

Advisory Neighborhood Commission 3D

Government of the District of Columbia



September 2, 2026

Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington DC 20001

Re: BZA Case No. 17429B St. Patrick's Church and Day School Middle School Relocation

Dear Chairman Pourciau:

On September 2, 2026, at a duly-noticed, regularly-scheduled monthly meeting of ANC 3D, with a quorum of commissioners (4) and the public present, this letter was presented before us. ANC 3D voted 7-0-0 to support the application with conditions outlined in this resolution. Overall, ANC3D believes Whitehaven Parkway is the best location for the St. Patrick's Middle School.

To summarize, ANC3D would like:

- An initial cap of 512 students and 130 faculty and staff, with the cap gradually stepped up to 555 students and 140 faculty and staff, after successfully meeting goals in the CTR.
- St. Patrick's to monitor the traffic at the intersection of Whitehaven Parkway and MacArthur Blvd for the first two weeks after opening of the new school building to ensure the safety of pedestrians, cyclists, and drivers during the transition to the new pick-up and drop-off configuration.

Enrollment Cap, Impacts on Traffic and Parking

St. Patrick's Episcopal Church and Day School is located on Whitehaven Parkway NW, which is a through street connecting MacArthur Blvd and Foxhall Rd. There are four institutions located on this one block: St Patrick's, George Washington University Mt. Vernon Campus, The Lab School of Washington Main Campus (LAB), and Our Lady of Victory Church and Day School (OLV). ANC3D believes that it is possible, and indeed preferable, for St. Patrick's to build a new middle school on this street; however, the expansion of the school needs to be reasonable and measured as to not negatively impact the flow of vehicles along Foxhall Rd and MacArthur Blvd and, of course, allow for safe passage to pedestrians during high traffic volume times.

Currently, St. Patrick's operates a middle school in a location 0.5 miles away on MacArthur Blvd, and the current enrollment at the middle school is 124 students. When the new middle school opens, the number of students at St. Patrick's *on the Whitehaven campus* will almost immediately go from ~380 students to around 500 students. This is an increase of over 30 percent, not including faculty and staff, which will number over 100. St. Patrick's has requested an enrollment cap at 555 students.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21541

ANC3D and St. Patrick's have worked together in good faith to come up with a plan that protects the community from traffic volumes that negatively impact Foxhall Rd and MacArthur Blvd traffic, and ensures a smooth transition to the new pick-up and drop-off configuration. St. Patrick's has also submitted a parking plan that vastly improves the current plan and allows for the thoughtful addition of parking if necessary.

To help facilitate traffic operations and to reduce the impact of the proposed development, St. Patrick's has submitted a Transportation Management Plan as part of their Comprehensive Transportation Review (CTR). The CTR consists of:

1. A Transportation Demand Management (TDM) Plan,
2. An Operations Management Plan,
3. A Loading Management Plan,
4. A Parking Management Plan, and
5. A Monitoring Plan.

The plan aims to reduce the number of trips by 20 percent, with enrollment capped at 555. The step up in enrollment numbers will be dependent on the success of the Transportation Management Plan.

Student and Faculty Caps and ANC Review

St. Patrick's has agreed to an initial cap of 512 students and 130 faculty/staff, an increase from the current 505 and 119. Upon opening of the new middle school, St. Patrick's will implement the Monitoring Plan as outlined in the CTR.

- Two consecutive monitoring studies conducted at a minimum of three months apart,
- Demonstration that the PUDO queues are accommodated within the available area, and the parking demand is accommodated either on-site or a combination of on-site and leased parking.
- Upon request, St. Patrick's will provide ANC3D with the date of the monitoring study, prior to the study being conducted.
- St. Patrick's will present and review the findings of the second consecutive successful annual monitoring study to ANC 3D at a public meeting, prior to implementing the enrollment and faculty/staff increases.

In addition, upon increase to an enrollment of at least 530 students,

- St. Patrick's will begin monitoring again and continue monitoring annually until two consecutive annual monitoring studies, conducted at a minimum of three months apart, demonstrate that PUDO queues are accommodated within the available area, and
- The parking demand is accommodated either on-site or a combination of on-site and leased parking.
- St. Patrick's will present and review the findings of the second consecutive successful monitoring study to ANC 3D at a public meeting.
- Consistent with the CTR, if the PUDO queues exceed the available area, or if parking demand is exceeded in ANY Fall semester monitoring study, then the study must be repeated during the following Spring semester. Also, if the monitoring study reveals insufficient parking availability or queues that extend onto Foxhall Road or MacArthur

Blvd for two consecutive studies, then the school is required to implement remedial strategies as detailed in the CTR (see page 46). These stringent requirements are designed to protect the interests of the community and the ANC and ensure that the mitigation efforts are successful.

