Will St. Albans undertake to do a hydrology study before any construction begins?
We are aware of neighborhood concerns for potential changes to water tables and would want to be able to anticipate any possible effects our plans might have and take steps to mitigate them. Recently completed hydrology tests by ARUP Engineers showed that all the permanent works to be constructed would be above the highest water table levels.
-Go to top-

Where will new buildings be located so as to avoid changing views and sightlines?
As part of their conceptual planning, our architects have considered views and sightlines. They have proposed locations that would position buildings within existing building silhouettes or underground. It is our goal to ensure that views both onto and from the Cathedral Close will be preserved.
-Go to top-

Where will the new buildings be located? Will they encroach on the Olmsted Woods?
The Woods are a treasured part of our campus, and we intend to protect them. The performing arts center is proposed to be built in an underground location beneath the Senior Circle. Classroom and office space is being proposed as an extension to the New Wing and Steuart Building so neither would affect the Woods.
-Go to top-

When will you go to the BZA for approval of your plans?
With public comment, input, and assistance, we hope to complete a proposal to take to the D.C. Board of Zoning Adjustment for their consideration in early 2005. Timing, however, is less important than achieving a design for the proposed improvements that meets our criteria for success.
-Go to top-

How much time will the community have to review plans and proposals?
As part of our commitment to community involvement, we will want to make sure that our neighbors feel they have had adequate opportunity to review, discuss, and comment during the planning process. How long that takes is less important than meeting St. Albans standards for success.
-Go to top-

What are STA's standards for success?
Our criteria for success are:

- A consultative planning process that meets community expectations of St. Albans as a good neighbor;
- Plans that are the result of broad community participation in an open, sharing, and transparent consulting process, and
- Facilities that meet St. Albans needs for continued educational excellence.

-Go to top-

I

OUTLINE OF WITNESS TESTIMONY
REPRESENTATIVE OF ST. ALBANS SCHOOL
BUILDING AND GROUNDS COMMITTEE

I. INTRODUCTION

A. The Protestant Episcopal Cathedral Foundation
B. St. Albans School
C. The Buildings and Grounds Committee

II. OVERVIEW OF ST. ALBANS SCHOOL

A. Brief Summary of School's History
B. One of Three Schools on Close
C. Current Enrollment – No Increase Requested
D. Current Faculty/Staff – Modest Increase

III. THE BUILDING PROGRAM

A. The PECF Master Plan
B. Schools Programmatic Goals
C. New Wing Extension
D. The Athletic Fields
E. The Performing Arts Center

IV. THE APPROVAL PROCESS

A. Internal Approvals
B. Historic Preservation Review Board
C. Office of Planning

V. COMMUNITY RELATIONS

A. ANC 3C
B. Community Meetings
C. St. Albans Website
D. Responses to Community Input

VI. NOISE

VII. HYDROLOGY

VIII. CONCLUSIONS

OUTLINE OF WITNESS TESTIMONY
VANCE WILSON, HEADMASTER
ST. ALBANS SCHOOL

I. INTRODUCTION

II. DESCRIPTION OF ST. ALBANS SCHOOL PROGRAMS

A. School Philosophy
B. Building Program Reflective of Philosophy
C. Upper School
D. Lower School
E. Athletic Programs
F. Arts Programs

III. CURRENT CONDITION OF BUILDINGS

A. Outdated and Over-utilized
B. Need for administrative offices
C. Need for classroom space

IV. ATHLETIC PROGRAMS

A. Scheduled Use of Fields
B. Current Inadequate Space
C. IAC Requirements

V. PERFORMING ARTS CENTER

VI. CONCLUSIONS

OUTLINE OF WITNESS TESTIMONY
ROGER DUFFY, AIA
SKIDMORE OWINGS & MERRILL ARCHITECTS

I. INTRODUCTION

II. DESCRIPTION OF NEW WING EXTENSION

A. Design Philosophy

B. Building Design

C. Accessibility

III. DESCRIPTION OF ATHLETIC FIELDS

IV. DESCRIPTION OF PERFORMING ARTS CENTER

V. CONCLUSIONS

OUTLINE OF WITNESS TESTIMONY
SKIP BURKE, LANDSCAPE ARCHITECT

I. INTRODUCTION

II. ACADEMIC BUILDINGS LANDSCAPING

A. Goals

B. Description

C. Pathways to Parking Garage

III. INTEGRATION WITH OLMSTED WOODS

IV. PUBLIC SPACE IMPROVEMENTS

OUTLINE OF WITNESS TESTIMONY
RICHARD ARENTZ, ARENTZ LANDSCAPE ARCHITECTS LLC

I. **INTRODUCTION**

II. **ATHLETIC FIELD LANDSCAPING**

III. **RELATIONSHIP WITH OLMSTED WOODS AND THE CATHEDRAL**

IV. **SCREENING OF ATHLETIC FIELDS FROM RESIDENTIAL AREAS**

V. **FENCING**

VI. **CONCLUSIONS**

OUTLINE OF WITNESS TESTIMONY
LOUIS SLADE, GOROVE/SLADE ASSOCIATES, INC.
TRANSPORTATION CONSULTANTS

I. INTRODUCTION

II. PARKING REQUIREMENTS UNDER ZONING REGULATIONS

III. NUMBER AND LOCATION OF PROPOSED PARKING SPACES

IV. ENHANCEMENTS TO CURRENT CONDITIONS

V. ST. ALBANS AND THE PROPOSED GARAGE FOR CATHEDRAL CLOSE

VI. CONCLUSIONS

Holland Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

Outline of Testimony
before the Board of Zoning Adjustment

BZA Application No. 17320
St. Albans School
3101 Wisconsin Avenue, N.W.

