Friends of St. Patrick's Episcopal Day School, LLC

And

St. Patrick's Episcopal Church and Day School

BZA Application No. 17429

BZA Hearing

June 13, 2006

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17429
EXHIBIT NO. 95

Board of Zoning Adjustment
District of Columbia
CASE NO.17429
EXHIBIT NO.95

Phil Feola

Partner

Pillsbury Winthrop Shaw Pittman, LLP

Proposed Development Site Plan

Actions Resulting from Agency/Neighborhood Outreach

1. Kept 2 northbound through lanes, and added northbound right turn lane.
2. Reduced from 4 to 3 lots.
3. Moved all Park edge retaining walls min. 18" from Park land.
4. Removed stair access to Park.

St. Patrick's
EPISCOPAL DAY SCHOOL
ESTABLISHED 1956

St. Patrick's Foxhall Project
Sharing Our Plans. Sharing Our Future.

John Delaney

Managing Member, Friends of St. Patrick's, LLC

Former Chairman of the Board, St. Patrick's Episcopal Day School

Recent History of 1801 Foxhall Road

- Acquired by Mrs. Casey in 2001 with the intent of creating the Mayor's Mansion.
- In 2003, Mrs. Casey offered the Property for sale.
- In 2004, families from St. Patrick's Episcopal Day School formed and funded the Friends of St. Patrick's Episcopal Day School, LLC "FOSP" to acquire the Property.
- In 2004, FOSP was selected, and initiated a comprehensive analysis of the Property.
- On September 9, 2005, FOSP and the St. Patrick's Episcopal Church and Day School filed a joint application for special exceptions to construct a middle and upper school campus for 440 students and a theoretical lot subdivision.
  - Application reflects thousands of man hours of a team of experts.
- FOSP and St. Patrick's engaged in significant community and agency outreach:
  - Presented project on multiple occasions to NPS, ANC 3D, Office of Planning, DDOT, DOH, Colony Hill Neighborhood Association, and Foxhall Citizens Community Association.
  - Website created: www.1801Foxhall.com to post information and filings.

- Goals for St. Patrick's Day School include:
  - Create the only co-educational, Episcopal middle and high school in Washington, DC.
  - Minimize the impact on the surrounding neighborhoods and National Park lands.

- Goals for FOSP include:
  - Share our plans with all neighborhood constituencies and address issues where feasible.
  - Retain an active hand in the design of the Residential Development.
  - Sell the Residential Development parcel to an experienced development partner.

- Both the proposed School and Residential Development meet or exceed the standards required by zoning regulations.

- ANC 3D voted to support the School and Residential Development.

"I think a school, and St. Patrick's in particular, will be an asset to the community. This is a school that has an excellent reputation, both academically and within the community. That really means something."

From *The Northwest Current,*
March 1, 2006

Peter Barrett

Head of School

St. Patrick's Episcopal Day School

- St. Patrick's Church has been part of the Foxhall – Palisades community for more than 90 years.
- This year, St. Patrick's School will celebrate its 50th anniversary.
- Founded as a Nursery School, St. Patrick's graduated its first Grade 6 class in 1974.
- St. Patrick's inaugurated its Grades 7 and 8 program in September 2001 and graduated its first Grade 8 class in 2003.

- There is no coeducational, Episcopal, secondary school located in Washington, DC.
- Across the last five years, St. Patrick's has been studying the possibility of expanding its program to include a full Grades 7 through 12 curriculum.
- Constructing the middle and upper school campus on the Property would allow St. Patrick's to create a comprehensive program on two distinct, yet nearby campuses.
- The program at each campus would be tailored to the specific needs of their respective age groups/

St. Patrick's is seeking an appropriately-sized small school

- St. Patrick's is requesting a school size of 440 students for Grades 7 through 12.
- St. Patrick's proposes 120 students in Grades 7 and 8 (60 per grade) and 320 students in Grades 9 through 12 (80 per grade).
- A high school of 320 students *is* a small school.
- St. Patrick's graduates attend schools with high schools averaging about 350 students.
- School size is directly related to the depth and breadth of educational offerings.
- A 320-student high school and 120-student middle school permits all St. Patrick's existing elementary school students to remain at the school.

Alan Ward

Principal

Sasaki Associates, Inc.

Location Map

St. Patrick's
EPISCOPAL DAY SCHOOL
ESTABLISHED 1956

St. Patrick's Foxhall Project
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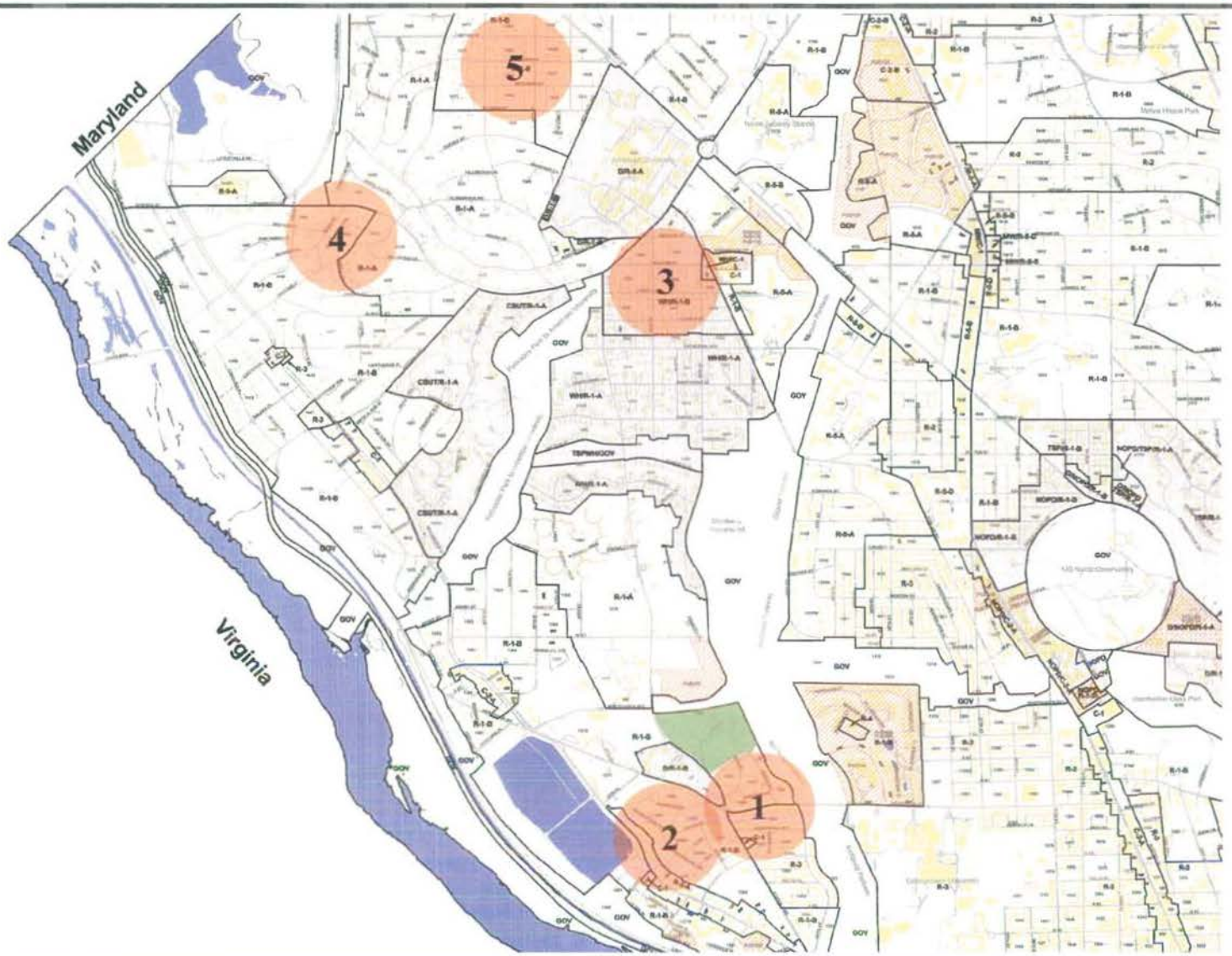
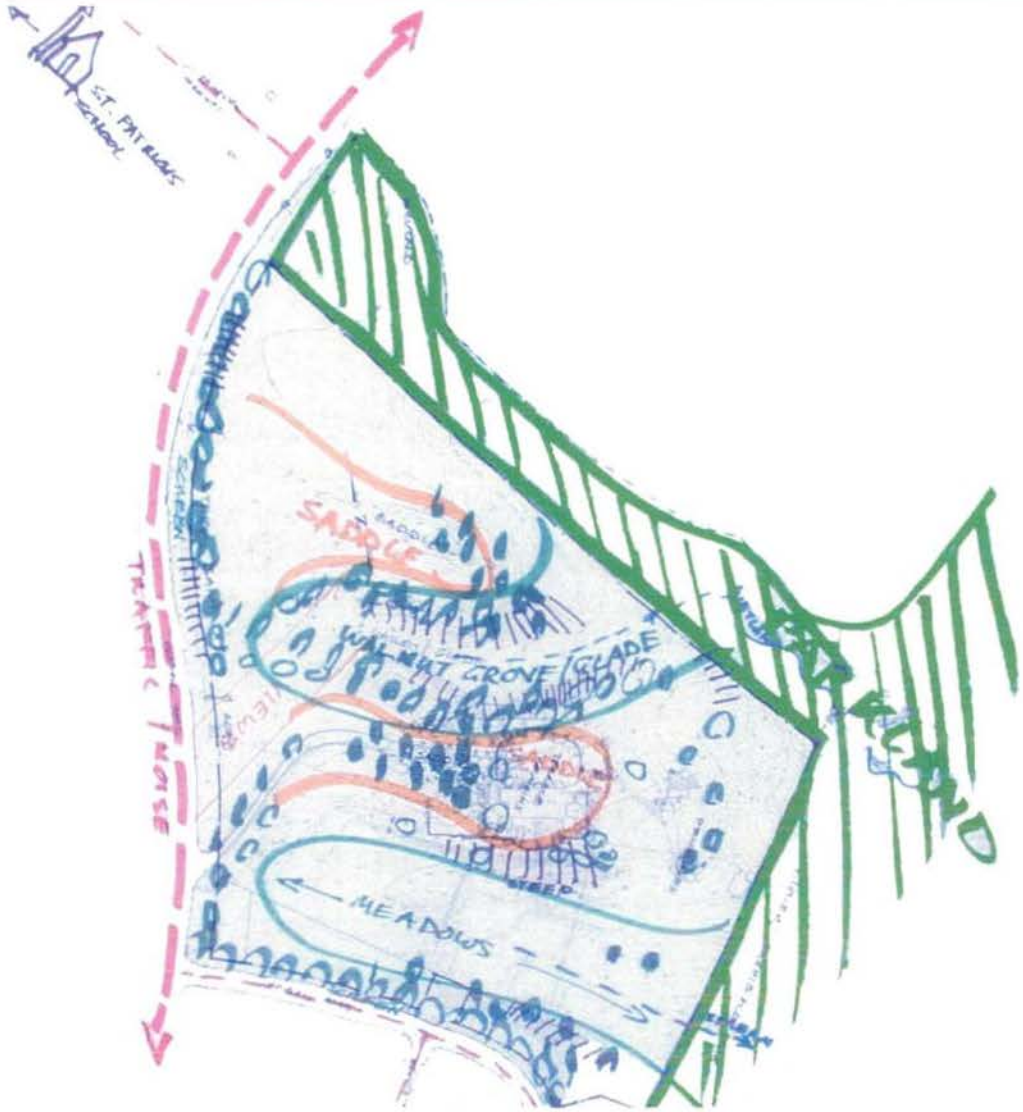
Zoning Map




ST. PAT'S SCHOOL
SADDLE
MEADOWS
CREEK

Site Photograph of Northern Dell / Open Space

Site Photograph of Conifer Grove

EXISTING SCHOOL
PROPOSED SCHOOL
PROPOSED RESIDENTIAL PORTION
D/R-1-B
45TH ST
T ST
HOBAN RD
1348
1347
1328
HADFIELD LN
1349
1368
KENMORE DR
1365
1364
SALEM LN
1350
GREENWICH PKY
Archbold Park

Proposed Development Site Plan

Actions Resulting from Agency/Neighborhood Outreach

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Anthony Barnes

Principal

Barnes Vanze Architects, Inc.