As detailed in the CTR, St. Patrick's will conduct all transportation monitoring studies and submit to DDOT and ANC3D. Each transportation monitoring study will document and address any transportation-related issues raised at ANC 3D, the ANC 3D Transportation Committee, or other community meetings documenting traffic issues, and will confirm that the monitoring dates conform to DDOT requirements (e.g., occur on dates when all Whitehaven Pkwy schools, DC Public Schools, and Congress are all in regular session, and when there are no adverse weather that would impact travel conditions).

Upon successful completion of the above actions, the ANC will be comfortable with the requested increase to 555 students and 140 staff.

Traffic Monitoring at MacArthur and Whitehaven

In addition to stacking capacity and potentially blocking of traffic on Foxhall Rd and Whitehaven Parkway, ANC3D is concerned about the new PUDO configuration and how it will impact the other nearby schools and overall safety. While it currently is only entering from Foxhall Rd, the new configuration has PUDO for St. Patrick's entering from MacArthur Blvd *and* Foxhall.

- Because of this new configuration, ANC3D is requesting traffic monitoring on Whitehaven near the intersection of MacArthur Blvd during PUDO for the first two weeks (nine school days, if school begins on a Tuesday) following the opening of the permanent middle school.
- St. Patrick's shall use its best efforts to employ a Traffic Control Officer (TCO) to monitor and control traffic during school pick up and drop off hours at the intersection of MacArthur Avenue and Whitehaven Parkway.
- In the event a TCO cannot be obtained due to lack of supply and stringent DC regulations regarding the required qualifications to serve as a TCO, St. Patrick's shall coordinate with OLV, LAB School, and the ANC3D SMD to address any safety and traffic concerns that may arise during school pick-up and drop-off hours with respect to the intersection of MacArthur and Whitehaven, prior to the first day of school.

Parking Management Plan

ANC3D is in support of the parking management plan St. Patrick's is proposing. We are not convinced; however, the goals of the plan will be easily met. It is quite often that parking is a problem for visitors to the campus on any given day. Unfortunately, ANC3D is underserved by public transportation and getting to this location is not particularly easy without a car. ANC3D is confident that St. Patrick's will be a willing partner in solving any potential on-going parking issues.

St. Patrick's Field Use at Foxhall Rd.

ANC3D is aware that St. Patrick's has a private agreement with the Colony Hill Community Association (CHCA) and 1801 HOA (1801); the ANC is not party to this agreement. This agreement was put in place when St. Patrick's and the neighbors anticipated the building of a middle school and high school at this location on Foxhall, and imposes significant restrictions on the use of the St. Patrick's property. Now that this location is available for athletic events, ANC3D laments the restrictions that are placed on the use of the field. Field space is in short supply in the DC metro area, and ANC3D is the biggest exporter of youth sport participants in the City, meaning we have more students playing on fields outside our borders than the rest of the City. Meanwhile, this field is underutilized.

The interim arrangement will allow all parties to evaluate the impacts of the use of the field during the 18 month term of the agreement. ANC3D believes it is very important that all parties have as many facts as possible about possible impacts on the neighborhood. In this way, no one will need to rely solely on conjecture or anecdotes when time comes for the discussions regarding expanded use of the field in the future.

Consequently, ANC3D has asked St. Patrick's to provide a report every six months to the ANC during the construction period summarizing any complaints and concerns from neighbors, and what St. Patrick's has done as a result. These reports will help frame the future discussions regarding the expanded use of the field.

Finally, we understand that John Thompson High School will be playing some of its games at the nearby Field School during this coming season. We have asked St. Patrick's to work with the Field School to monitor parking and student behavior issues during the conduct of these games so as to further enhance the fact-finding effort related to the future use of St. Patrick's field.

ANC3D authorizes Tricia Duncan to represent the ANC at the Board of Zoning Adjustment at public hearing.

Sincerely,



Bernie Horn
Chair