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

VIA HAND DELIVERY

August 2, 2005

2005 AUG -2 PM 3:00

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Case No. 17320
St. Albans School

Dear Members of the Board:

On behalf of St. Albans School, we are submitting herewith the following materials requested by the Board of Zoning Adjustment at its July 26, 2005, hearing on the above-referenced application:

1. Proffer of Conditions. The school has updated its proffer of conditions to reflect (i) the potential adverse impact addressed by each condition and the rationale; (ii) the actual number of employees, as well as full-time equivalent employees; (iii) the school's coordination with the District's Department of Transportation ("DDOT") to enforce parking regulations in the immediate neighborhood; and (iv) minor typographical corrections. Both "clean" and "redline" versions of the proffer are enclosed for the Board's review as *Attachment 1*.

2. Parking Calculations. As set forth in *Attachment 2*, the traffic study for the school has been clarified to define the term "average daily peak" and to provide in summary form the calculations for parking demand for the school, the Close and the neighborhood.

3. "Outside Users" of the School's Facilities. The school has compiled in summary form the number of persons using the St. Albans' indoor and outdoor facilities who are unaffiliated with the school or the Protestant Episcopal Cathedral Foundation ("outside users"). *See Attachment 3.* During the school year, the indoor activities consist primarily of 20-30 person events, such as a lawyers basketball league, and a men's and women's badminton clubs; the summer months are devoted primarily to youth basketball camps and the Police Boys Club athletics with 20-30 participants. The number of "outsiders" using the Activities Gym and Martin Gym Sunday through Thursday between 6:00 and 9:30 p.m. during the 2004-05

BZA
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Exhibit No. 47

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 47

school year was approximately 65 people per day. Assuming each individual drove a car to the event, there would have been more than ample parking on the Close and the north side of Garfield Street to accommodate those cars. Because St. Albans does not intend to intensify the use of these facilities or make any other changes at these facilities, they are not part of any requested approval from the BZA in the application and there will continue to be adequate parking for these outside users who, nonetheless, will be directed to comply with parking restrictions stated in paragraph 5 of the proffer.

The outdoor athletic fields are used by a few outside youth soccer and baseball programs, which are either coached by someone affiliated with St. Albans or whose players attend St. Albans. There are approximately 25 youths who participate in the baseball programs, and their weekend games attract a total of approximately 50 players and spectators six times in the Spring season The youth soccer league, which consists of approximately 15 boys, may use the fields 7 to 8 times in the Fall and Spring seasons each when their regularly assigned off-campus fields are unavailable. The track is used for St. Albans' events and by neighbors; the tennis courts are used by members of the tennis club.

St. Albans also makes available its Refectory and Trophy Room for weddings and other one-time events, which are almost exclusively held on weekends. These events average between 30 and 150 guests, who will park on the Close (rather than Garfield Street) given the location of these facility rooms on the upper level of the campus and the proximity of Close parking spaces.

4. Clarification of Performing Arts Center Events.

At the hearing, the Board requested that the applicant work with the Office of Planning and DDOT to resolve the discrepancy between the 100 "events" listed for the Performing Arts Center ("PAC") in the Proffer of Conditions and the 10 "events" listed in the traffic report. The applicant has reviewed its records and has reconciled the discrepancy: the Proffer of Conditions refers to the *number* of performances, many of which are repeats of the same production, while the traffic report refers to the number of *productions*, each one of which may have multiple performances. St. Albans School currently holds approximately 47 performances a year, including those of the coordinated program with the National Cathedral School for Girls. There will be no increase in the number of performances on the St. Albans campus. Rather, the existing performances currently held in Trapier Theater and other venues on the Close will simply be relocated to the PAC. St. Albans has listed 100 performances in its Proffer of Conditions to allow other PECF institutions the opportunity to hold any of their performances in the PAC. A memorandum from the traffic consultant, Gorove-Slade Associates, included as *Attachment 4*, further clarifies this issue.

Thank you for the opportunity to provide this additional information to the record.