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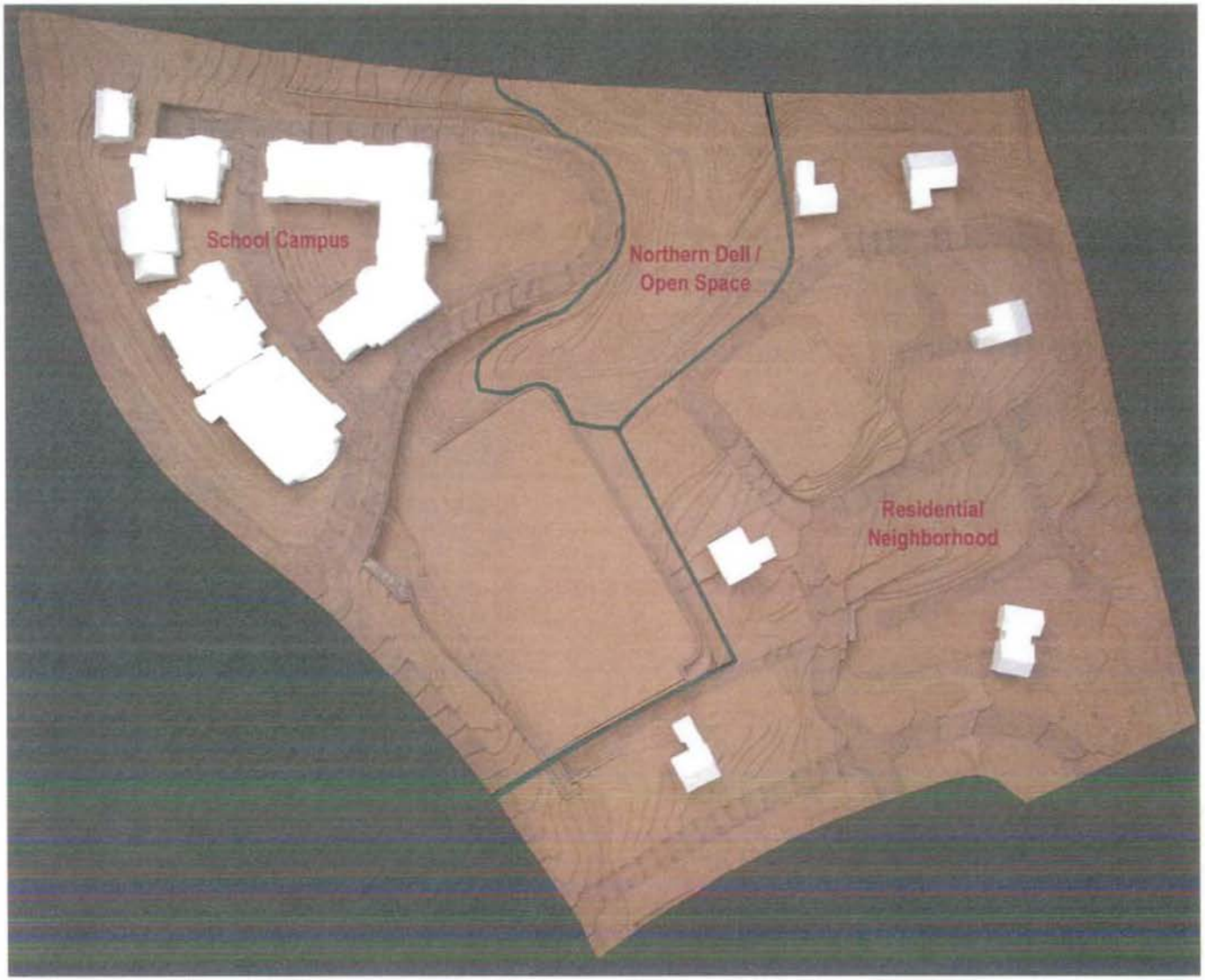
Proposed Site Development Model



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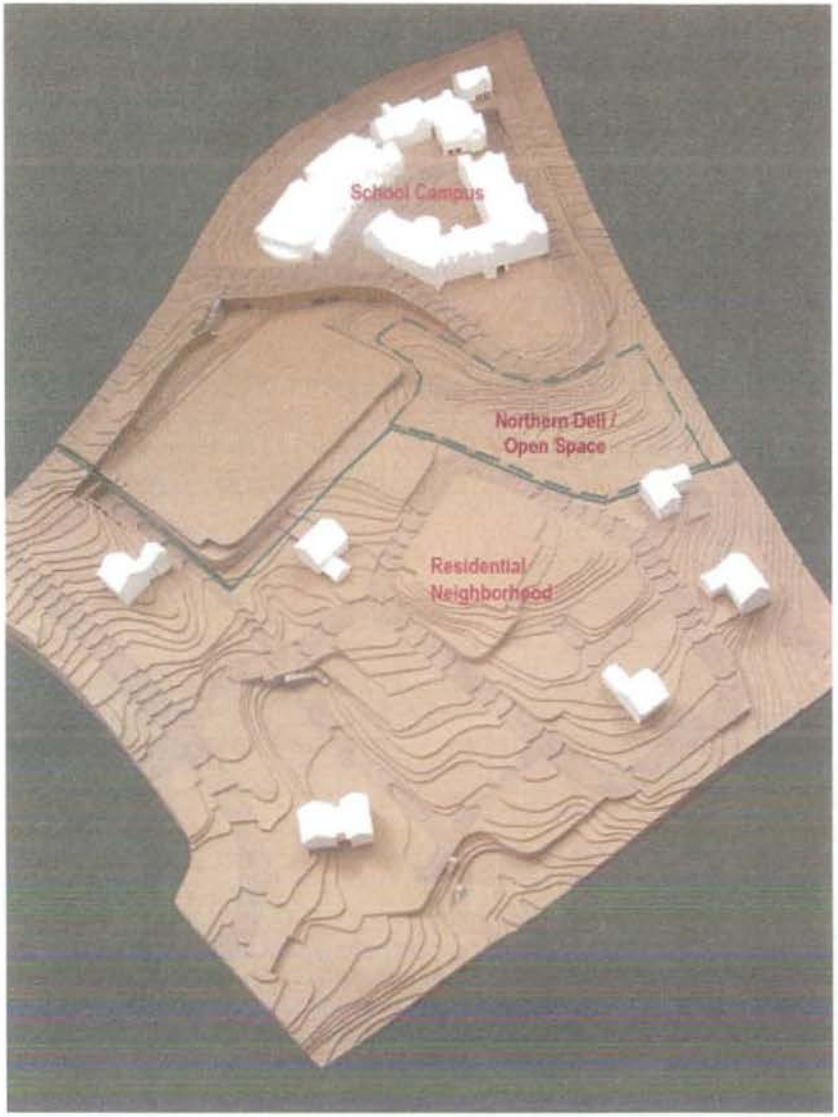

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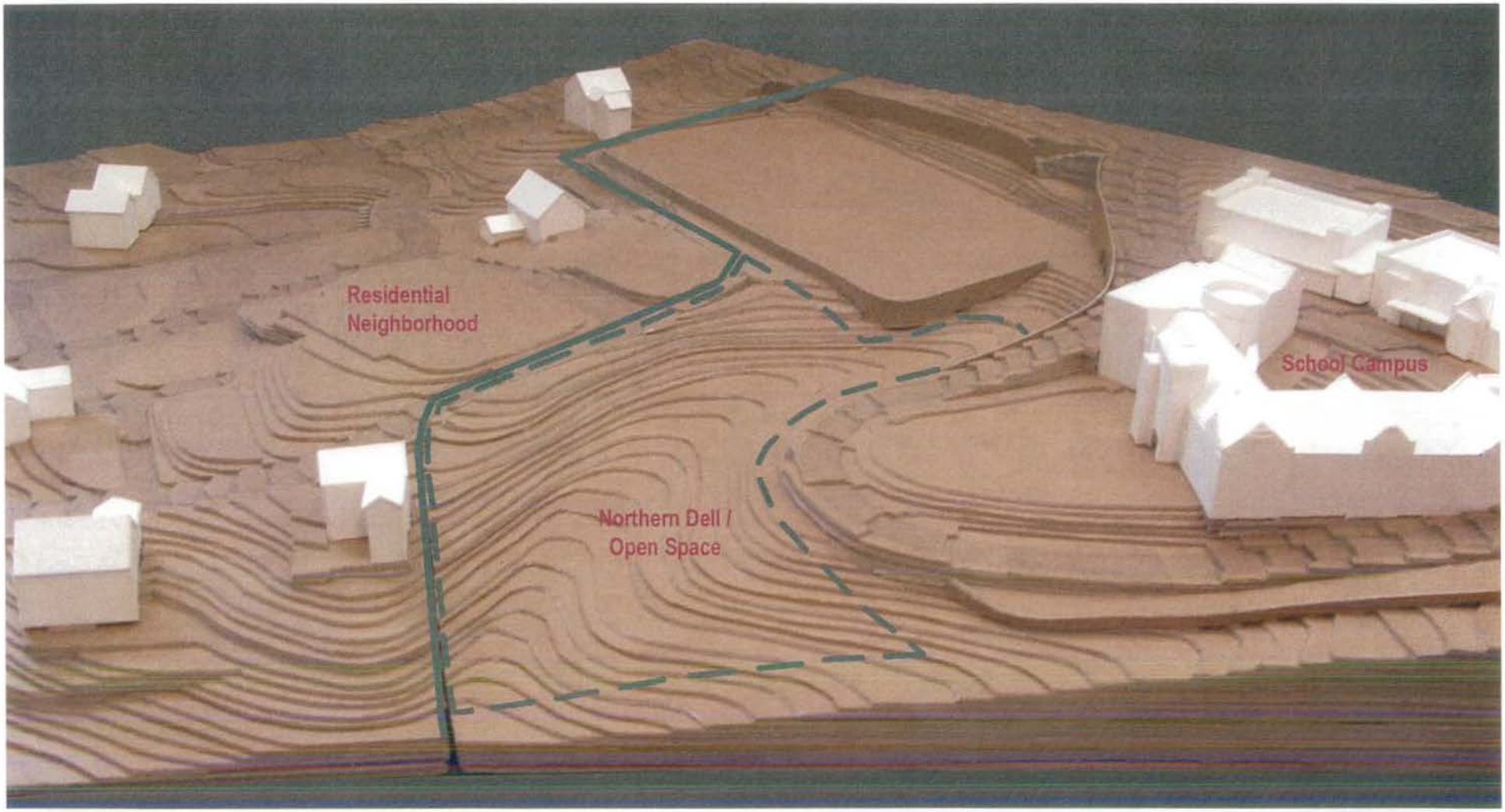

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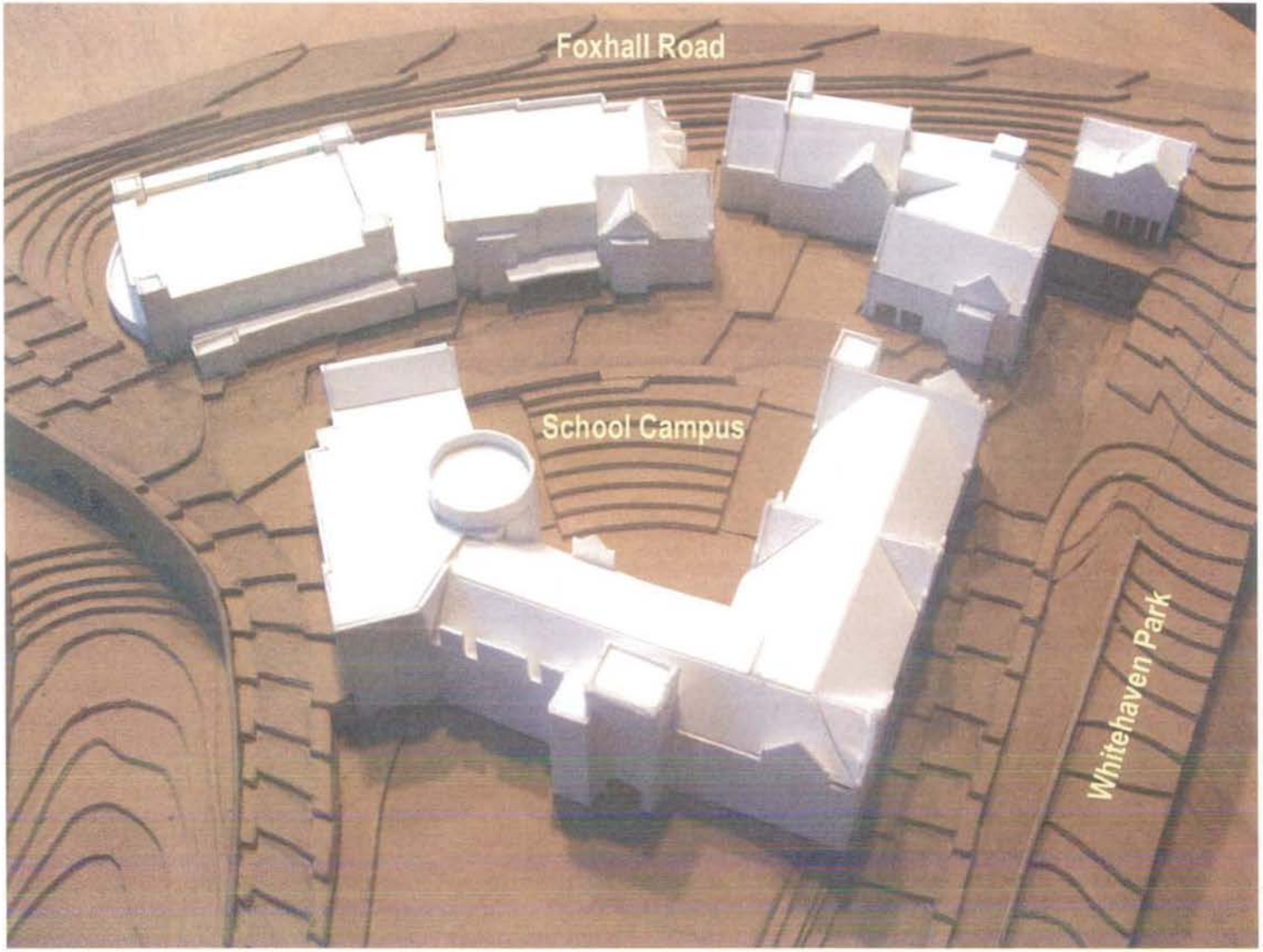

