GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Memorandum

TO: Board of Zoning Adjustment

FROM: Ellen McCarthy, Director

DATE: August 16, 2005

SUBJECT: **Supplemental Report** - BZA Application #17320 (St. Albans School, Protestant Episcopal Church Foundation)
3101 Wisconsin Avenue, N.W. (Square 1944, Lot 25)

At the July 26, 2005 public hearing the Board of Zoning (BZA) requested that the Office of Planning provide further analysis of the impact of the number of performances at the new Performance Arts Center and the use of the gymnasium and the athletic fields by other than students, facility and staff.

In their original application, the applicant submitted that there would be 10 performances per year. Subsequently, this number was revised and the applicant is now proposing a maximum of one hundred (100) performance events per year, limited to 8:00 a.m. to 11:00 p.m. Sunday through Thursday and from 8:00 a.m. to midnight Friday and Saturday. The applicant has submitted that the increase is a result of combining all the existing programs for St. Albans and the other institutions on the Close. The impact of this new large facility is that it will encourage larger attendance to some performances.

The applicant has provided a table showing use of the gymnasium and the athletic fields by outside users (August 2, 2005 Letter from Holland & Knight, Attachment 3). These activities are in addition to the normal activities of the school. The applicant has stated that the number of activities will not change but it is likely that attendance to some of the activities will increase.

The activities at the new Performance Arts Center, the gymnasium and the athletic fields all bring more traffic into the area than would be generated during normal school hours. The applicant has acknowledged that currently there is a parking deficit on the site and they are proposing a new parking garage to address the parking problem and accommodate all required parking on-site.

The applicant has submitted proposed conditions to "provide greater comfort to the community" and address the community's perception that persons who drive to activities at St. Albans are parking on neighborhood streets. OP is concerned that the stated conditions encourage all users to first use their Zone 3 parking permits, park on the north side of Garfield Street, followed by parking on the Close and the parking garage. Due to the distance of the gymnasium and the athletic fields from the parking garage it is very convenient for users to park within the neighborhood. Therefore, OP believes the parking policy should strongly encourage parking on the Close and discourage parking on neighborhood streets.

BZA Case No. 17320 Exhibit No. 50

Board of Zoning Adjustment
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EXHIBIT NO. 50

The parking management plan and policy to reduce parking demand and discourage off-site parking are very generalized and do not give details of all the programs and how they will be enforced. OP therefore agrees with DDOT that a detailed Transportation Management Plan be submitted. In conversations with the applicant's representatives it was conveyed to OP that a Transportation Management Plan would be submitted for review.

RECOMMENDATION

OP supports DDOT's recommendation for a Transportation Management Plan. The applicant has submitted that all parking can be accommodated on the Close and therefore all users should be deterred from parking off-site.

EM/mbr