Respectfully submitted,

Whayne S. Quin

Carolyn Brown

Enclosures

cc: Nancy MacWood, ANC 3C (w/encl. by hand to residence)
Maxine Brown-Roberts, Office of Planning (w/encl. by hand)
Abdoulaye Bah, DDOT (w/encl. via email)

ATTACHMENT 1

ST. ALBANS PROFFER OF
PROPOSED CONDITIONS FOR BZA ORDER
AUGUST 2, 2005

St. Albans School voluntarily submits the following proposed conditions for consideration by the Board of Zoning Adjustment ("BZA" or "Board")) 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. The purpose of these conditions is to establish reasonable limitations and parameters for the school, below or above which (depending on the proffer) the school is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions, in accordance with the provisions section 206 of the Zoning Regulations. These voluntary conditions are also designed to provide greater comfort to the community that the school will continue to operate reasonably and in conformance with section 206 (based on the record) and are not required as "mitigation" to address any adverse impacts on the community.

1. Number of Students, Faculty and Staff. St. Albans shall maintain its current enrollment goal of 568 students and, in any event, shall not exceed an increase of 2% over that goal to account for annual enrollment fluctuations for a total maximum permanent enrollment of 579 students. St. Albans may employ up to 143 full-time equivalent faculty and staff. (St Albans currently employs128 full-time and 15 part-time employees). St. Albans may increase the number of students, faculty and staff only with the approval of the Board of Zoning Adjustment.

   Adverse Impact Addressed: The number of students, faculty and staff could potentially generate noise, parking and traffic problems if no limitations on numbers are established.

   Rationale for Condition: A limit on the total number of students, faculty and staff will furnish an overall standard to use in measuring adverse impacts in the future.

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.

Adverse Impact Addressed: Perceived parking shortage on residential streets generated by St. Albans faculty, staff, and students.

Rationale: A few residential neighbors of St. Albans perceive that faculty, staff, and students who commute to the school create a parking shortage on Garfield Street and other residential streets to the south of the school. While no data has been submitted to the record to support this perception, and although the construction of the parking garage will provide a net increase of 307 parking spaces on the Close to satisfy the demands of Protestant Episcopal Cathedral Foundation ("PECF") institutions, this condition will help ensure that St. Albans is not the cause of residential parking problems, particularly during construction of the garage. Note that, during construction of the parking garage, St Albans through the Foundation has leased an additional 40 spaces from St Sofia's for 15 months commencing on August 8, 2005 and has built an additional 12 parking spaces on Pilgrim Road. The exemption for drivers who have valid residential parking permits for Zone 3 will ensure that this condition does not infringe on the existing rights of those persons.

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.

Adverse Impact Addressed: Potential parking shortages on Close and neighboring streets.

Rationale: This condition will limit the parking demand of the school and encourage use of alternative means of transportation.

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 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.

   Adverse Impact Addressed: Potential parking shortages on Close and neighboring streets.

   Rationale: This condition will provide a mechanism to identify the number of student, staff and faculty cars that park on residential streets. The sticker program will assist in monitoring violations and enforcement of the parking policy.

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 required 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 require visitors from such schools to park in those areas identified in paragraph 2 above to the extent parking is available. Buses will be required to park on the Close or in designated off street parking.

   Adverse Impact Addressed: Potential parking shortages and adverse traffic conditions on Close and neighboring streets.

   Rationale: Some neighbors to St. Albans perceive that visitors to the school create a parking shortage on Garfield Street and other residential streets to the south of the school. While no data has been submitted to the record to support this perception, and

although the construction of the parking garage will provide a net increase of 307 parking spaces on the Close to satisfy the demands of PECF institutions, this condition establishes a mechanism that will help encourage St. Albans' visitors to use the parking spaces on the Close and which does not unreasonably intrude upon the operations of the school. The exemption for drivers who have valid residential parking permits for Zone 3 will ensure that this condition does not infringe on the existing rights of those persons. This condition, volunteered by St. Albans, is intended to demonstrate the school's interest and willingness to address community concerns without the need for empirical data to demonstrate the source or extent of any parking shortage.

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.

   Adverse Impact Addressed: Potential adverse noise impacts on neighbors in the early morning and evenings generated by summer program participants; potential parking shortages and traffic congestion when neighbors are returning to their homes for the evening and need to park their cars.

   Rationale: While there is no evidence of objectionable conditions being generated by the outdoor summer programs at St. Albans, this condition establishes parameters within which no potential adverse effects will occur with respect to noise and traffic. These parameters have been established so that they do not unduly restrict the operation of the school's 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. Performances at the Performing Arts Center (not including rehearsals and practices) will be held on no more than 100 days 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.