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PROPOSED SCHOOL
PROPOSED RESIDENTIAL PORTION
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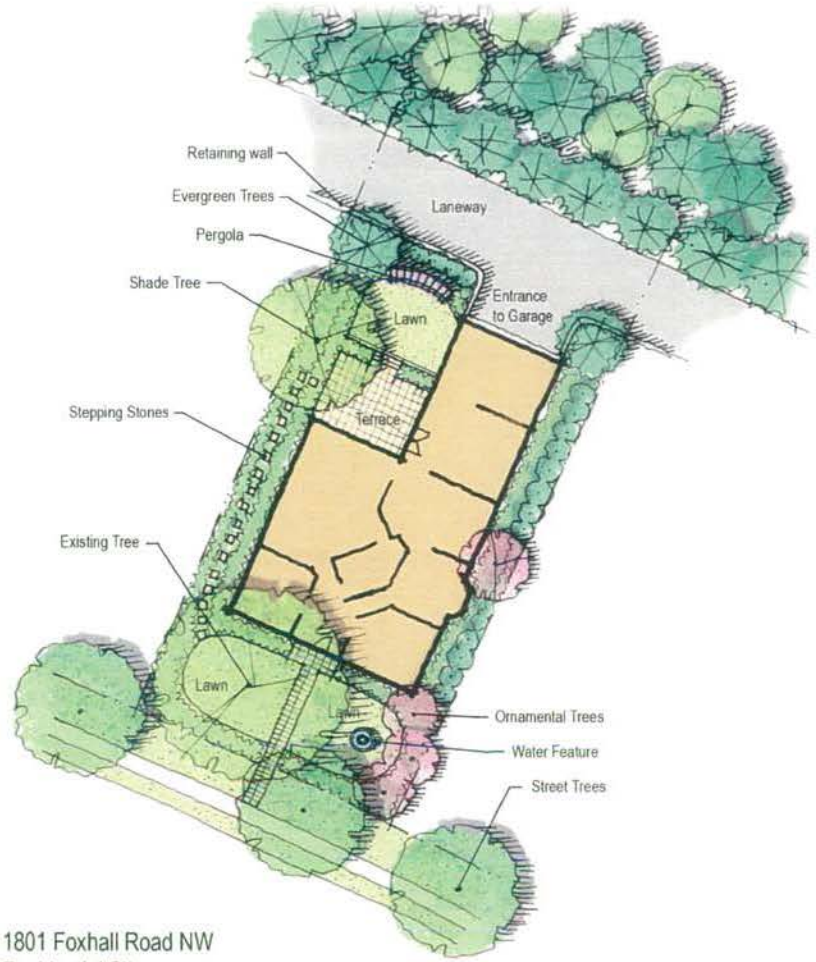
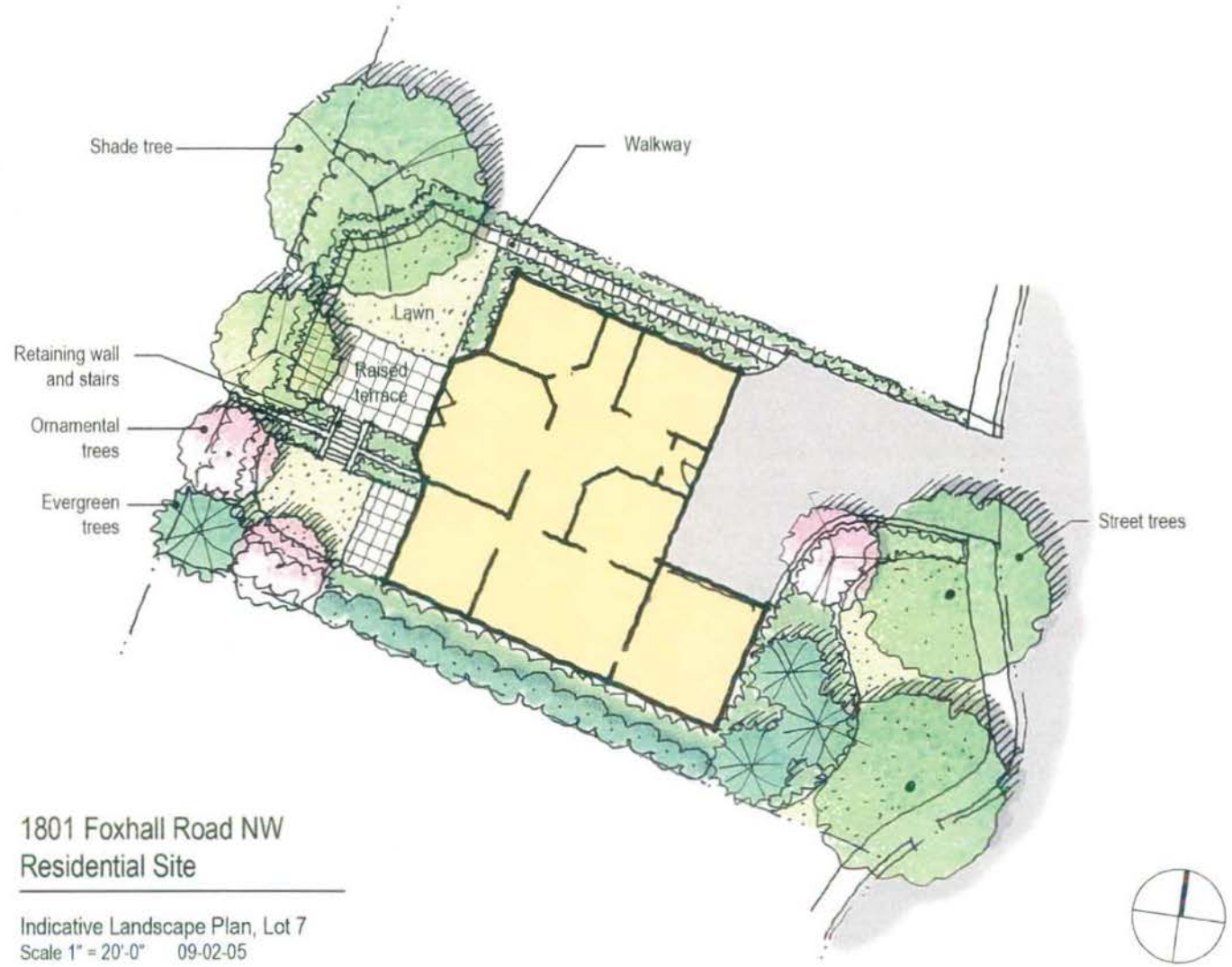
Illustrative Landscape Plan: Lot 3



1801 Foxhall Road NW
Residential Site

Indicative Landscape Plan, Lot 3
Scale 1" = 20'-0" 12-06-05

Illustrative Landscape Plan: Lot 7



1801 Foxhall Road NW
Residential Site

Indicative Landscape Plan, Lot 7
Scale 1" = 20'-0" 09-02-05

Contextual Site Plan

Proposed Development Site Plan

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EDGE CONDITION KEY PLAN

St. Patrick's
EPISCOPAL DAY SCHOOL
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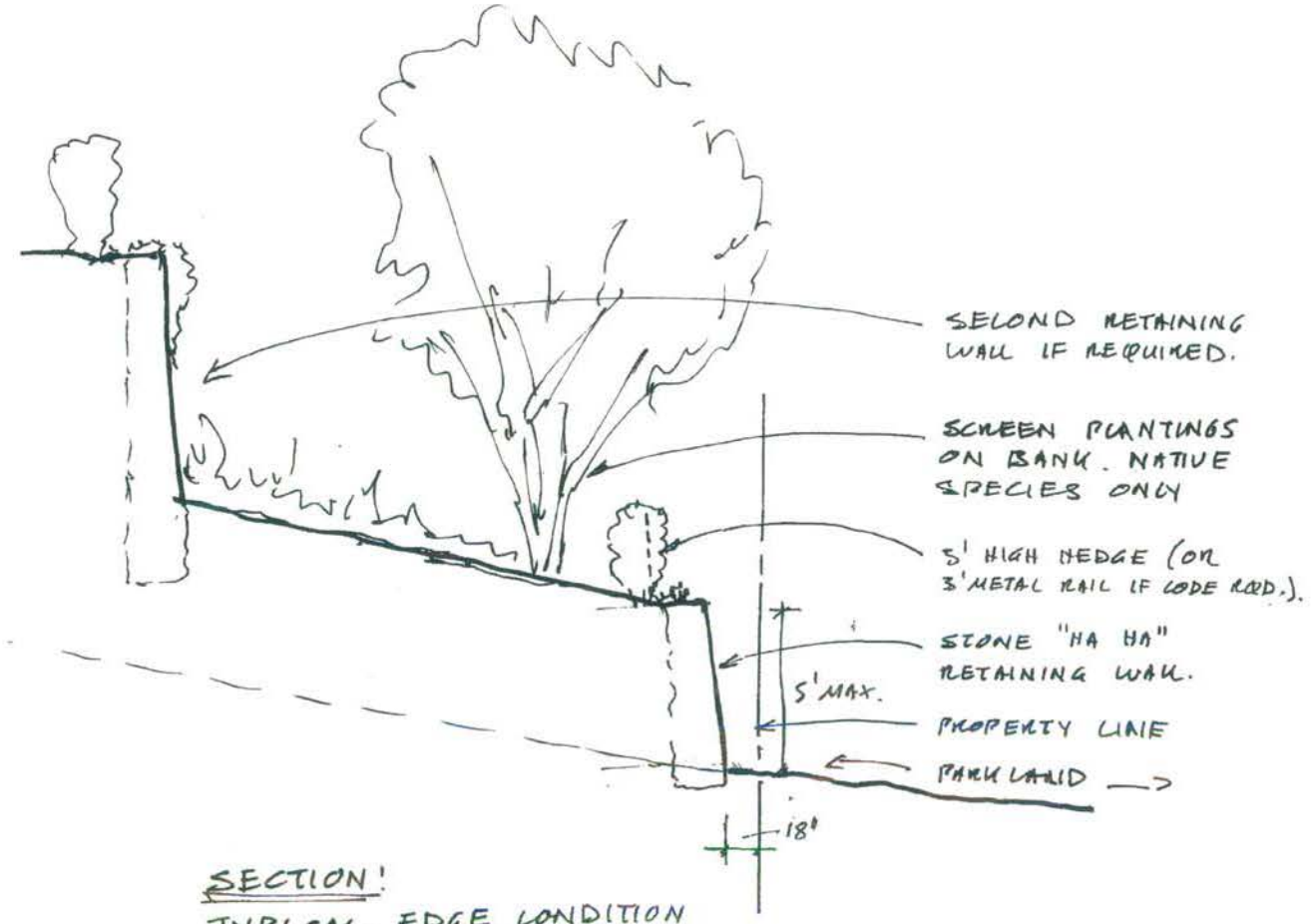
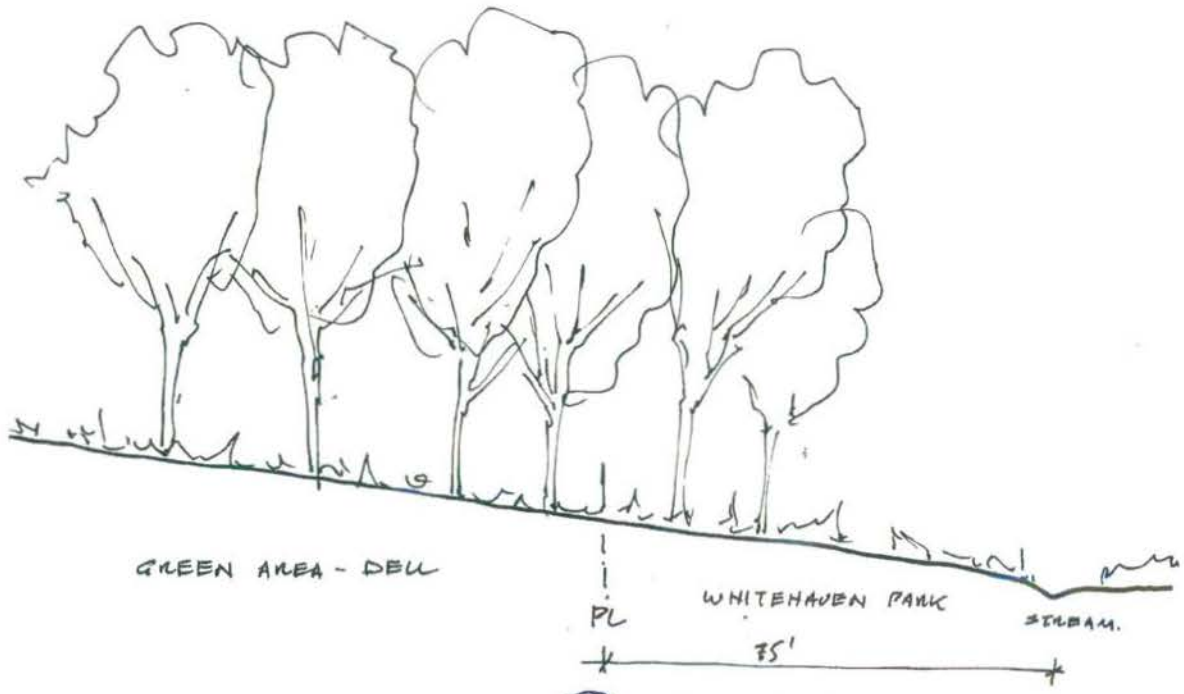
ILLUSTRATIVE
HOUSE LOCATION