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP

June 14, 2005

I. Site location and description

A. Location

1. Grounds of the Washington National Cathedral Close

2. Close is bounded by Wisconsin and Massachusetts Avenues, Woodley Road and 34th and Garfield Streets, N.W.

3. Project site consists of lot 25 in Square 1994

4. St. Albans School is located in the southern side of the Close near the intersection of Massachusetts Avenue and Garfield Street and extending over to 34th Street

5. Site located in the Mount St. Albans area of Northwest Washington

B. Size

1. Total area of lot 25 is approximately 2,435,377 square feet

2. Lot area designated for St. Albans School is 780,939 square feet

C. Existing site condition on St. Albans portion:

1. Buildings used for school purposes, including wings known as the True Lucas Building, Lane Johnson, New Wing, Trapier Theater, Little Sanctuary, Lawrence Pool and Activities Building

2. Athletic facilities including fields, sheds, a swimming pool, the pool house and the tennis house

3. School buildings separated from the athletic fields by the Olmstead Woods

4. Site slopes down from a high point at the northwest corner of the St. Albans portion to the low point at the intersection of 34th and Garfield Streets

II. Description of surrounding area

A. Mount St. Albans/Massachusetts Avenue Heights/Cleveland Park area

B. Area contains predominantly residential uses

C. Remainder of the Close devoted to the Washington National Cathedral, the Beauvoir Elementary School, the National Cathedral School for Girls (NCS) and related uses

D. Across Massachusetts Avenue to the west area apartment houses

E. Across 34th Street, Garfield Street and Massachusetts Avenue are detached single family dwellings

F. Are other places of worship in the area, including St. Sophia's Greek Orthodox Church on the south side of Garfield Street

III. Existing zoning: R-1-B

A. Uses (§§201 – 221)

1. Detached single family dwellings permitted as a matter-of-right

2. Private school permitted as a special exception (§206)

B. Height – maximum of 3 stories, 40 feet (§400.1)

C. Lot area – minimum of 7,500 square feet (§401.3)

D. Lot width – minimum of 75 feet (§401.3)

E. Maximum percentage of lot occupancy (§403.2):

1. Church and public school: 60%

2. All other structures: 40%

F. Rear yard – minimum of 25 feet (§404.1)

G. Side yard – minimum of 8 feet in each side (§405.9)

H. Parking (§2101.1):

1. Minimum of 1 space for each dwelling unit

2. For elementary and junior high school: minimum of 2 spaces for each 3 teachers and other employees

3. For high school: minimum of 2 spaces for each 3 teachers and other employees plus 1 space for each 20 classroom seats or 1 space for each 10 seats in the largest auditorium, gymnasium or public assembly areas, whichever is larger

IV. Zoning history

A. School was opened in 1909, prior to any zoning regulations in the District

B. First zoning approval was in BZA Case No. 8867, October 1, 1971, for a two-story addition to house a library, classrooms and offices, now known as North Wing

C. Approval to renovate the existing Activities Building, add to the Gymnasium, and construction of a new academic building granted in BZA Case No. 12174, November 5, 1976

D. Approval for an addition in BZA Case No. 15987, October 28, 1994

V. Proposed development – additions and modifications to the existing school

A. Use

1. Extension of the existing New Wing to include additional classrooms, offices and social spaces and interior connections between various portions of the existing buildings

2. Creation of a new underground loading area below the present location

3. Reconfiguration of the athletic fields to contain a regulation filed suitable for football soccer and lacrosse, a regulation baseball field and 8 tennis courts

4. A new performing arts center shared as part of a coeducational program with NCS, primarily underground but with the southeast façade exposed because of the change in grade

B. Height: maximum of 3 stories, 40 feet at the point of measurement on Massachusetts Avenue

1. New Wing addition: 34', 4"

2. Performing Arts Center: 23', 4"

C. Lot area: 780,939 square feet allocated to St. Albans (no change from existing condition)

D. Lot occupancy:

1. Overall existing for St. Albans site: 10.7%

2. Overall with proposed additions: 11.6%

E. Parking

1. Required: 142 faculty and staff @ 2/3 = 95 spaces plus 650 seats in the Martin gymnasium @1/10 = 65 for a total of 160

2. Provided: 163 spaces on the Close

VI. Relief required: special exception for additions to an existing private school (§2516)

VII. Standards for the private school special exception (§206)

A. Shall be located so that it is not likely to become objectionable because of noise, traffic, number of students or otherwise objectionable conditions

B. Ample parking space, but not less than required by Chapter 21, shall be provided to accommodate students, teachers and visitors likely to come by automobile

VIII. Compliance with the special exception standards for private school

A. Impacts because of noise, traffic, number of students or otherwise objectionable conditions

1. Noise:

a. Additions are interior to school campus

b. Loading facilities to be enclosed

c. Performing arts center to be underground

d. Athletic facilities will generate less noise than the ambient background level on 34th and Garfield Streets, per study by Arup Acoustics

2. Traffic:

a. Number of faculty and staff will increase by up to 9, for a total of 142

b. No significant impact on existing traffic conditions, per study by Gorove/Slade

3. Number of students:

a. No increase in number of students

B. Number of parking spaces

1. *Zoning Regulations* require 160 (see calculation above); 163 are provided

2. Protestant Episcopal Cathedral Foundation is constructing new underground garage to increase the number of parking spaces on the Close by 322 spaces

3. Number of parking spaces to be provided is adequate to meet demand, per study by Gorove/Slade

IX. Conclusions

A. Proposed additions and modifications are well within technical requirements of R-1-B District

B. No increase in number of students, approximately maximum 7% increase in faculty and staff

C. Building construction is interior to school site

D. No adverse impacts on surrounding property

E. The application should be granted

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S T. A L B A N S S C H O O L

BOARD OF ZONING ADJUSTMENTS
DRAWING SET

MAY 31, 2005

The National Cathedral School For Boys
Mt. St. Alban
Washington, DC 20016-5095

SOM

SKIDMORE, OWINGS & MERRILL LLP
14 Wall Street
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CODE CONSULTANTS INC
330 West 38th Street
New York, New York 10018