Adverse Impact Addressed: Potential parking shortages and adverse traffic conditions on neighboring streets.

Rationale: The Performing Arts Center is designed to accommodate activities that already take place at the School and the Close, including the coordinated programs of the National Cathedral School for Girls and St. Albans, which demand a seating capacity larger than is currently available at the Trapier Theater. Presently, there are 45 performances at the school and the intensity of the student schedule does not provide any time for additional events. Nevertheless, St. Albans seeks to allow performances to occur on 100 days of the calendar year, rather than 45 days, to accommodate other events currently taking place on the Close by PECF institutions, should those institutions express a desire to use the Performing Arts Center. The 100 days will also accommodate the rare circumstances where non-PEFC not-for-profit organizations demonstrate a compelling need for the facility. The proposed hours of operation reflect the current hours for performances, and thus traffic, parking and noise impacts are not expected to increase, particularly with the availability of the parking garage. The limitations on hours for performances and the number of days on which performances can occur establish parameters within which no adverse impacts will occur. These parameters do not unduly restrict school operations.

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.

Adverse Impact Addressed: Potential adverse noise impacts on neighbors resulting from simultaneous games and scrimmages; potential parking shortages and adverse traffic conditions on Close and neighboring streets.

Rationale: The noise study commissioned by St. Albans measured existing conditions on the athletic fields, which is limited to one varsity game at a time. The study demonstrated that noise levels would likely increase by 2 decibels as a result of the reconfigured fields, but that the increase would not cause any adverse noise impacts because an increase of 3 decibels is necessary before it is detectible to the human ear. However, if two varsity games or scrimmages were scheduled simultaneously, the increased noise level could possibly be perceptible and potentially adverse to neighbors. Thus, this condition would protect against that potential adverse effect. Restrictions on the number of varsity games or scrimmages played simultaneously would also prevent any traffic or parking impacts caused by the increased number of players and spectators. Because junior varsity games and scrimmages do not attract many spectators, no limitations were necessary for these games and scrimmages. Similarly, tennis games involve only a small number of players and do not attract many spectators; thus, they were exempted from the limitations. An exception was also made for make-up games or other unforeseen events because the infrequency of such occurrences would not likely create any objectionable conditions. This condition establishes parameters within which no adverse impacts will occur; it does not unreasonably restrict school operations.

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 9.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.

Adverse Impact Addressed: Potential adverse noise impacts on neighbors generated by an unlimited number of non-PEFC sports events for an unlimited number of hours during the academic year; potential parking shortages and adverse traffic conditions on Close and neighboring streets.

Rationale: This condition will help ensure that noise levels will not increase in the surrounding neighborhoods due to an unlimited number of non-PEFC sports events during the school year. It will also help ensure that the parking demand generated by non-PEFC users during the academic year, which was included in the traffic study commissioned by St. Albans, does not exceed the number of available parking spaces identified in that study after approval of the special exception application and construction of the parking garage. The permitted number of non-PEFC sports events reflects current usage during the academic year and thus does not unduly restrict operations at the school. This condition establishes parameters within which no objectionable conditions will occur.

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.

Adverse Impact Addressed: Potential adverse noise impacts on neighbors generated by an unlimited number of non-PEFC sports events for an unlimited number of hours during the non-academic year; potential parking shortages and adverse traffic conditions on Close and neighboring streets.

Rationale: This condition will help ensure that noise levels will not increase in the surrounding neighborhoods due to an unlimited number of non-PEFC sports events during the non-academic year. It will also help ensure that the parking demand generated by non-PEFC users during the academic year, which was included in the traffic study commissioned by St. Albans, does not exceed the number of available parking spaces identified in that study after approval of the special exception application and construction of the parking garage. The permitted number of non-PEFC sports events reflects current usage during the non-academic year and thus does not unduly restrict operations at the school. This condition establishes parameters within which no adverse impacts will occur.

11. Tennis Club Parking. St. Albans shall direct members, and require 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.

Adverse Impact Addressed: Potential adverse parking shortages and adverse traffic conditions on Close and neighboring streets.

Rationale: This condition will help ensure that the parking demand generated by non-PEFC users during the academic year, which was included in the traffic study

commissioned by St. Albans, does not exceed the number of available parking spaces identified in that study after approval of the special exception application and construction of the parking garage. This condition establishes parameters within which no objectionable conditions will occur; it does not unduly restrict school operations or programs.