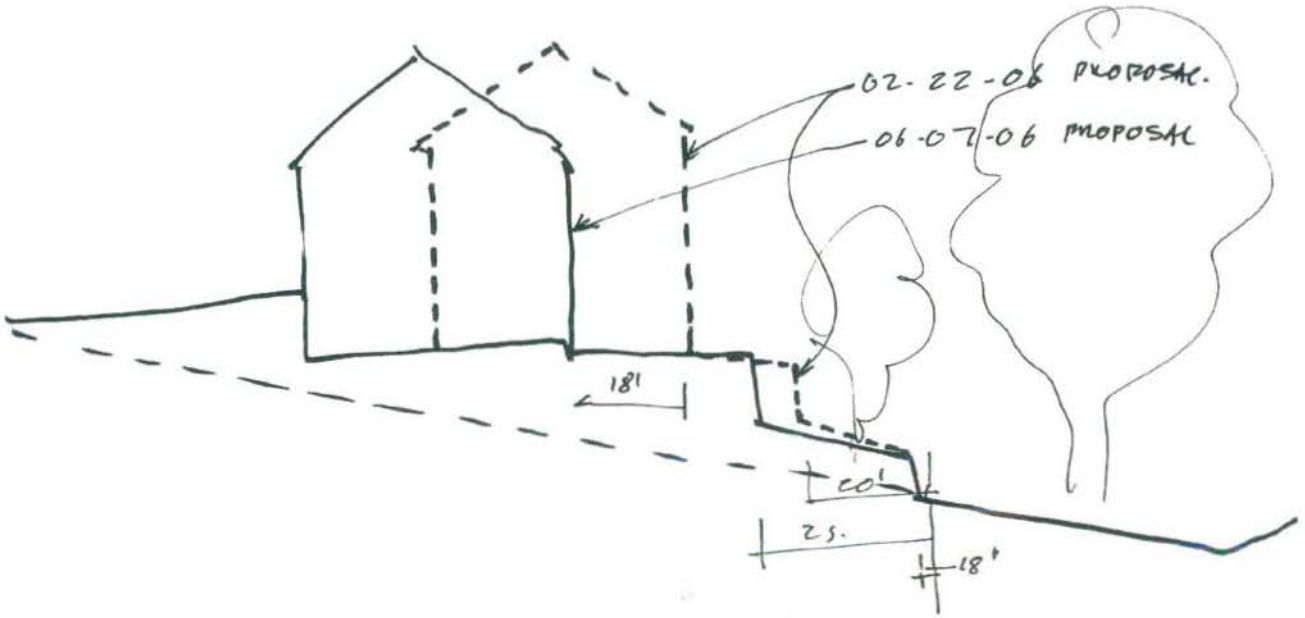


SECTION!
TYPICAL EDGE CONDITION
WHERE HIGHER GRADE
ABUTS PARKLAND.

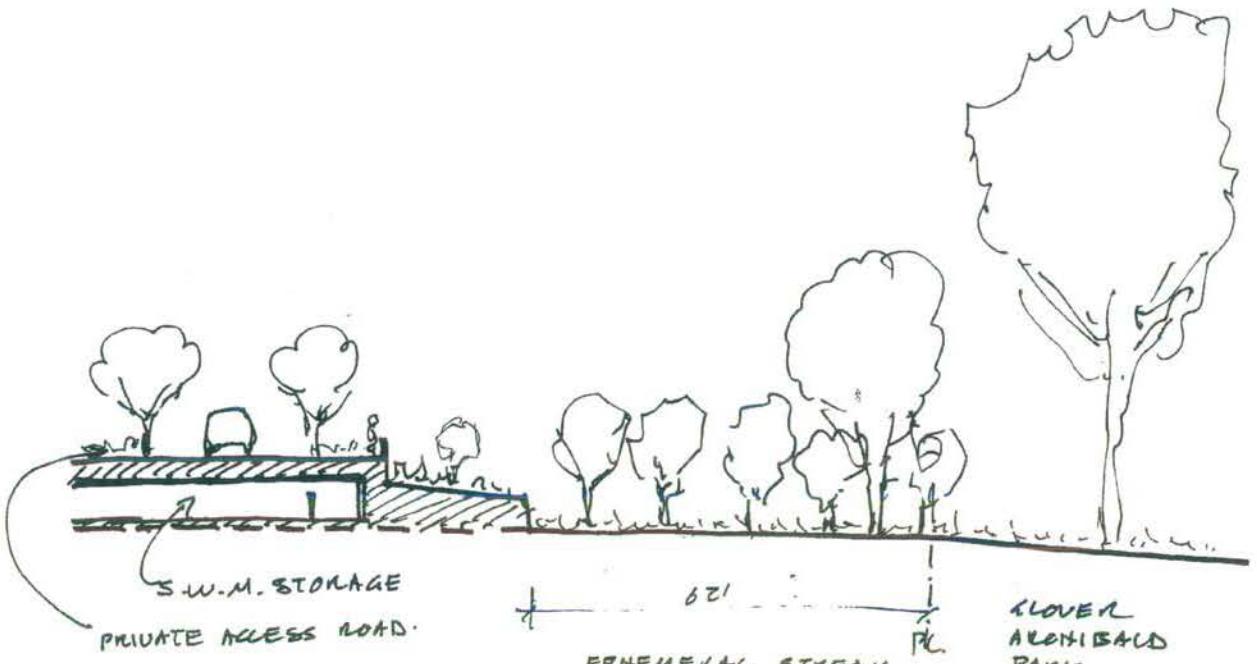
1/4" = 1'-0" REV. 06.07.06



(C) SECTION @ DELL/GREEN AREA
1:20 BVA 02.22.06
1801 FOXHALL ROAD N.W.



(D) SECTION @ LOT 12/13
1:20 CHANGES. 06-07-06.
- WALLS MOVE BACK 18" AND 5'
- HOUSE MOVES BACK 18'



(H) SECTION @ SOUTHERN SWALE
1:20 B.V.A. 02.22.06

Proposed Tree Preservation Plan

Actions Resulting from Agency/Neighborhood Outreach

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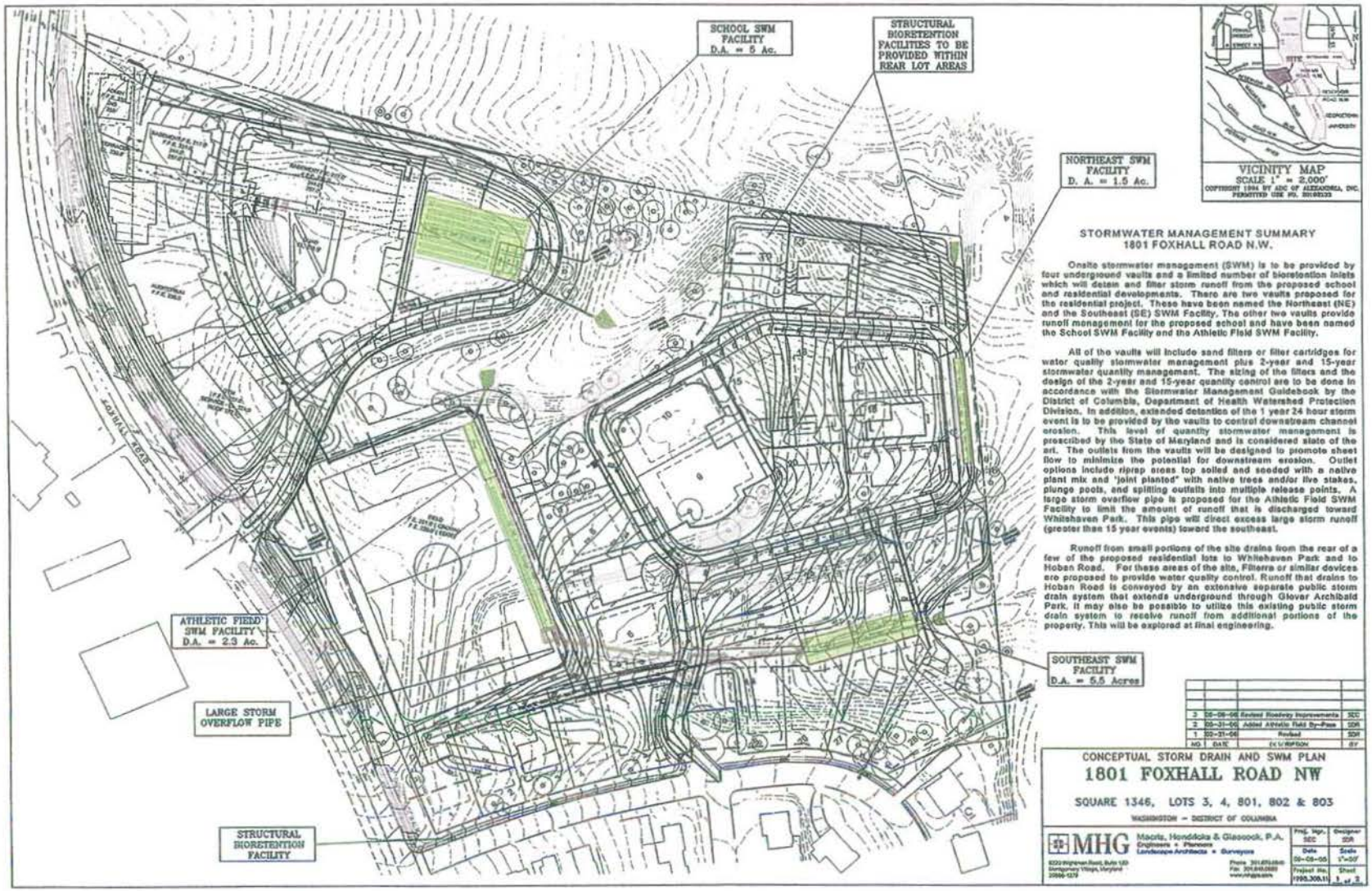
Conceptual Storm Water Management Plan



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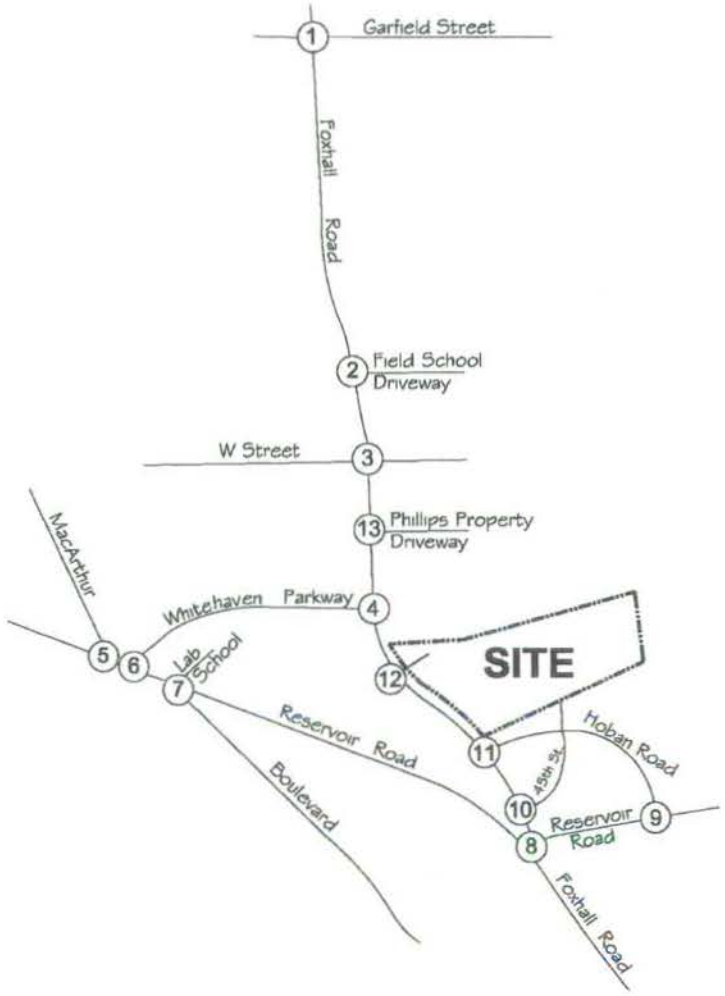
Martin J. Wells, P.E.

