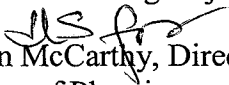


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Memorandum

TO: Board of Zoning Adjustment (BZA)
FROM:  Ellen McCarthy, Director
Office of Planning
DATE: February 27, 2006
SUBJECT: BZA Application #17429 (Friends of St. Patrick's Episcopal Day School)
1801 Foxhall Road, N.W. (Square 1348, Lots 825 and 826)

Attached is an email submitted to the Office of Planning by the Department of Health regarding the environmental review of the proposed development.

Attachments:

1. E-mail from Ibrahim Bullo

EM/mbr

BZA
Case No. 17429
Exhibit No. 74
Board of Zoning Adjustment
District of Columbia
CASE NO.17429
EXHIBIT NO.74

Brown-Roberts, Maxine (OP)

From: Bullo, Ibrahim (DOH) [ibrahim.bullo@dc.gov]
Sent: Monday, February 27, 2006 2:30 PM
To: Brown-Roberts, Maxine (OP)
Cc: Sansone, Marie (DOH); Douglas, Diane (DOH); Karikari, Timothy (DOH); Karimi, Hamid (DOH)
Subject: St. Patrick's School

The following are comments from the Department of Health's Environmental Health Administration.

On January 31, 2006, staff members from the Environmental Health Administration met with the developer's representatives and the National Park Service. At the meeting, the Water Quality Division (WQD) pointed out that all of the water bodies identified on the site in the report entitled *Waters of the U.S. (Including Wetlands) Delineation St. Patrick's School (17.5 Acres) Washington, DC* dated May 26, 2005 are part of the waters of the District of Columbia. Furthermore, based on the information contained in the report and a site visit conducted on January 27, 2006 by WQD and the DC Watershed Protection Division (WPD), the District has jurisdiction over the spring and isolated wetland in the southern part of the site.

WQD understands from the developer's representatives that project plans include piping the spring and placing a storm water management device over the wetland. The ephemeral stream under the US Army Corps of Engineers (COE)' jurisdiction would be left in place with a 25-foot buffer placed around it at DC's request.

Due to the proposed development, WQD told the developer's representatives that they would have to submit a request to WQD for discharging the fill material into the wetland and for piping the spring. The request to review a project with unavoidable impacts must be supported by a comprehensive package such as that normally submitted to the COE for Section 404 permits including:

1. The delineation report mentioned above,
2. The US Army Corps of Engineers' jurisdictional determination,
3. The proposed plans for the area,
4. Anticipated impacts to the jurisdictional waters of the District of Columbia,
5. A review of alternatives demonstrating that there is no possibility of avoidance or minimization of impacts,
6. A compensatory mitigation plan,
7. Any proposed easements,
8. Covenants, etc.

WQD expects that this will take some time to prepare and to date WQD has not received any submittals from St. Patrick's. Please contact Ms. Diane Douglas (WQD) at (202) 535-2641 if further clarification is needed.

In addition to the wetlands issues, the Watershed Protection Division (WPD) is currently reviewing conceptual storm water management plans and hydrologic/hydraulic computations submitted by the developer at the January 31, 2006 meeting between the developer, WQD, WPD and the National Park Service. The WPD will ensure through the review process that the storm water management system proposed for the site meets the District's regulatory requirements. Erosion and Sediment Control issues will be handled at the EISF phase. Please contact Tim Karikari or Abdi Musse at (202) 535-2240 or (202) 535-2978 if further clarification is needed.

Ibrahim Bullo
 Environmental Review Coordinator
 Department of Health
 51 N Street, NE Room 6040
 Washington, DC 20002
 Phone: (202) 535 2506
 Fax: (202) 535-2881

2/27/2006