12. Limitations on Lighting and Amplified Noise. There will be no use of lighting on the athletic fields at any time, except foot lighting along pathways, if necessary. 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.

    Adverse Impact Addressed: Potential excessive noise and light affecting nearby neighbors.

    Rationale: This condition will help ensure that St. Albans does not allow noise to exceed the acceptable levels measured in the noise study. It also prevents bright light from disturbing nearby neighbors in the evening and nighttime hours. This condition establishes parameters within which no objectionable conditions will occur; it does not unduly restrict school operations or programs.

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.

    Adverse Impact Addressed: Potential adverse parking shortages and adverse traffic conditions on neighboring streets.

    Rationale: This condition will help ensure enforcement of the school's parking policy and limitations on the hours that the athletic fields and Performing Arts Center may be used. It also provides a mechanism for neighbors to communicate asserted violations of

the BZA conditions and to resolve them at a committee and community level. This condition establishes parameters within which no objectionable conditions will occur; it does not unduly restrict school operations or programs.

14. St. Albans Coordination with DDOT. St. Albans will routinely request the District's Department of Transportation or other appropriate District agencies to enforce parking restrictions in the immediate neighborhood surrounding the Close.

    Adverse Impact Addressed: Potential adverse parking shortages and unsafe traffic-related conditions on neighboring streets caused by illegal parking.

    Rationale: This condition will help ensure that there is a concerted effort by St. Albans as a member of the larger community to help curtail illegal parking and unsafe traffic-related conditions in the neighborhood.

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ATTACHMENT 2

CLARIFICATION OF PARKING CALCULATIONS
ST. ALBANS SCHOOL

1. "Typical Peak Day" or "Average Daily Peak Demand". The maximum number of vehicles simultaneously requiring parking on or near the Close during mid-week in the month of April, at which time all schools are in session, and which also corresponds with the high season for Cathedral visitors. These vehicles would represent: Washington National Cathedral/Protestant Episcopal Cathedral Foundation service vehicles; worshippers; faculty and staff for the schools and PECF; part-time employees; students; volunteers; Cathedral visitors (tourists' vehicles, based on the projected median level of tourists), and business visitors. At the peak demand times between Noon and 1:00 p.m., 826 vehicles would require parking on the Close. The number of vehicles (or parking demand) for each institution was determined through analysis of pertinent institutional data and discussions with staff. Results were coordinated with (and among) key institutional representatives during a series of group meetings and subsequent data reviews.

2. Parking Calculations: The Close (including St. Albans School)

Close Parking Demand on Typical Peak Day	826
Current Number of Parking Spaces on Close	-532
Current Shortfall of Spaces/Cars Parking in Neighborhood	*294*
Net Increase in Spaces after Completion of Garage (Fall 2006)	+307

► ***Total parking demand for typical peak day can be accommodated on the Close.***

3. Parking Calculations: St. Albans School

Parking Demand on Typical Peak Day	210-230
• Full-time employees	113
• Students	80
• Service vehicles	7
• Part-time employees	3
• Volunteers	4
• Business visitors	3
• Extra: student allotment	20

Current Number of Spaces Allotted on Close for St. Albans	154
New Legal Number of Spaces Required under § 2100.5 for landmark	154
New Legal Number of Spaces under § 2100 if not landmark	160
New Number of Spaces to be Allotted on Close for St. Albans	163
Shortfall of Designated Spaces for St. Albans Demand	*47-67*
Undesignated Spaces in Garage Available to General Public	177
Unrestricted Parking on North Side of Garfield Street	50

► ***Total parking demand for St. Albans normally can be accommodated on the Close or in unrestricted on-street parking spaces, or a combination thereof.***

4. Parking Calculations: Two Block Radius of the Close (Sep 2003 10:00 – 11:30 a.m.)

Total Number of On-Street Legal Parking Spaces	1,016
Number of Spaces Occupied	612
Number of Spaces Vacant	404
Occupied Spaces to be Vacated upon Completion of Garage	307
Total Number of Vacant Spaces after Garage	711

► ***No current or future parking shortage created in neighborhood by St. Albans school-day activities.***

