ST ALBANS PROFFER OF
PROPOSED CONDITIONS FOR BZA ORDER
JULY 26, 2005

St Albans School submits the following proposed conditions for consideration by the Board of Zoning Adjustment based upon the testimony and evidence of record and following the decisions of the District of Columbia Court of Appeals as it relates to the scope of jurisdiction of the Board of Zoning Adjustment.

1. Number of Students, Faculty and Staff. St Albans shall maintain a permanent student enrollment goal not to exceed 568 students (with allowance for up to 2% variance for imprecise attrition assumptions), and may employ up to 142 faculty and staff (full-time equivalent). St Albans may increase the number of students, faculty and staff only with the approval of the Board of Zoning Adjustment.

2. Parking Spaces for Faculty, Staff and Students. St Albans will require faculty, staff and students who drive to school and who do not have valid Zone 3 parking permits to park on the Close (including the parking garage to be located under the Cathedral lawn), in designated off-street parking, or on areas of streets not restricted to Zone 3 parking. Additionally, pending completion of the parking garage, St Albans will pursue other measures, such as rental of off-site parking and shuttle bus service between the school and satellite parking areas, to accommodate the parking demands of students, faculty and staff.

3. Parking Management Activities. St Albans shall continue to participate in PECF sponsored parking demand management activities designed to reduce parking demand among students, faculty and staff. These measures include: encouraging the use of public transportation; making available reduced fare Metro passes; offering credits for bicycle commuters; and other measures as may be provided by PECF such as remote parking and shuttle service between the Close and the nearby Metro rail station.

4. Parking Policy and Registration. Beginning in September of 2005, St Albans shall establish a parking policy for its faculty, staff and students that will be consistent with

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paragraphs 2 and 3 above. The parking policy will require any student, staff or faculty member who drives to school to register his or her vehicle with the school and to display an identifying sticker on his or her vehicle that will facilitate compliance with the parking policy. St Albans will require each parent to agree to the parking policy when that parent signs each year's enrollment contract. Individuals who violate the parking policy will be subject to disciplinary action by St Albans which will escalate with repetitive violations.

5. Visitor Cars and Buses. Visitors who drive to school events and activities, including athletic events, summer programs and the Performing Arts Center, and who do not have valid Zone 3 parking stickers, will be directed to park their cars in those areas identified in paragraph 2 above to the extent parking is available. St Albans will inform all visitor schools in writing of the designated visitor parking and will direct visitors from such schools to park in those areas identified in paragraph 2 above to the extent parking is available. Buses will be directed to park on the Close or in designated off street parking.

6. St Albans Summer Programs. In order to minimize any potential adverse impacts on neighboring properties, St Albans will limit the hours of its outdoor summer programs from 8:00 a.m. to 7:00 p.m. St Albans shall designate vehicular pick-up and drop-off locations on the Close for participants in the summer programs.

7. Performing Arts Center. In order to minimize any potential adverse impacts on neighboring properties, St Albans will limit hours of events at the Performing Arts Center from 8 a.m. to 11 p.m. Sunday through Thursday and 8 a.m. to midnight on Friday and Saturday. No more than 100 events (not including rehearsals and practices) will be held at the Performing Arts Center during any calendar year. Except as provided herein, the Performing Arts Center will only be used by Protestant Episcopal Cathedral Foundation institutions and will not be rented out or otherwise used for commercial purposes. In rare circumstances, the Performing Arts Center may be made available on a limited basis to a non-PECF not for profit institution or a community organization that has a compelling need for use of the Performing Arts Center or that has suffered the loss of use of a similar facility and requires temporary relief from such loss.

8. Limitation on St Albans use of Athletic Fields. St Albans will not schedule simultaneous varsity scrimmages or games with other schools on its athletic fields, with the following exceptions: (i) tennis matches, and (ii) make-up games cancelled due to inclement weather and other similar unanticipated events. Additionally, St Albans will not schedule more than five athletic tournaments involving more than one visiting school per year on its athletic fields.

9. Limitation on Non-School Use of Athletic Fields During Academic Year. St Albans may offer the use of its athletic fields by schools, organizations or individuals unaffiliated with the PECF or Saint Albans ("non-PECF users") during the academic year as provided herein. St Albans will direct any non-PECF users who do not have valid Zone 3 parking permits to park in those areas identified in paragraph 2 above. Non-PECF users shall not be permitted to use the athletic fields before or after the school day, or on weekends, during the school year, except as follows:

    a. Except as provided in paragraph 8.c., St Albans may choose to provide a single field space for a single outside user on each weekend day, if there is no scheduled St Albans or PECF activity on the fields on that weekend day.

    b. Any vehicular pick-up or drop-off will be directed to occur on the Close.

    c. Use of the athletic fields during the academic year by teams coached by a St Albans coach or parent and consisting predominantly of St Albans students shall be limited to no more than four days per week. Such events shall not last more than six hours.

    d. Unless being used by St Albans, the track shall be available for public use subject to any restrictions placed on such use by St Albans.

10. Limitation on Non-School Use of Athletic Fields During Non-AcademicYear. St Albans may offer its fields to non-PECF users during the summer when school is not in session as provided herein. St Albans will direct non-PECF users who do not have valid Zone 3 parking permits to park in those areas identified in paragraph 2 above.

    a. A single field may be used on a weekday when there is no summer camp activity or St Albans School or PECF activity on that day. The field may be used for up to seven hours, and begin no earlier than 9:00 a.m. and end no later than 6:00 p.m.

b. A single field may be used four weekday evenings per week; provided, however, that the activity ends no later than 9:00 p.m.

c. A single field may be used each weekend day by a single user either during the day or in the evening if there is no St Albans or PECF activity on the weekend day. The field may be used for up to six hours, beginning no earlier than 9:00 a.m. and ending no later than 9:00 p.m.

d. Any vehicular pick up or drop off will be directed to occur on the Close.

e. Unless being used by St Albans, the track shall be available for public use subject to any restrictions placed on such use by St Albans.

11. Tennis Club Parking. St Albans shall direct members, staff, and employees of its tennis club who do not have valid Zone 3 parking permits to park in those areas identified in paragraph 2 when they drive to the St Albans tennis courts.

12. Limitations on Lighting and Amplified Noise. In addition to the use limitations described in paragraphs 7, 8, 9 and 10 hereof, St Albans shall take reasonable steps to minimize noise carrying into the neighborhood from events on its athletic fields. There will be no use of lighting on the athletic fields at any time, except foot lighting along pathways, if necessary.

13. Use and Parking Liaison Committee. St Albans shall establish a neighborhood liaison committee composed of St Albans staff and neighbors for the purposes of coordinating and discussing uses of the athletic fields and parking for the School as provided in paragraphs 2 through 12 hereof. St Albans will provide a contact phone number and e-mail address for neighbors who wish to report any failure to comply with the usage and parking conditions stipulated herein.