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ACADEMIC AREA

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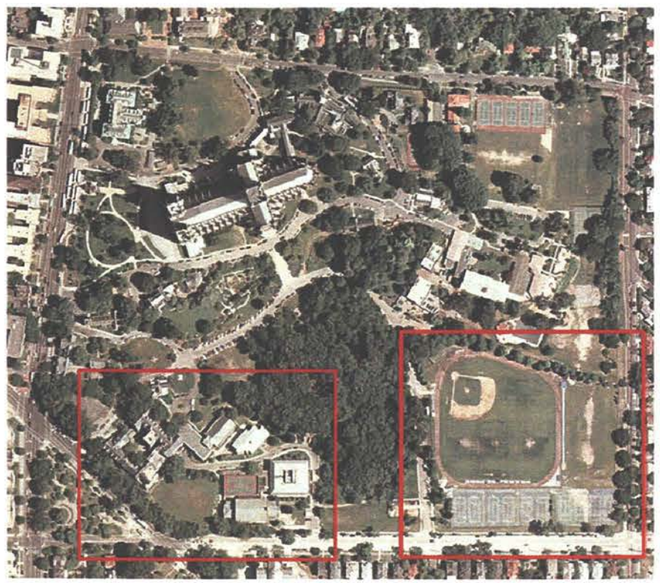
ST ALBANS SCHOOL : AN INTRODUCTION

St. Albans School lies within the Cathedral Close that surrounds Washington National Cathedral. Other institutions within the Close include Beauvoir, The National Cathedral Elementary School, and the National Cathedral School for Girls. The Cathedral Close occupies Mount St. Alban, the high ground of Washington, D.C., which offers views of Capitol Hill and the Washington Mall. The cornerstone of the Cathedral was laid in 1907, the same year that St. Albans School completed its first building on the site. The visual and symbolic relationships between the School, Cathedral, and Capitol were crucial to the vision of Frederick Law Olmsted, Jr., the original master planner of the Close.

St. Albans School is a vital institution within the Close. To fulfill its ongoing mission, the school needs to consolidate and add to its current educational and athletic space. The new spaces include classrooms, faculty offices, athletic fields, and a performing arts theatre. The design proposes that new space be added in a way that reinforces the primacy of the Olmsted landscape and the site's principal icon, Washington National Cathedral.

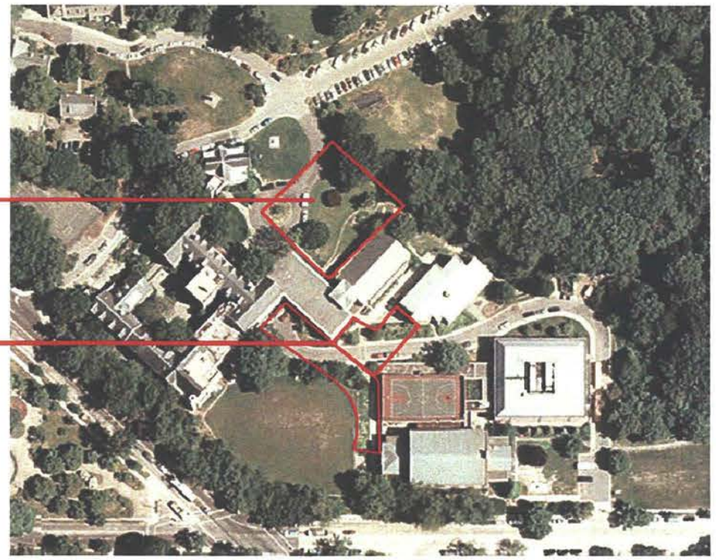
St. Albans School is planning the following projects:

- Extension of the New Wing Building
- Suppression of loading, trash, and mechanical functions to below grade and out of sight
- An underground Performing Arts Center
- Improved and reconfigured Athletic Facilities
- General interior renovations



SITE OF PERFORMING ARTS CENTER (UNDERGROUND)

FOOTPRINT OF NEW WING EXTENSION; NEW LANDSCAPE TERRACE (LOADING AND MECHANICAL UNDERGROUND)



SITE OF ATHLETIC FACILITIES PROJECT



ST. ALBANS SCHOOL

The National Cathedral School For Boys
Mt. St. Alban
Washington, DC 20016-5095

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Washington, DC 20008

RICHARD BURCK & ASSOCIATES
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Somerville, MA 02144

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D.C. OFFICE OF ZONING
2005 MAY 31 PM 2:42

NORTH ARROW

GRAPHIC SCALE

SCALE: NTS

SHEET TITLE: INTRODUCTION

DATE: MAY 31, 2005

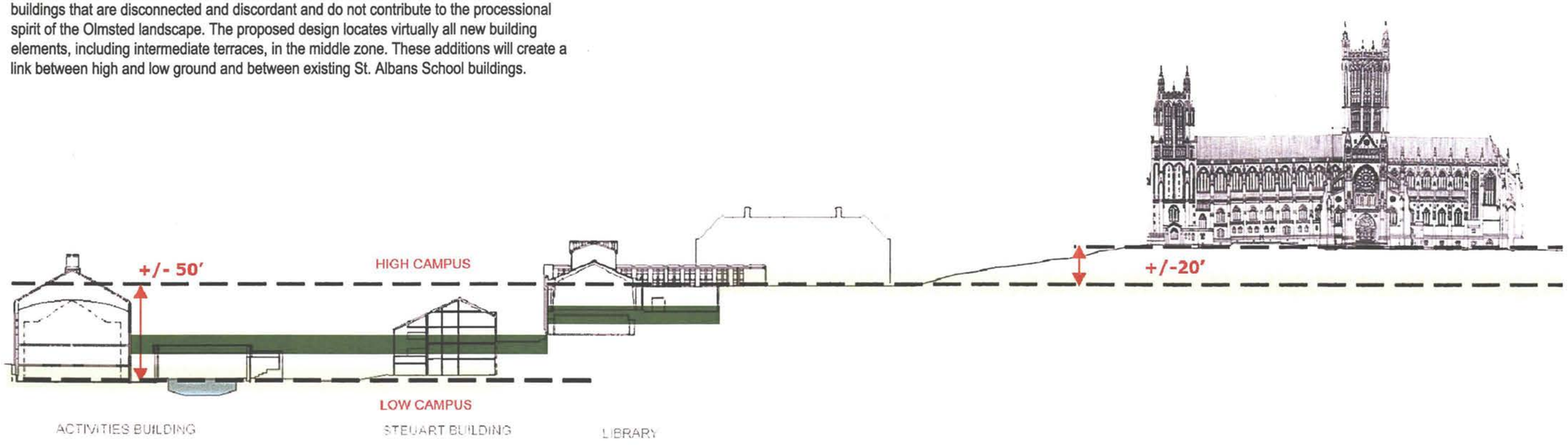
PROJ: BZA

SHEET NO.: G-001

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CONNECTING HIGH AND LOW GROUND

Our approach is to create a coherent plan that will unify buildings that exist within an approximately 50 ft. vertical drop between the upper and lower levels of the school grounds. The upper and lower levels represent significant building investments on the part of St. Albans. A key area of focus is the middle zone, spanning the upper and lower levels. The middle zone was developed at mid-century with the additions of the New Wing, Library, the Steuart Building, and Martin Gym. These spaces were never interconnected and are joined only by a steep asphalt roadway. Currently, the middle zone consists of spaces and buildings that are disconnected and discordant and do not contribute to the processional spirit of the Olmsted landscape. The proposed design locates virtually all new building elements, including intermediate terraces, in the middle zone. These additions will create a link between high and low ground and between existing St. Albans School buildings.