President

Wells & Associates, Inc.

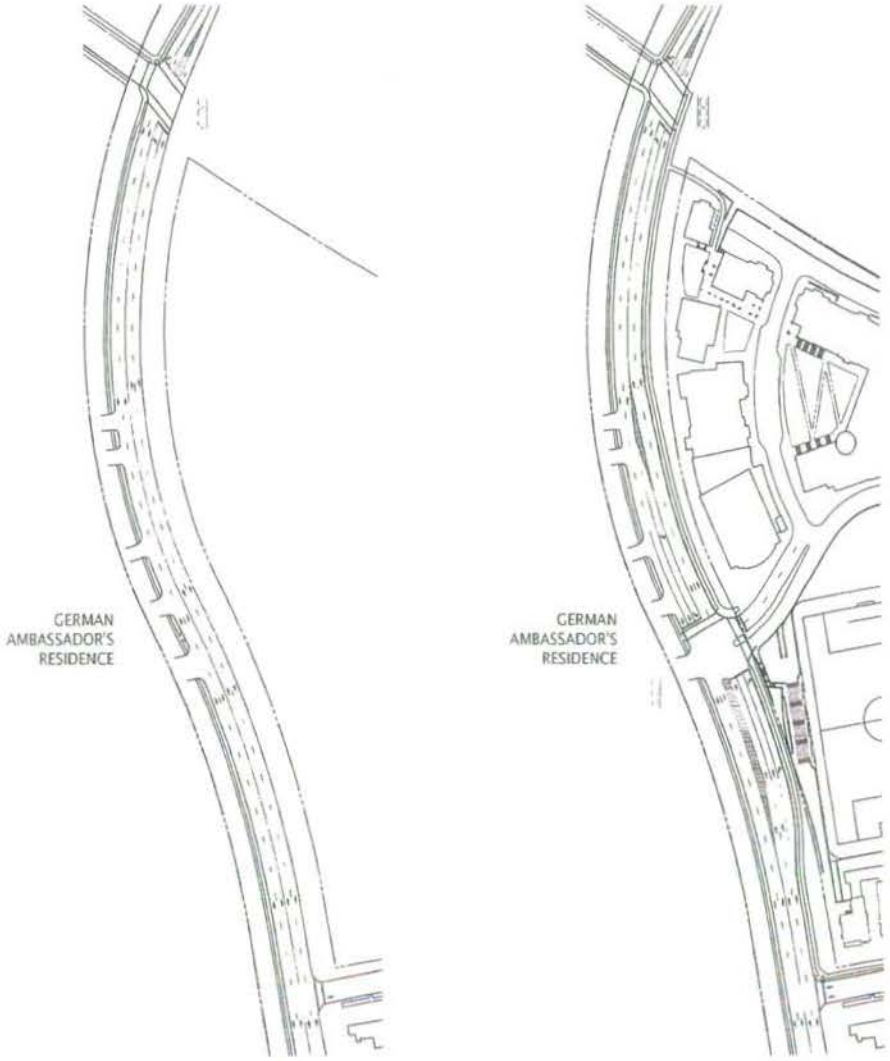

1
Garfield Street
Foxhall Road
2
Field School Driveway
W Street
3
13
Phillips Property Driveway
MacArthur
Whitehaven Parkway
4
5
6
Lab School
7
SITE
12
Reservoir Road
Boulevard
11
45th St.
Hoban Road
10
9
Reservoir Road
8
Foxhall Road

Foxhall Road South of Garfield Street, looking North

Foxhall Road South of Field School, looking North

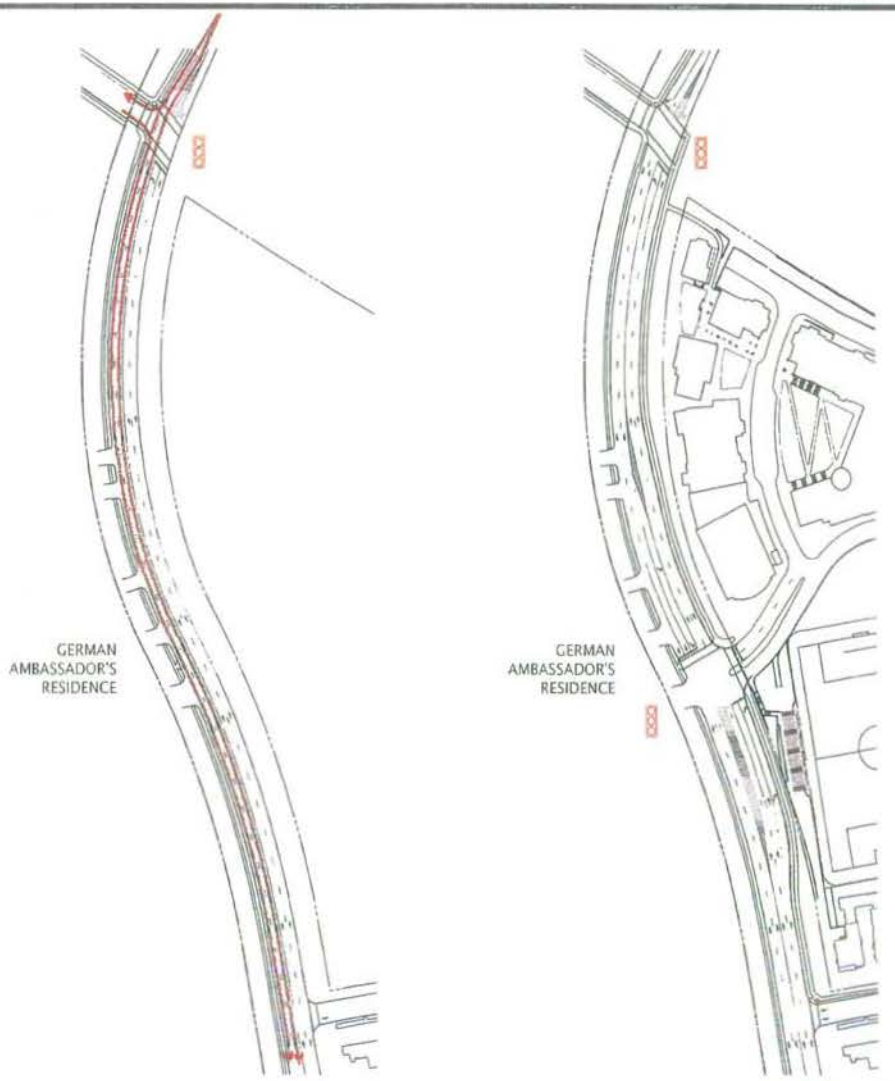
Foxhall Road at Whitehaven Parkway, looking North

Foxhall Road South of Whitehaven Parkway, looking North

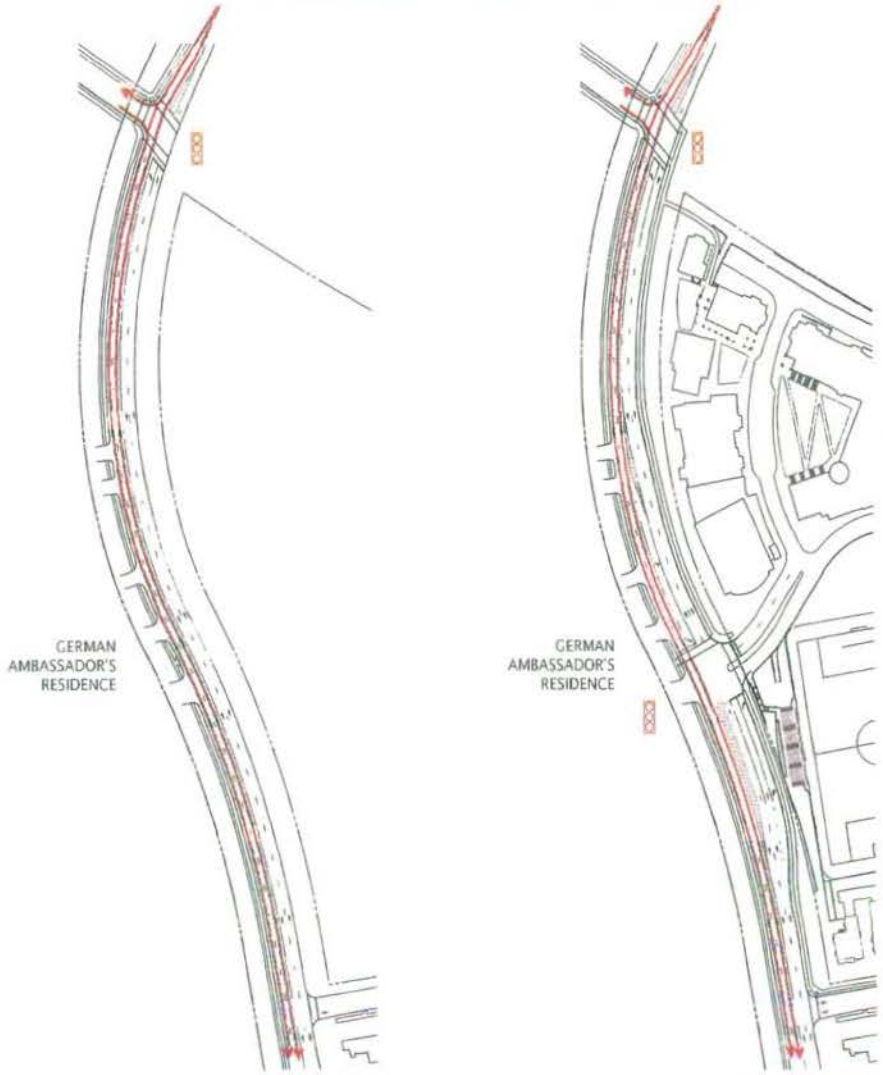


EXISTING PROPOSED

Foxhall Road: Southbound Traffic Flow



Foxhall Road: Southbound Traffic Flow



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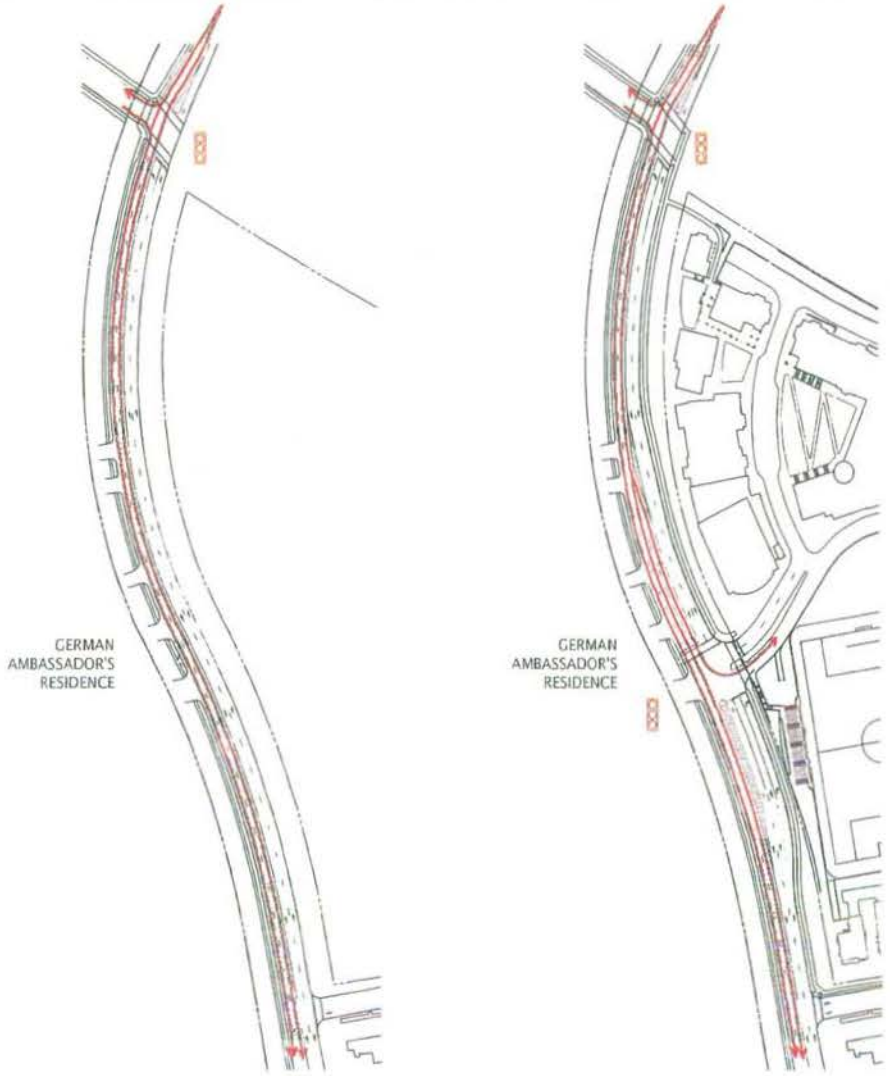
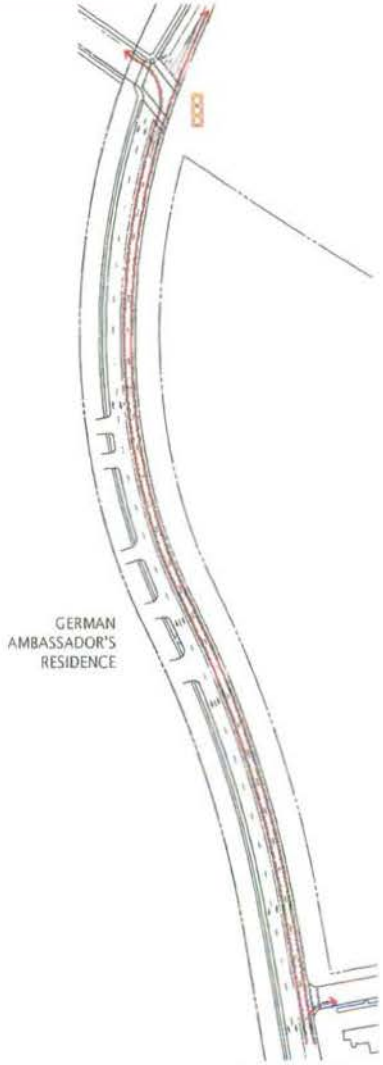
Foxhall Road: Southbound Traffic Flow