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ATTACHMENT 3

OUTSIDE USERS OF ST. ALBANS FACILITIES

	2002-2003	2003-2004	2004-2005
Martin Gym			
Pre 6pm SY	Sun = 50 people*	Sat, Sun = 30 people	Sun = 30 people
Post 6pm SY	Sun-Th = 50 people	Sa = 75; S,T,W,Th = 30	M-Th = 30 people
Pre 6pm Summer	2 wks Aug = 115 people	None	None
Post 6pm Summer	Wed = 20 people	None	None
Large 1x events	6 @ 200 people	2 @ 200 people	1 @ 75 people
Activities Gym			
Pre 6pm SY	Sun, Wed = 30 people	Sun, Wed = 30 people	Sun, Wed = 30 people
Post 6pm SY	S-Th = 35 people	Mon-Thur = 30 people	Sun-Th = 25 people
Pre 6pm Summer	none	None	none
Post 6pm Summer	Tues = 25 people	Tues = 25 people	1x @ 20 people
Large 1x events	none	1 x @ 20 people	none
TOTALS (Gym Usage)**			
Pre 6pm SY	Sundays = 80 people** Wed = 30 people	Sundays = 30 people Sat, Wed = 30 people	Sundays = 60 people Wed = 30 people
Post 6pm SY	S-Th = 55 people	Sat = 75 people Sun = 30 people Mon - Thur = 60 people	S-Th = 65 people
Pre 6pm Summer	2 wks at 115 people	None	None
Post 6pm Summer	2 days/wk 25 people	Tues = 25 people	1x @ 20 people
Large 1x events	6 @ 200 people	2 @ 200 people	1 @ 75 people
Athletic Fields			
Fall Practice	Information not available; estimated to be the same as 2004-05	Information not available; estimated to be the same as 2004-05	15 youth (soccer), 7-8 times per season
Spring Practice			Max. 25 youth (baseball), 3 nights per week 15 youth (soccer), 7-8 times per season
Spring Games			Max. 50 attending, 6 weekend days per season

*average number of people in attendance on each day of the week identified
**maximum number of people in attendance in gyms at any one time slot; pre-6pm day is broken into several 2-3 hour time slots and events do not overlap.

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ATTACHMENT 4

GOROVE/SLADE ASSOCIATES, Inc.
Suite 700 / 1140 Connecticut Ave., NW / Washington, DC 20036
Phone: (202) 296-8625
Fax: (202) 785-1276
Toll Free: (888) 212-4242

Memorandum

DATE: August 1, 2005

TO: Carolyn Brown, Holland & Knight
Coleen Meehan, St. Albans

FROM: Louis J. Slade

SUBJECT: Traffic Impacts of Additional Events in Performing Arts Center Proposed by St. Albans School

The Gorove/Slade traffic and parking study for the St. Albans school application addressed the traffic impacts of the new performing arts facility based on a typical year of 10 theatric or music performances that currently take place at the Trapier Theater. In the school year that ended in the Spring of 2005, there were 10 productions that involved a total of 22 different performances or events. The school has indicated that it wishes to be able to accommodate 100 events during school year. The purpose of this memorandum is to explain the nature of the balance of events that are not included in the basic 22 events that we analyzed.

At present, the school has approximately 47 events a year; 22 of which are those that were analyzed in the Gorove/Slade study. The remaining 25 events are smaller scale events which take place during school days and which do not involve large audiences. These are classroom events, which require more space than a typical classroom, or multiple classroom events, which may or may not draw a small audience of parents.

These 25 events currently have no traffic impacts and, because they will not change their nature in the future when the performing arts facility is developed, there will be no additional traffic impact.

The balance of 53 events (which is the difference between the existing 47 events, that currently take place, and the cap of 100 events), which the school is seeking, was requested to ensure that the school would be able to make good utilization of its investment in the new performing arts center. This additional capacity of 53 events would serve events that are currently taking place at any of the other entities on the Close. Currently those events are taking place in different rooms within different buildings throughout the Close. Once the performing arts facility is complete, those other entities may determine that it would be better to change the venue to the new facility. St. Albans school would like to be able to accommodate these other events. Most of these other events are likely to be small school day or weekend activities, which would not impact commuter traffic. In the event that any of these events use the full capacity of the performing arts facility, they would have a similar impact to the maximum impact scenario, that Gorove/Slade analyzed in the St. Albans traffic and parking study. Thus, we believe that we have addressed the traffic impacts of all of the possible future scenarios for utilization of the performing arts facility.