NEW GREEN TERRACES

EXISTING GREEN TERRACES

ST. ALBANS SCHOOL

The National Cathedral School For Boys
Mt. St. Alban
Washington, DC 20016-5095

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NORTH ARROW

GRAPHIC SCALE

SCALE: NTS

SHEET TITLE: INTRODUCTION

DATE: MAY 31, 2005

FILE: BZA

SHEET NO.: G-002

Skidmore, Owings & Merrill LLP 2004

LOCATION: MOUNT SAINT ALBANS WASHINGTON D.C. 20016

ZONE R-1-B LOT 25 USE: PRIVATE SCHOOL

1. LOT (DCMR 401)

ALLOWABLE: 5000 SF
ACTUAL: 2,435,377 SF

ST. ALBANS SCHOOL USE: 780,939 SF

BEAUVOIR POOL PAVILION AREA: 12,000 SF

2. HEIGHT (DCMR 400)

ALLOWABLE: 40'-0" (EL. 393'-8")

POINT OF MEASUREMENT DETERMINED BY ELEVATION AT THE CURB AT THE MIDPOINT OF THE TRUE-LUCAS BUILDING AT MASSACHUSETTS AVENUE. HEIGHT TO BE MEASURED FROM ELEVATION 353'-8")

ACTUAL (NEW WING ADDITION): 34'-4" (EL. 388'-0")
ACTUAL (PERFORMING ARTS CENTER): 23'-4" (EL. 377'-0")

HEIGHT MEASURED TO TOP OF PARAPET.

3. FAR (DCMR 403.2)

NONE PRESCRIBED

ACADEMIC AREA

EXISTING SF: 169,950 SF
ADDITION SF: 78,332 SF
BREAKDOWN
- PERFORMING ARTS CENTER: 47,588 SF
- NEW WING ADDITION: 30,734 SF

TOTAL SF ACADEMIC AREA: 248,272 SF

PROPOSED SF GFA

PERFORMING ARTS CENTER: 896 SF GFA
NEW WING ADDITION: 9,218 SF GFA
TOTAL ACADEMIC AREA SF: 10,114 SF GFA

ATHLETIC FACILITY
- FOOTBALL PRESS BOX: 256 SF GFA
- BASEBALL PRESS BOX: 172 SF GFA
- TENNIS PAVILION: 1,227 SF GFA
- DUGOUT A: 370 SF GFA
- DUGOUT B: 370 SF GFA
- CONCESSIONS/TOILET FACILITES: 1,108 SF GFA
- ARCADE: 5,956 SF GFA
- STORAGE: 1,420 SF GFA

SUB-TOTAL ATHLETIC AREA SF: 10,879 SF GFA

BEAUVOIR POOL PAVILION: 1,560 SF GFA

4. LOT OCCUPANCY (DCMR 403.2)

ALLOWABLE:
60% CHURCH PUBLIC SCHOOLS
40% ALL OTHER STRUCTURES

EXISTING (LOT 25):

LOT OCCUPANCY (LOT 25): 261,719 SF
261,719 SF/2,435,377 SF = 10.7%

WITH PROPOSED WORK (LOT 25):

PROPOSED WORK: 20,369 SF (SEE TABULATION IN "ST. ALBANS USE" SECTION BELOW)
LOT OCCUPANCY: 282,088 SF
[INCLUDES DEMOLITION OF EXISTING BEAUVOIR PAVILION (598 SF) AND EXISTING TENNIS PAVILION (624 SF)]
282,088 /2,435,377 SF = 11.6%

ST. ALBANS USE:

ACTUAL ALLOTMENT FOR ST. ALBANS USE: 780,939 SF

EXISTING LOT OCCUPANCY FOR ST. ALBANS: 81,820 SF
(EXCLUDES EXISTING TENNIS PAVILION TO BE DEMOLISHED AND RELOCATED)

PROPOSED LOT OCCUPANY FOR ST. ALBANS::
PERFORMING ARTS CENTER: 896 SF
NEW WING ADDITION: 9,218 SF
TOTAL ACADEMIC AREA SF: 10,114 SF

ATHLETIC FACILITY STRUCTURES:
- FOOTBALL PRESS BOX: 256 SF
- BASEBALL PRESS BOX: 172 SF
- TENNIS PAVILION: 1,227 SF
- DUGOUT A: 370 SF
- DUGOUT B: 370 SF
- CONCESSIONS/TOILET FACILITES: 1,108 SF
- ARCADE: 5,956 SF
- STORAGE: 1,420 SF

SUB-TOTAL ATHLETIC AREA SF: 10,879 SF

DEMOLITION TENNIS PAVILION: 624 SF

TOTAL ATHLETIC AREA SF: 10,255 SF

TOTAL PROPOSED LOT OCCUPANCY FOR ST.ALBANS USE: 20,369 SF

NEW TOTAL LOT OCCUPANCY: 102,189 SF
LOT PERCENTAGE OCCUPIED (ST. ALBANS USE):
102,189 SF/780,939 SF = 13.0%

CALCULATIONS EXCLUDE BEAUVOIR POOL PAVILION

5. REAR YARD (DCMR 404)

ALLOWABLE: 25'-0" MINIMUM
ACTUAL: REFER TO PLAN. MINIMUM DISTANCES ARE MAINTAINED

6. SIDE YARD (DCMR 405.9)

ALLOWABLE: 8'-0" MINIMUM
ACTUAL: REFER TO PLAN. MINIMUM DISTANCES ARE MAINTAINED.