EXISTING PROPOSED

Foxhall Road: Northbound Traffic Flow



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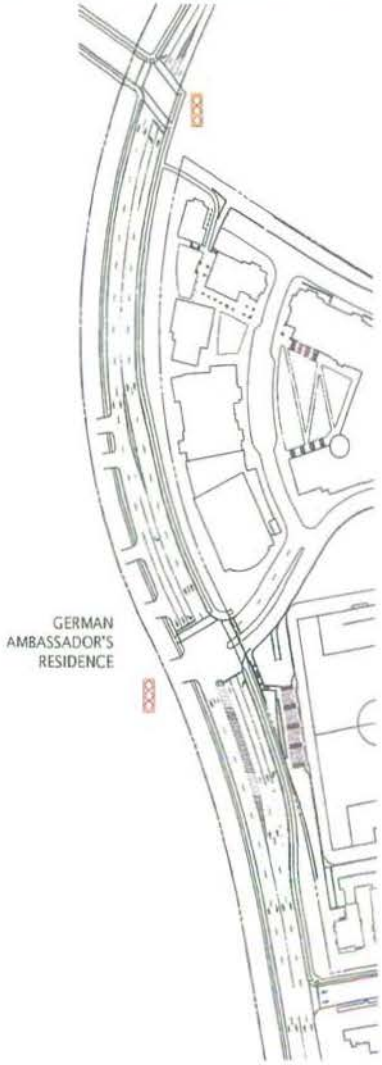
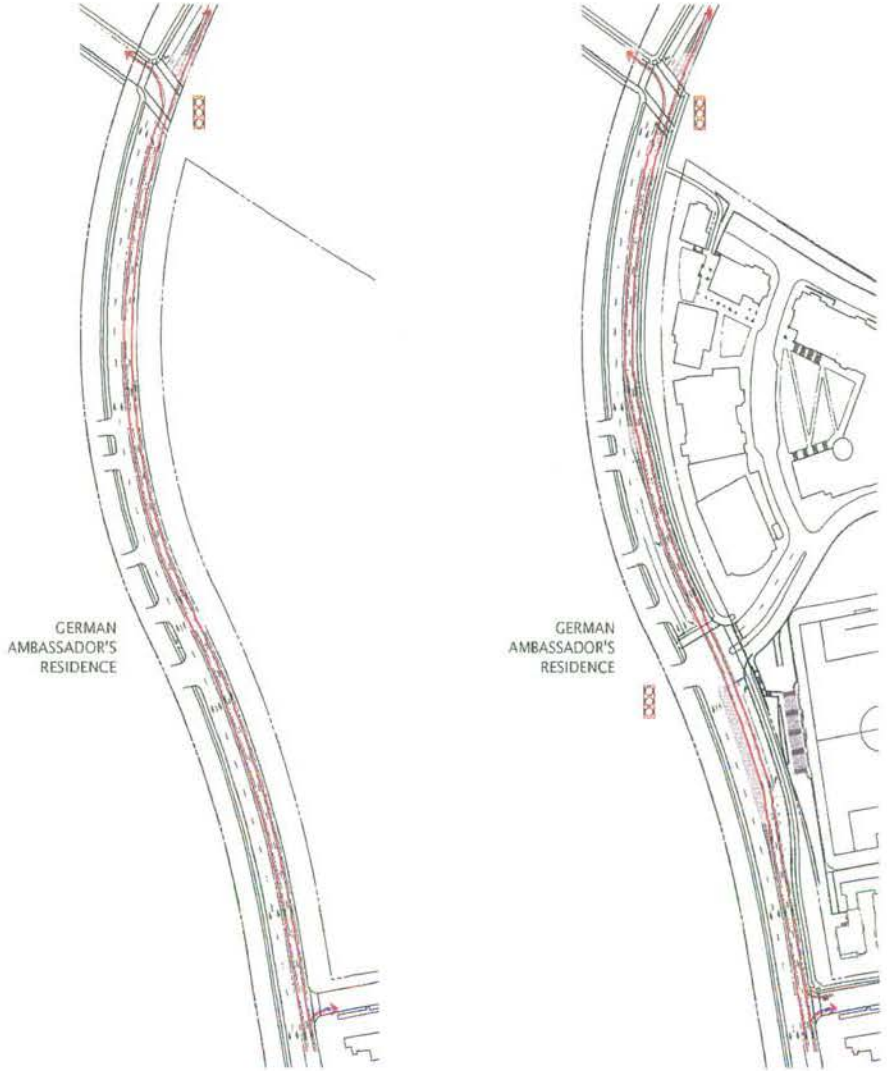


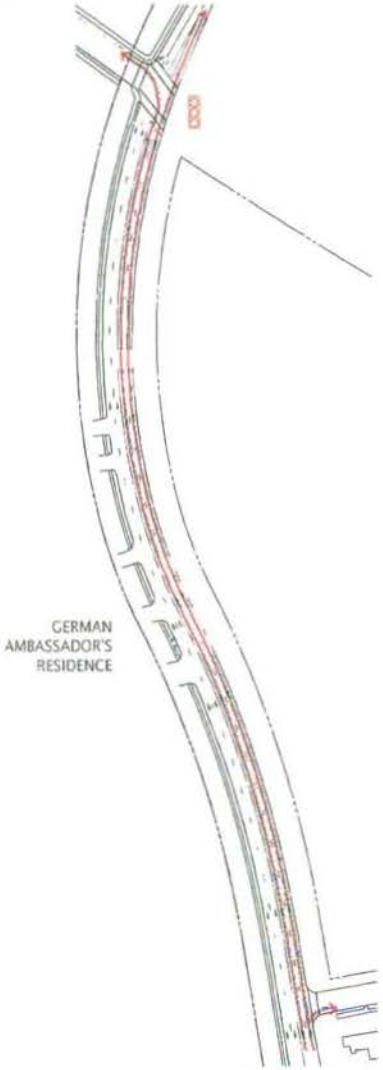
PROPOSED

Foxhall Road: Northbound Traffic Flow



EXISTING PROPOSED

Foxhall Road: Northbound Traffic Flow



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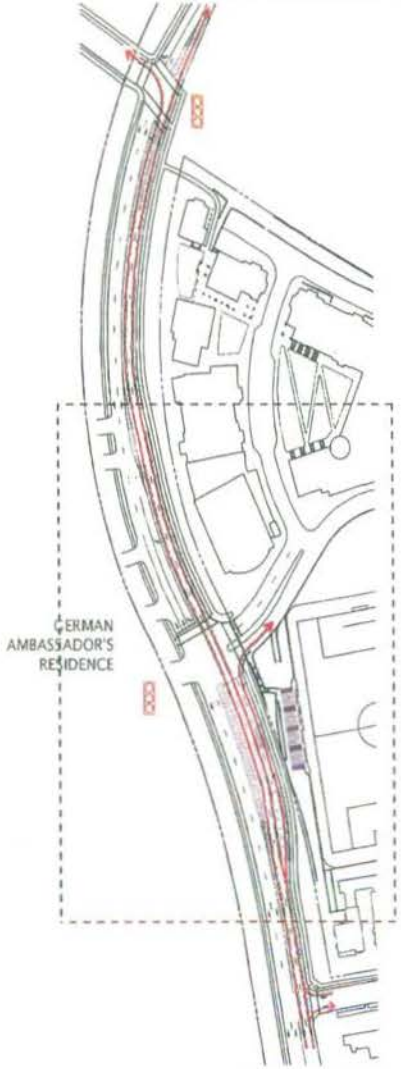

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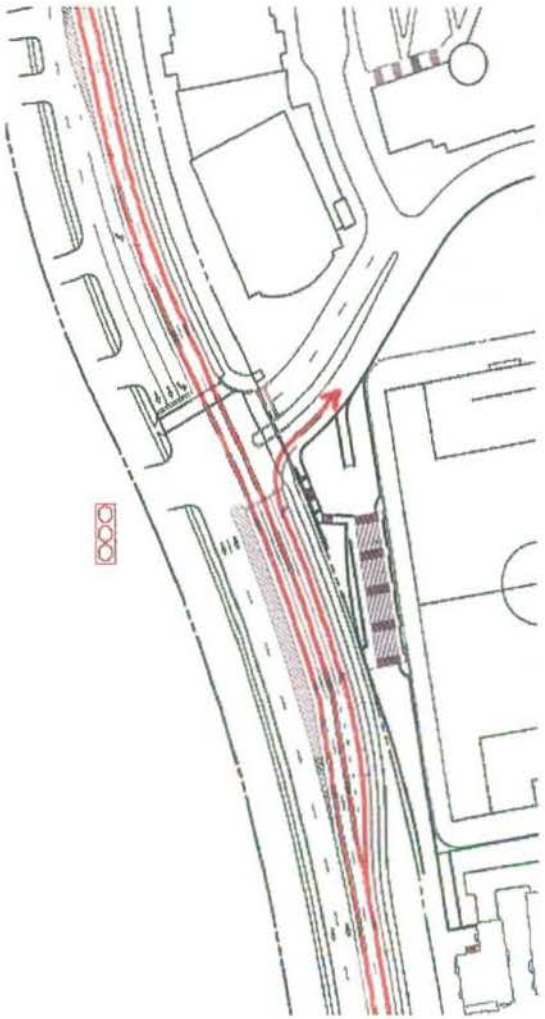

DETAIL

St. Patrick's
EPISCOPAL DAY SCHOOL
ESTABLISHED 1956

St. Patrick's Foxhall Project
Sharing Our Plans. Sharing Our Future.