7. COURTS (DCMR 411)

ALLOWABLE: MINIMUM WIDTH FOR OPEN COURT - 4" PER FOOT HEIGHT OF COURT BUT NOT LESS THAN 10'-0"

ACTUAL: IN COMPLIANCE. REFER TO PLANS FOR COURT IDENTIFICATION:

COURT A:
HEIGHT OF COURT: 65'-0"
MINIMUM ALLOWABLE WIDTH: 21'-8"
ACTUAL WIDTH: 167'-4"

COURT B:
HEIGHT OF COURT: 22'-0"
MINIMUM ALLOWABLE WIDTH: 7'-4" THEREFORE 10'-0"
ACTUAL WIDTH: 22'-0"

COURT C:
HEIGHT OF COURT: 40'-11"
MINIMUM ALLOWABLE WIDTH: 13'-8"
ACTUAL WIDTH: 26'-4"

COURT D:
HEIGHT OF COURT: 51'-1"
MINIMUM ALLOWABLE WIDTH: 17'-4"
ACTUAL WIDTH: 64'-8"

8. ROOF STRUCTURES (DCMR 411)

IN COMPLIANCE WITH PROVISIONS.

THERE ARE NO ROOF STRUCTURES FOUR FEET OR ABOVE ON THE NEW WING ADDITION OR PERFORMING ARTS.

9. PARKING (DCMR 2100)

163 SPACES ARE PROVIDED ON THE CATHEDRAL CLOSE FOR THE USE OF ST. ALBANS SCHOOL TO MEET THE DC ZONING REQUIREMENTS. REFER TO PLAN A-400 FOR LOCATIONS ON SITE.

LARGEST ASSEMBLY VENUE:
650 SEATS - MARTIN GYM

FACULTY/STAFF 145 X 2/3 = 98
MARTIN GYMNASIUM: 650 X 1/10 = 65

TOTAL REQUIRED SPACES = 163

10. LOADING FACILITIES (DCMR 2201.1)

REQUIREMENTS FOR FACILITIES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA

LOADING BERTHS REQUIRED:
1 @ 30'-0" DEEP
1 @ 55'-0" DEEP

LOADING PLATFORM REQUIRED:
1 @ 100 SF
1 @ 200 SF

DELIVERY LOADING SPACES REQUIRED:
1 @ 20'-0"

IN COMPLIANCE - REFER TO PLANS FOR DIMENSIONS

ST. ALBANS SCHOOL

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NORTH ARROW

GRAPHIC SCALE

SCALE: NTS

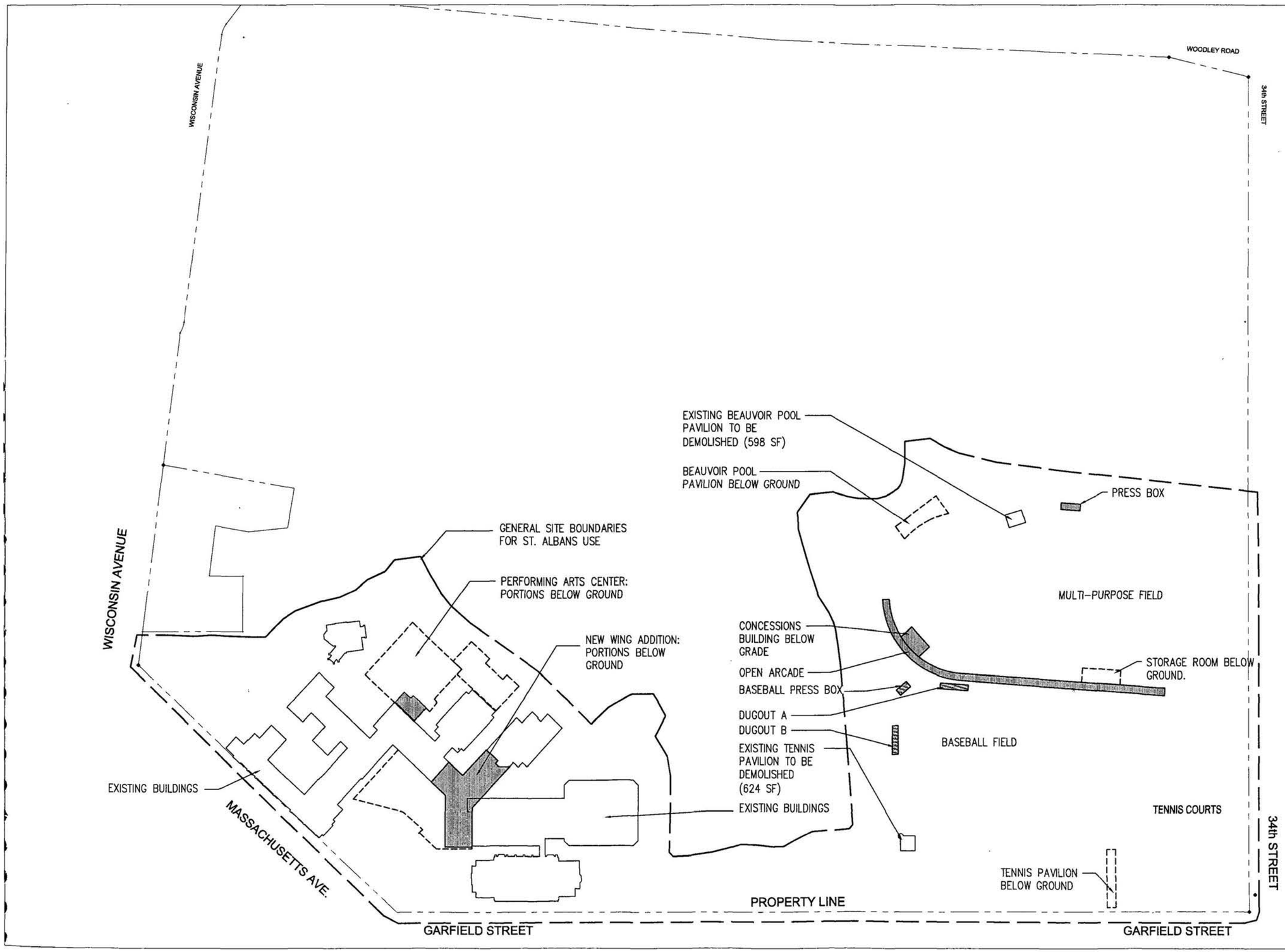
SHEET TITLE

ZONING TABULATIONS

DATE: MAY 31, 2005

PROJ: BZA

SHEET NO.: G-003



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24 of 182

NORTH ARROW

GRAPHIC SCALE
0 75' 150' 300'

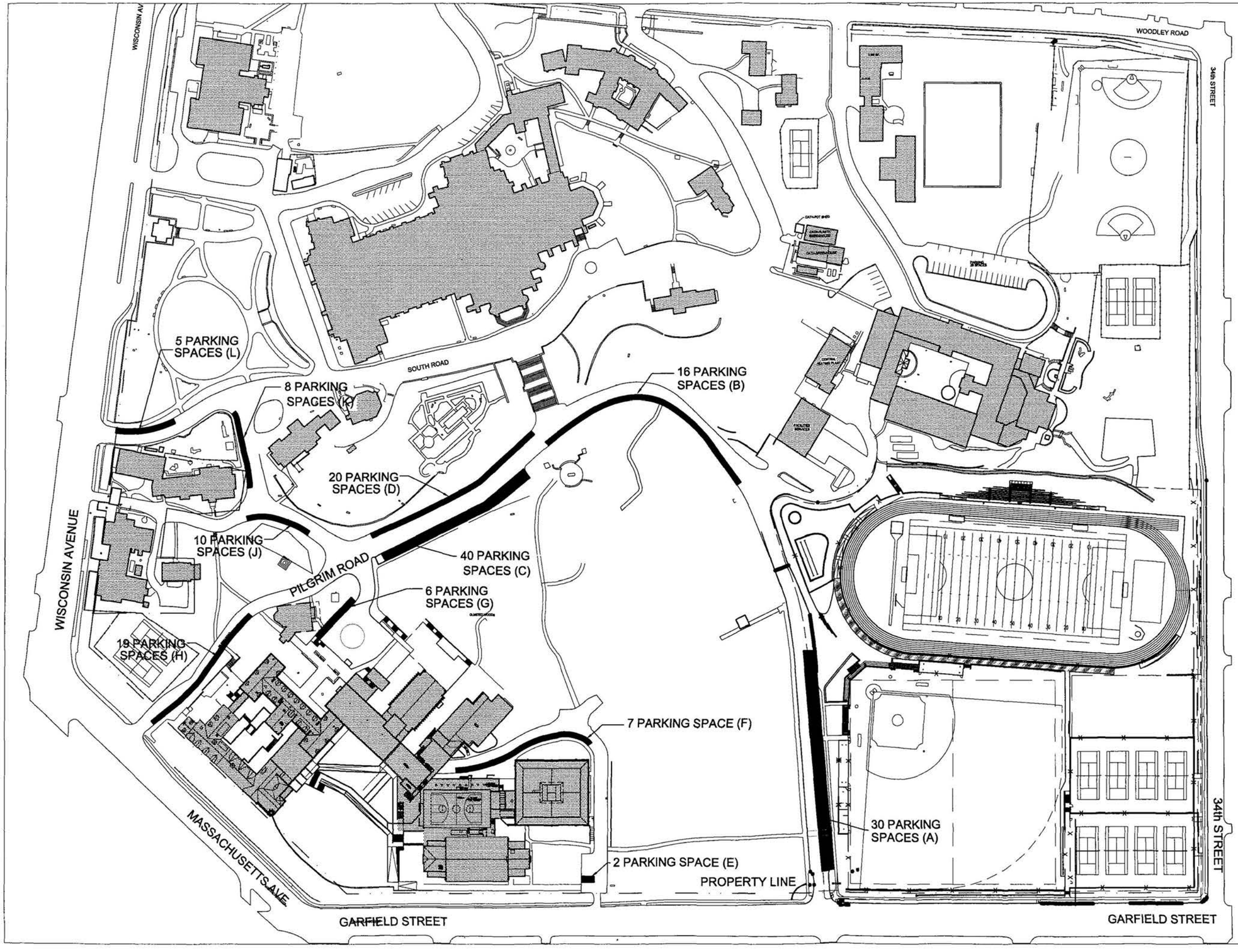
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SHEET TITLE
CLOSE SITE PLAN
LOT OCCUPANCY