Parking Garage Traffic Plan

Actions Resulting from Agency/Neighborhood Outreach

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Campus Circulation Plan

Actions Resulting from Agency/Neighborhood Outreach

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1364
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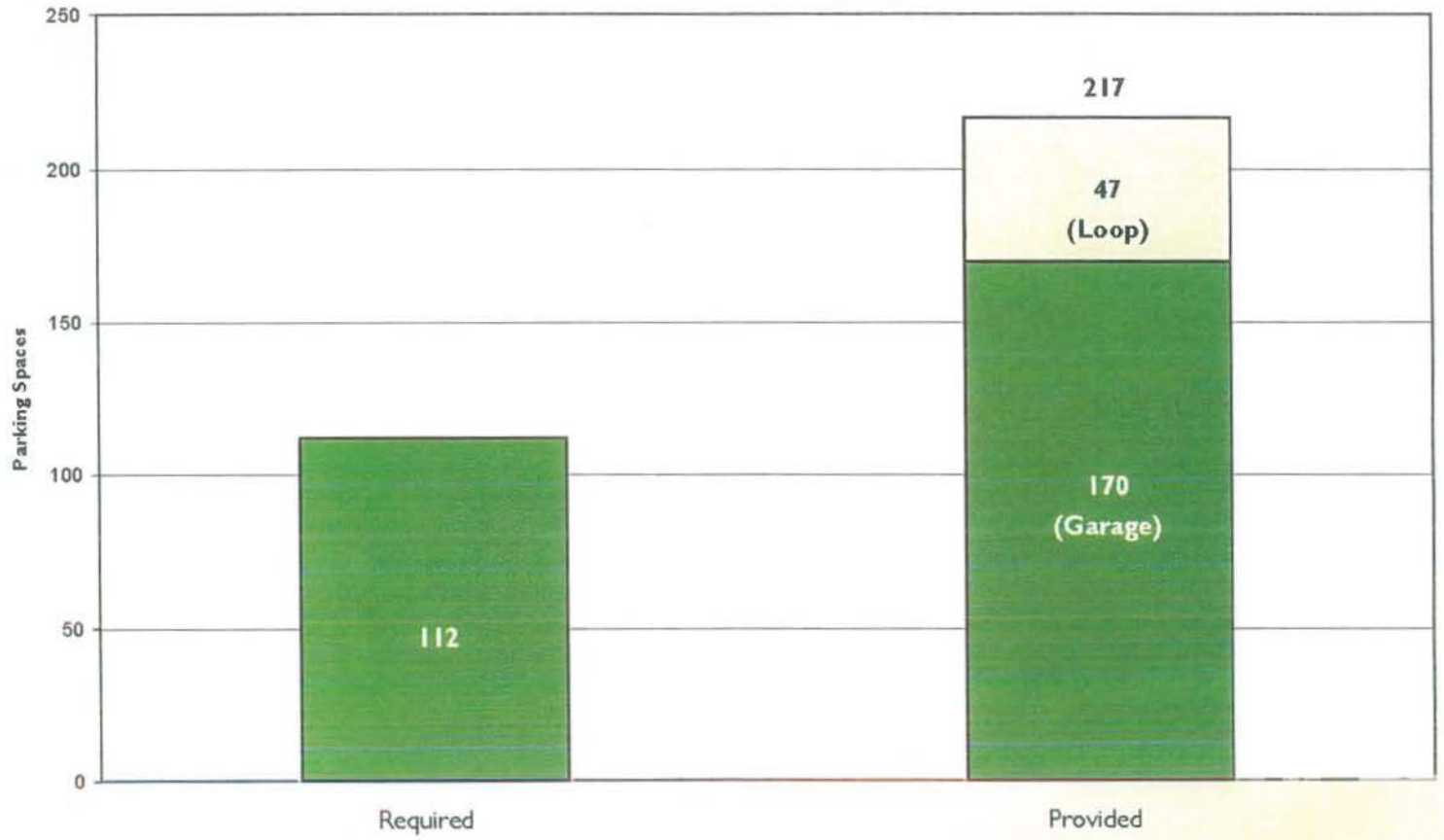
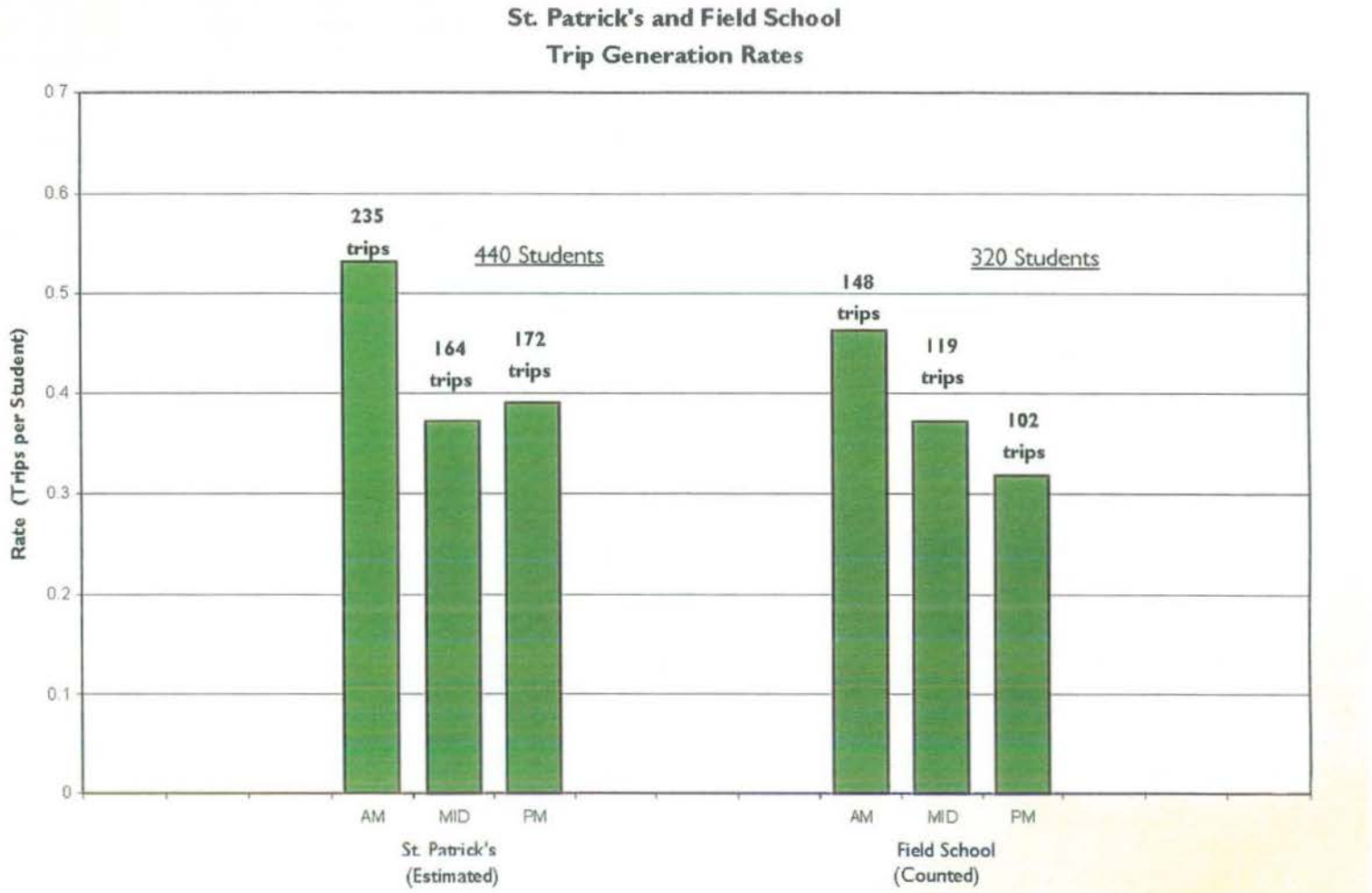
1366
Archbold Par

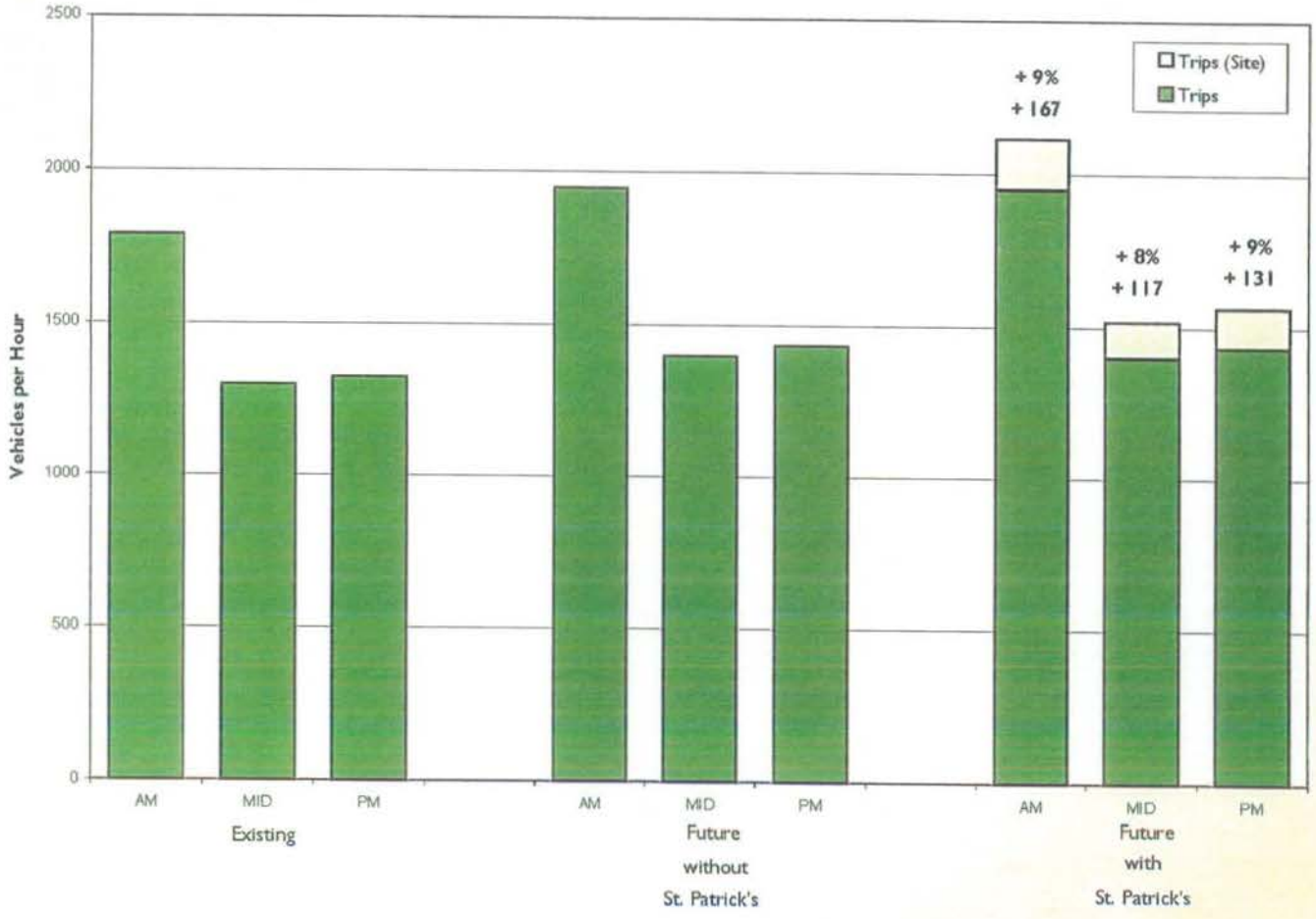
1. Carpool Initiative
2. Shuttle Bus Service Plan
3. Parking Solution Plan
4. Student Driving Initiative and Controls
5. Walk/Bicycle Initiative
6. Staggered Arrival and Dismissal Time Plan

St. Patrick's Middle and Upper School Parking Requirements




St. Patrick's and Field School
Trip Generation Rates
Rate (Trips per Student)
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
235 trips
164 trips
172 trips
440 Students
148 trips
119 trips
102 trips
320 Students
AM
MID
PM
St. Patrick's (Estimated)
AM
MID
PM
Field School (Counted)

Foxhall Road Peak Hour Traffic
(North of Whitehaven Parkway, 2 Lane Section)



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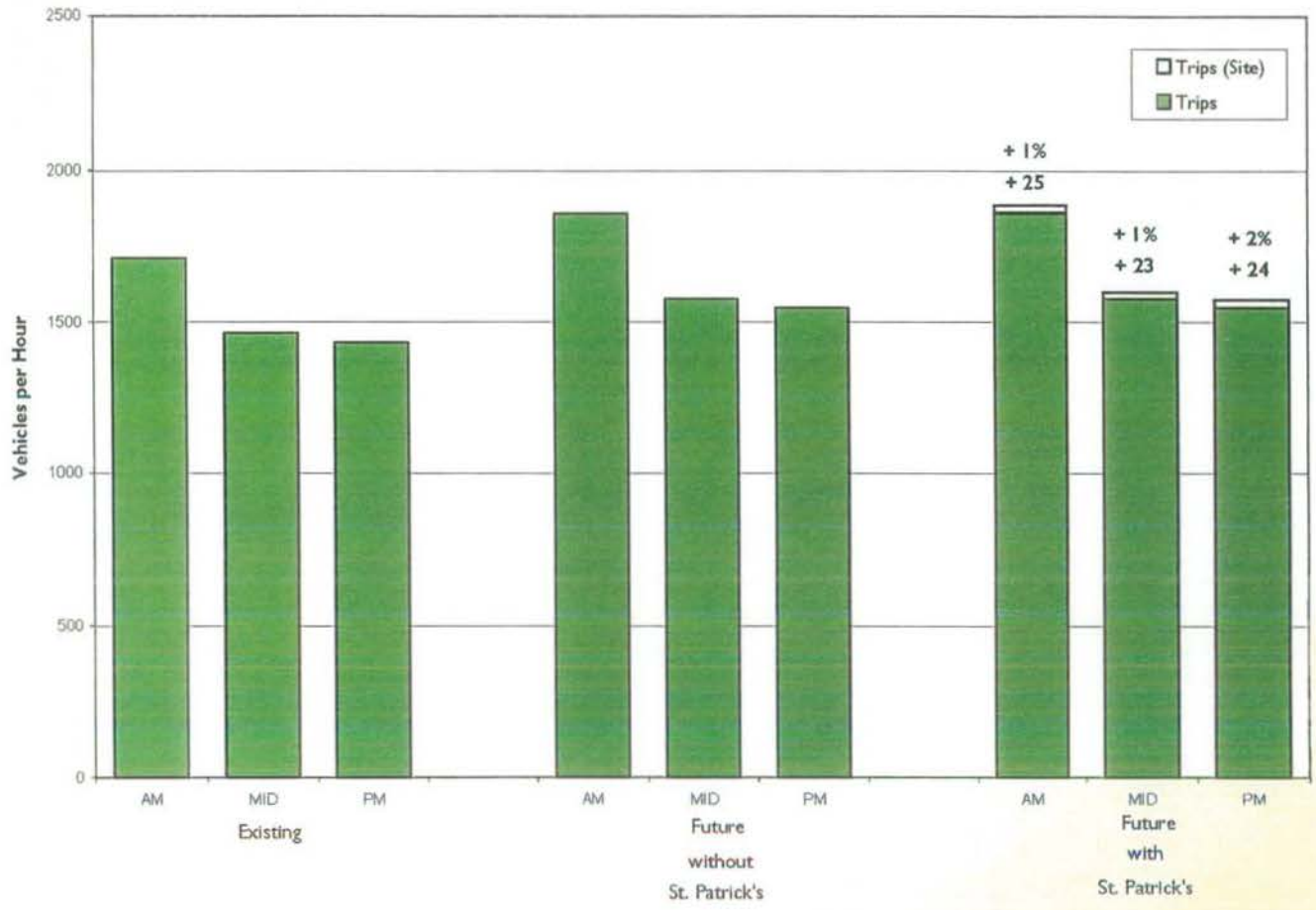
Foxhall Road Peak Hour Traffic
(South of Reservoir Road, 2 Lane Section)