DATE: MAY 31, 2005

REV: BZA

SHEET NO.: G-004



PARKING TABULATION

(A)	30
(B)	16
(C)	40
(D)	20
(E)	2
(F)	7
(G)	6
(H)	19
(J)	10
(K)	8
(L)	5

163 TOTAL SPACES

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GRAPHIC SCALE
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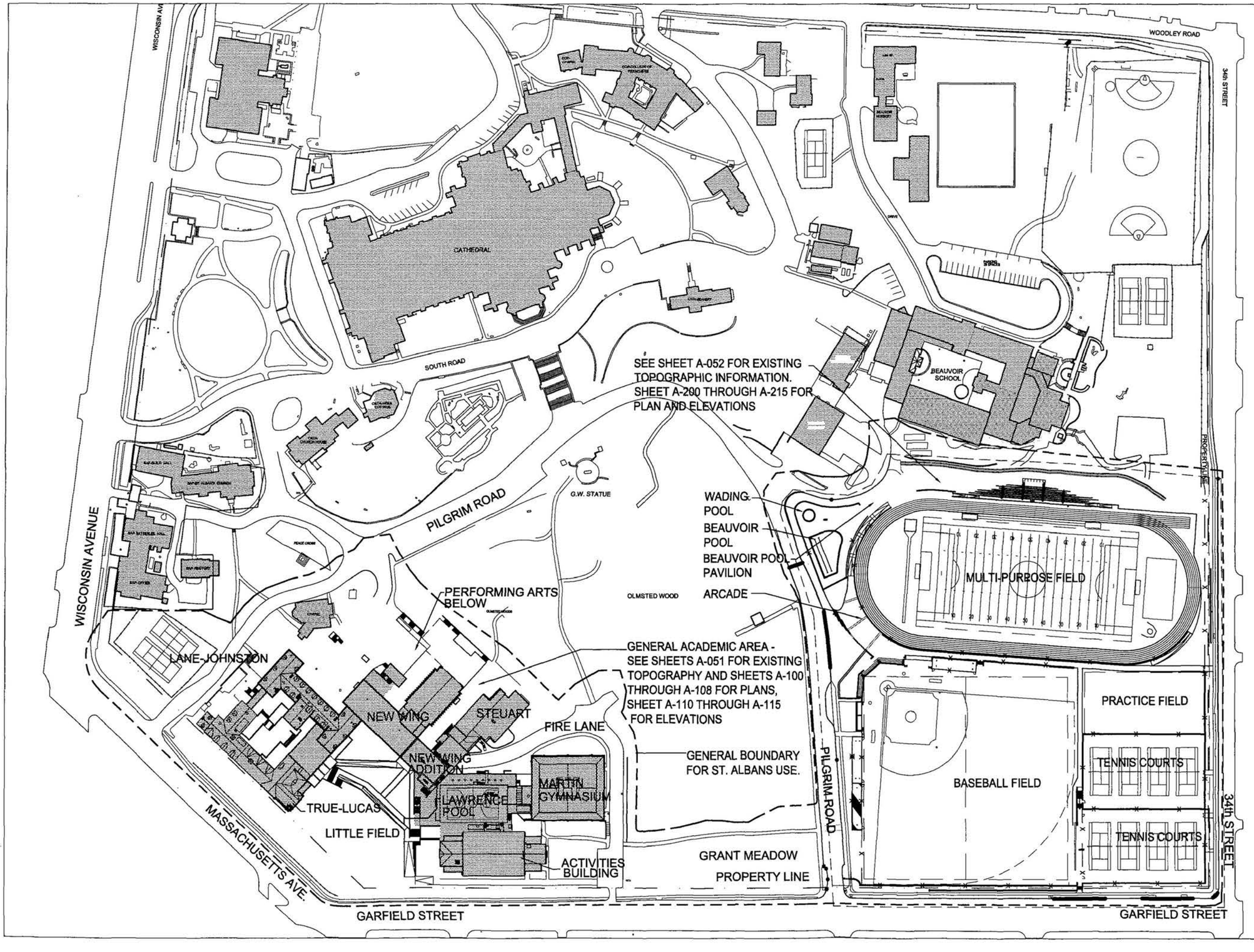
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1"=150'-0"

SHEET TITLE
CLOSE SITE PLAN
PARKING PLAN

DATE:
MAY 31, 2005

PKG:
BZA

SHEET NO.:
G-005



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NORTH ARROW

GRAPHIC SCALE
0 75' 150'

SCALE:
1"=150'-0"

SHEET TITLE
CLOSE SITE PLAN

DATE:
MAY 31, 2005

PHASE
BZA

SHEET NO.:
A-050

PROPERTY LINE

WISCONSIN AVENUE, NW

Sq 1944 Lot 26

Sq 1944 Lot 25

PILGRIM ROAD

Concrete Retaining Wall

Concrete Walk

PEACE CROSS

Little Sanctuary

GENERAL
BOUNDARIES OF
SITE FOR ST. ALBANS USE

Lane Johnson

New Wing

Trapier Theater

Steuart Building

True Lucas Building

Lawrence Pool

Martin Gymnasium

Activities Building

PILGRIM ROAD

Tennis

Shed

PROPERTY LINE

BUILDING FRONT ELEVATION
POINT FOR DETERMINING
ALLOWABLE HEIGHT
OF PROPOSED STRUCTURES
ELEVATION 353'-8"

Massachusetts Ave NW
(WIDTH= 160')

GARFIELD ST. NW
(WIDTH= 90')

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NORTH ARROW

GRAPHIC SCALE
0 25' 50' 100'

SCALE: 1"=100'-0"

SHEET TITLE
EXISTING
SITE PLAN:
ACADEMIC AREA

DATE: MAY 31, 2005

REV. BZA

SHEET NO: A-051

Sq 1944 Lot 25

PROPERTY LINE

Pool House

Swimming Pool

GENERAL
BOUNDARIES OF
SITE FOR ST. ALBANS USE

ATHLETIC FIELD
(GRASS)

Sq 1944 Lot 25

PILGRIM ROAD

34TH ST, NW
(WIDTH= 60')

SOCCER FIELD
(DIRT)

Martin Gymnasium

Building

Tennis House

Shed

PROPERTY LINE

FIELD ST, NW
IDTH= 90')

GARFIELD ST, NW
(WIDTH= 90')

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GRAPHIC SCALE
0 25' 50' 100'

SCALE: 1"=100'-0"

SHEET TITLE
EXISTING
SITE PLAN:
ATHLETIC AREA

DATE: MAY 31, 2005

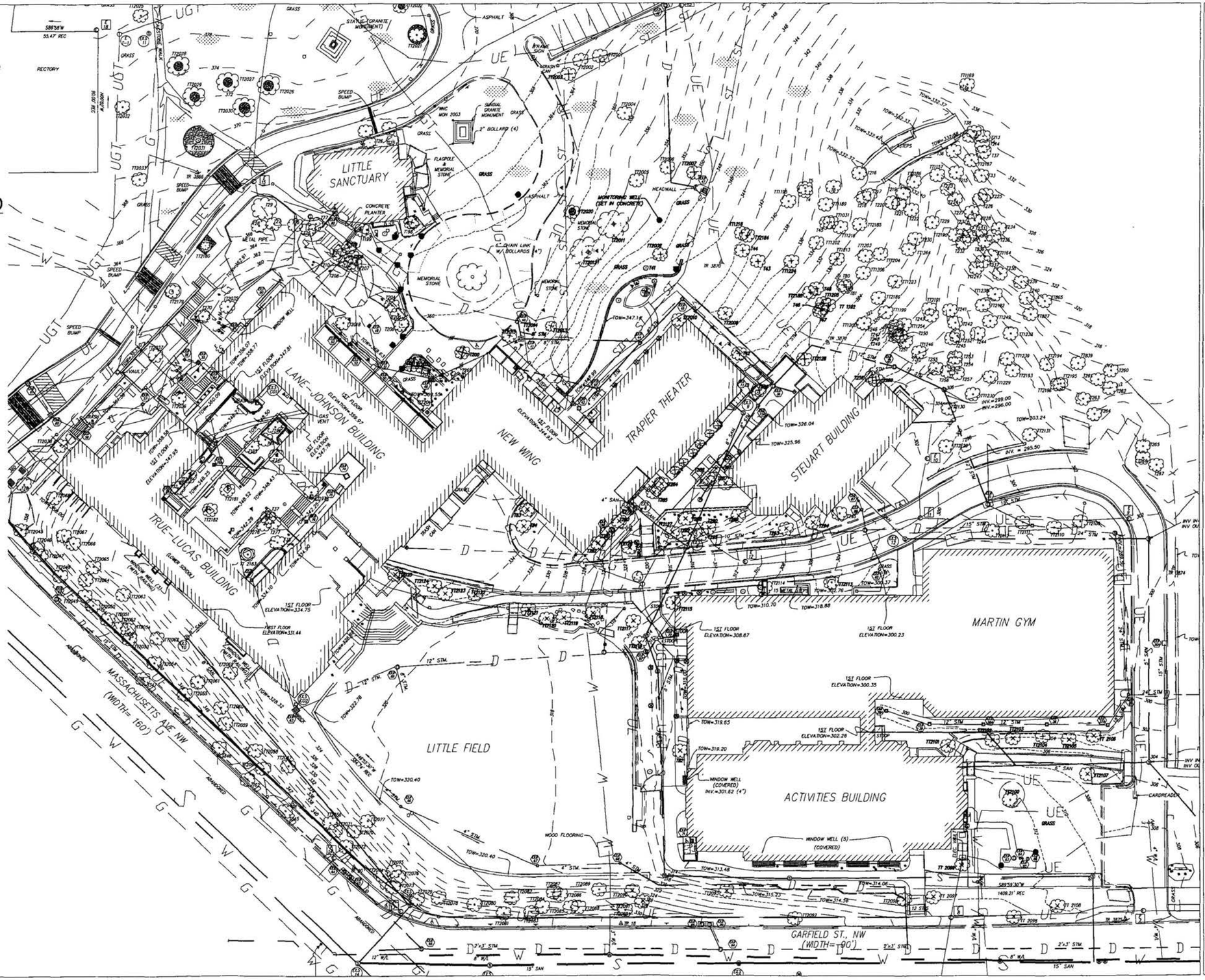
PKG: BZA

SHEET NO.: A-052

NOTE:
ACADEMIC CAMPUS
Total number of trees to be removed: 73
Total number of trees requiring mitigation: 8
Total # of new trees in landscape: 97

TREE REMOVAL LEGEND

TREE #	DBH (IN.)	SPECIES
2005	36	NORTHERN RED OAK
2007	6,7	CRABAPPLE
2008	10	BLACK GUM
2009	30	WILLOW OAK
2010	14	SOUTHERN MAGNOLIA
2011	9	JAPANESE MAPLE
2012	14	JAPANESE MAPLE
2013	15	AMERICAN BEECH
2015	6	FLOWERING DOGWOOD
2020	1.5	SNOWBELL
2046	12	LOCUST
2047	12	WHITE PINE
2090	6	RED OAK
2091	5	RED OAK
2096	8	YEW
2097	24	ELM
2098	24	ELM
2099	19	HOLLY
2100	30	BEECH
2101	17	PIN OAK
2102	10	CRYPTOMERIA
2103	10	CRYPTOMERIA
2104	12	CRYPTOMERIA
2105	12	CRYPTOMERIA
2106	12	CRYPTOMERIA
2107	13	SUGAR MAPLE
2108	12	YEW
2118	18	RED OAK
2119	12	RED OAK
2120	16	RED OAK
2121	15	RED OAK
2122	9	RED OAK
2123	58	WHITE OAK
2126	11	HOLLY
2184	39	RED OAK
2188	14	RED ELM
T41	2	TREE
T42	4	TREE
T43	8	TREE
T44	8	TREE
T45	8	TREE
T46	3	TREE
T47	2	TREE
T48	6	TREE
T79	6	HOLLY
T80	3	HOLLY
T81	3	HOLLY
T83	8	HOLLY
T84	8	HOLLY
T198	10	ORNAMENTAL
T200	2	ORNAMENTAL
T201	2	ORNAMENTAL
T202	2	ORNAMENTAL
T209	1	ORNAMENTAL
T258	6	TREE
T259	4	TREE
T268	2	TREE
T269	1	STR.
T279	5	HOLLY
T280	3	HOLLY
T281	3	HOLLY
T282	3	HOLLY
T284	3	TREE
T285	3	TREE
T286	3	TREE
T287	3	TREE
T288	1	TREE
T289	6	TREE
T290	1	TREE
T291	2	TREE
T292	2	TREE
T293	3	TREE
T294	2	TREE



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GRAPHIC SCALE
0 15' 30' 60'
SCALE IN FEET

SCALE: 1" = 60'-0"

SHEET TITLE
TREE REMOVAL PLAN

DATE: MAY 31, 2005

PER: BZA

SHEET NO.: L-100

TREE MITIGATION LEGEND

ACADEMIC CAMPUS

Total number of trees to be removed: 73

Total number of trees requiring mitigation: 8

Total # of new trees in landscape: 97

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Circumference	Tree Fund Payment	Replacement Trees Option in DBH
2005	36	Northern Red Oak	113	$3,958.41	36
2009	30	Willow Oak	94	$3,298.67	30
2093	24	Elm	75	$2,638.94	24
2098	24	Elm	75	$2,638.94	24
2099	19	Holly	60	$2,089.16	19
2123	58	White Oak	182	$6,377.43	58
2184	39	Red Oak	123	$4,288.27	39
2189	20	White Oak	63	$2,199.11	20

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NORTH ARROW: N

GRAPHIC SCALE: 0 15' 30' 60' — SCALE IN FEET

SCALE: 1" = 60'-0"

SHEET TITLE: TREE MITIGATION PLAN

DATE: MAY 31, 2005

PROJ: BZA

SHEET NO.: L-101

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