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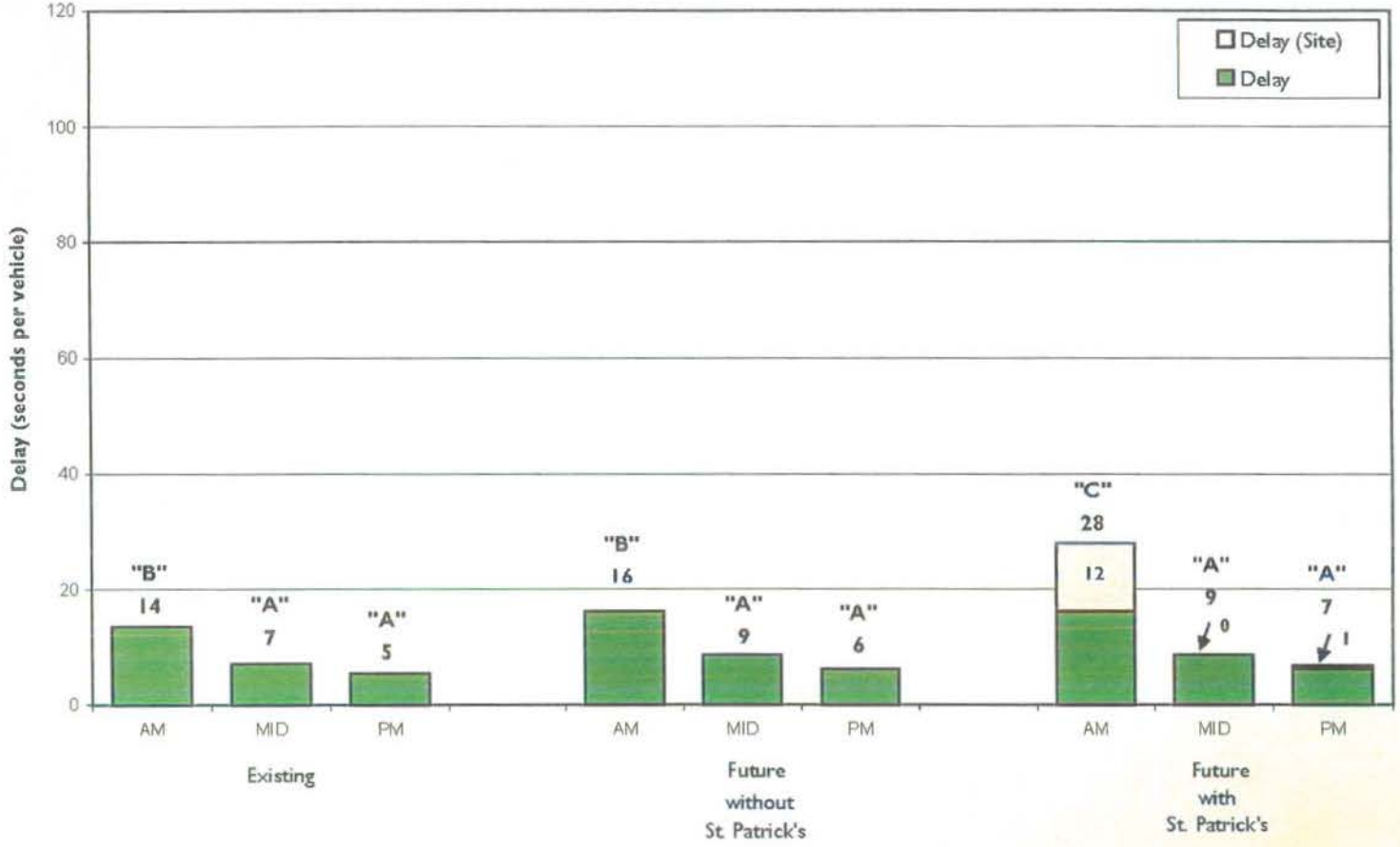
Foxhall Road/Whitehaven Parkway
Peak Hour Delays (seconds per vehicle)



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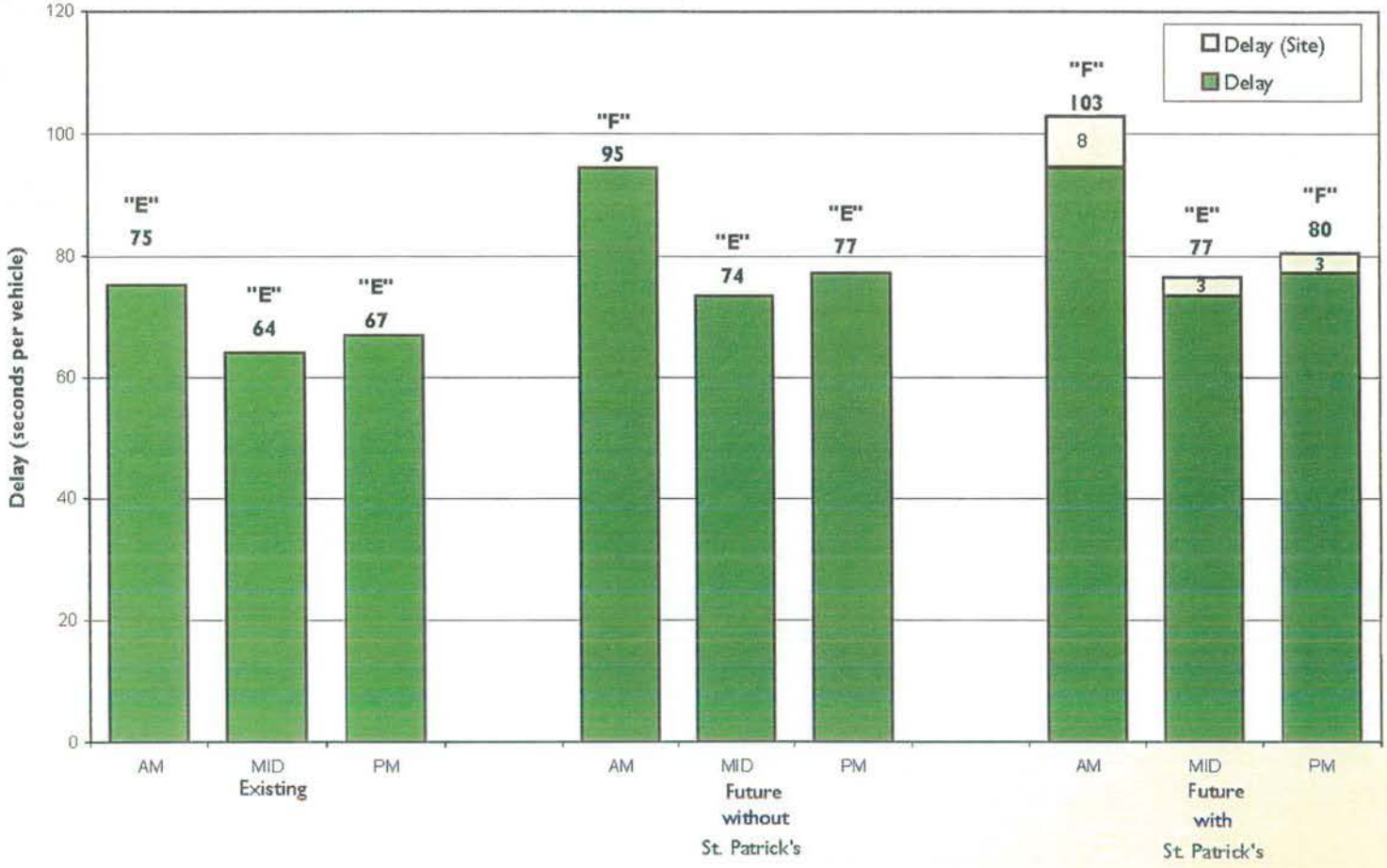
Foxhall Road/Reservoir Road
Peak Hour Delays (seconds per vehicle)



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Terry Armstrong

Chief Financial Officer

St. Patrick's Episcopal Day School

- Since initiating the planning for this project two years ago, FOSP and St. Patrick's have had numerous meetings with neighborhood organizations and individuals including:
  - ANC 3D
  - Foxhall Community Citizens Association
  - Colony Hill Neighborhood Association
  - Friends of Whitehaven Park

- As part of our community outreach, FOSP and St. Patrick's have established a website:
  - www.1801Foxhall.com

- During our community meetings, we have engaged in detailed discussion of the School's future operating plans.

- Based on these discussions, the School has developed the revised operations plan we are presenting today.

St. Patrick's
EPISCOPAL DAY SCHOOL
ESTABLISHED 1956

St. Patrick's Foxhall Project
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Traffic / Parking:

- In-bound, morning peak hour trips shall be capped at 146 trips.
- St. Patrick's will require all students, employees, and visitors to park on campus, even if they have a valid Ward 3 parking sticker.
- Only students 17 and older will be permitted to drive to school. Students violating parking and driving requirements are subject to suspension or expulsion.
- Students and/or parents violating the Travel Management Plan or the parking requirements may be denied reenrollment to the School.

Athletic Field Use:

- No games on the athletic field will begin after 5:30 pm. Games will not be held on Sundays unless required by the athletic league or in an emergency. All practices and other uses of the field will conclude by dusk or 7:00 pm.
- No lights on the field for nighttime athletic use and no amplified sound system on the field except for three events per year.

- Neighbors can use the field and walk the school grounds during reasonable hours when the field is not in use by school.

- St. Patrick's will not rent, or permit outside individuals or groups to use the athletic field.

Events:

- The School has agreed to be limited to:
  - 10 "major" non-athletic events per year, which must conclude by 10:00 PM or 11:00 PM depending on the day of the week;
  - 5 events per year with 50 or more attendees that are not directly related to the middle or high school, none on the athletic field;
  - 5 events per year with 50 or more attendees that take place during the summer and conclude after 7:00 pm, none on the athletic field;
  - 6 non-athletic indoor events per year that conclude after 10:00 PM or 11:00 PM depending on the day of the week;
  - 4 non-athletic outdoor events per year that conclude after 8:00 PM. Only two of these events may conclude after 10:00 PM or 11:00 PM depending on the day of the week;

Other Issues:

- Semi-annual meetings will be held with the community.
- The School will not rent or permit outside groups to use the facilities.
- St. Patrick's will not operate summer programs or camps, but reserves the right to seek BZA approval for such programs at a later date.

Phil Feola

Partner

Pillsbury Winthrop Shaw Pittman, LLP

- Dropped one of the interior lots abutting parkland.
- Rerouted residential sewer connection from parkland to existing sewer lines on Hoban.
- Commissioned extensive review of the traffic impact on Colony Hill and surrounding neighborhoods.
- Created the 1801 Foxhall Six-Point Travel Management Plan.
- Created the Revised Foxhall Road Plan at the School entrance.
- Created a 25-foot no-build zone around the ephemeral stream in the southern dell.
- Voluntarily increased side and rear yard setbacks for sites abutting parkland.
- Moved all retaining walls on the site back 18 inches from parkland.

Proposed Development Site Plan

Actions Resulting from Agency/Neighborhood Outreach

1. Kept 2 northbound through lanes, and added northbound right turn lane.
2. Reduced from 4 to 3 lots.
3. Moved all Park edge retaining walls min. 18" from Park land.
4. Removed stair access to Park.

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