

MIDDLE SCHOOL PROJECT



Permanent Middle School at Whitehaven Campus BZA Application No. 21541

*A Component of St. Patrick's Long Range
Campus Planning and Unification Efforts*

Presentation to DC Board of Zoning Adjustment
September 30, 2026



ST. PATRICK'S EPISCOPAL DAY SCHOOL

Board of Zoning Adjustment
District of Columbia
CASE NO. 21541
EXHIBIT NO. 35

PROJECT OVERVIEW

- New **permanent home for our middle school** program is the outcome of **long-range facilities planning effort**
- Campus unification on Whitehaven Parkway will **strengthen our programs, deepen connections**, and make more **efficient use of our resources**
- We remain committed to ongoing **engagement, coordination, and transparency** with our institutional neighbors and residents of the community



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PROJECT OVERVIEW



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EXISTING CAMPUS



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PROPOSED CAMPUS

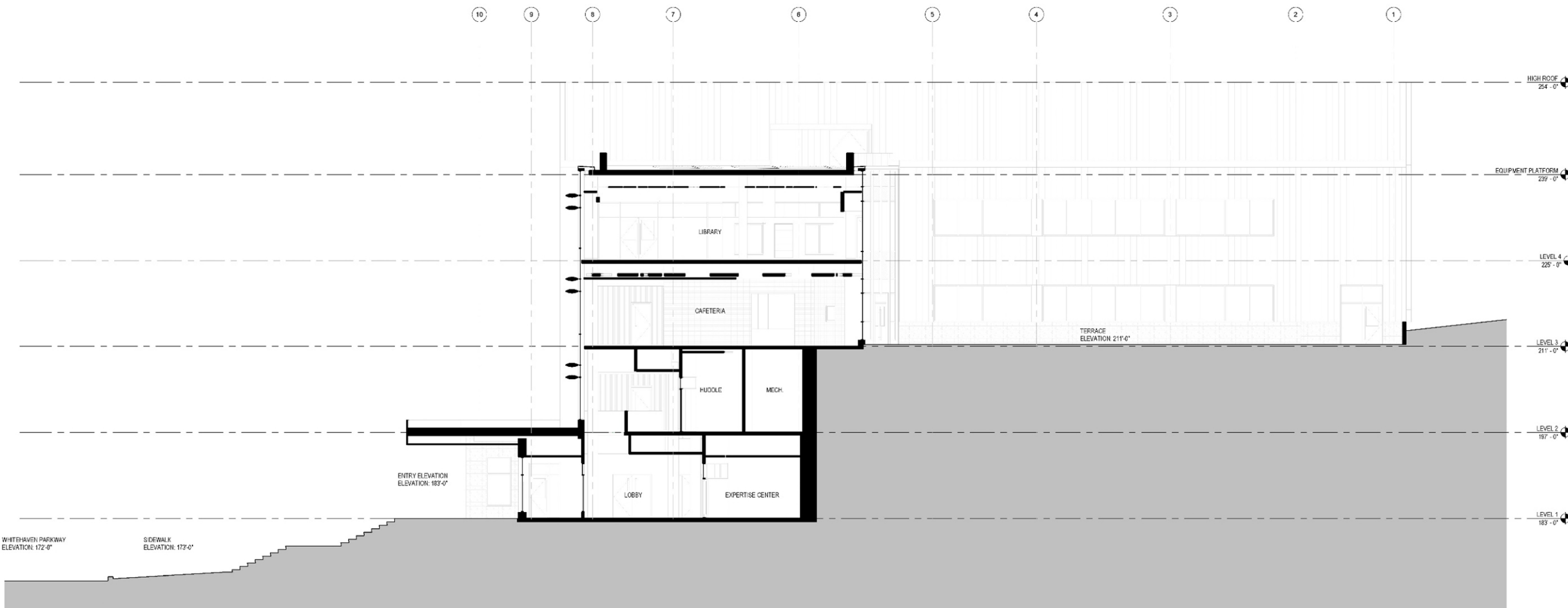


ST. PATRICK'S EPISCOPAL DAY SCHOOL

The logo of St. Patrick's Episcopal Day School is a circular seal. The outer ring contains the text "ST. PATRICK'S" at the top and "EPISCOPAL DAY SCHOOL" at the bottom, separated by small dots. The center of the seal features a shield with a stylized, interlocking knot or trefoil design.

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PROPOSED SECTION



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PROPOSED FIRST FLOOR PLAN

- LEGEND
- NEW ADDITION AND STAFF VESTIBULE
 - RENOVATION
 - EXISTING
 - MECHANICAL ROOM AND ELECTRICAL UNITS



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PROPOSED SECOND FLOOR PLAN

- LEGEND
- ADMINISTRATIVE OFFICE
 - CLASSROOM
 - CLERICAL WORK AREA
 - EXPERIMENTAL LAB
 - STUDENT WORKING AREA



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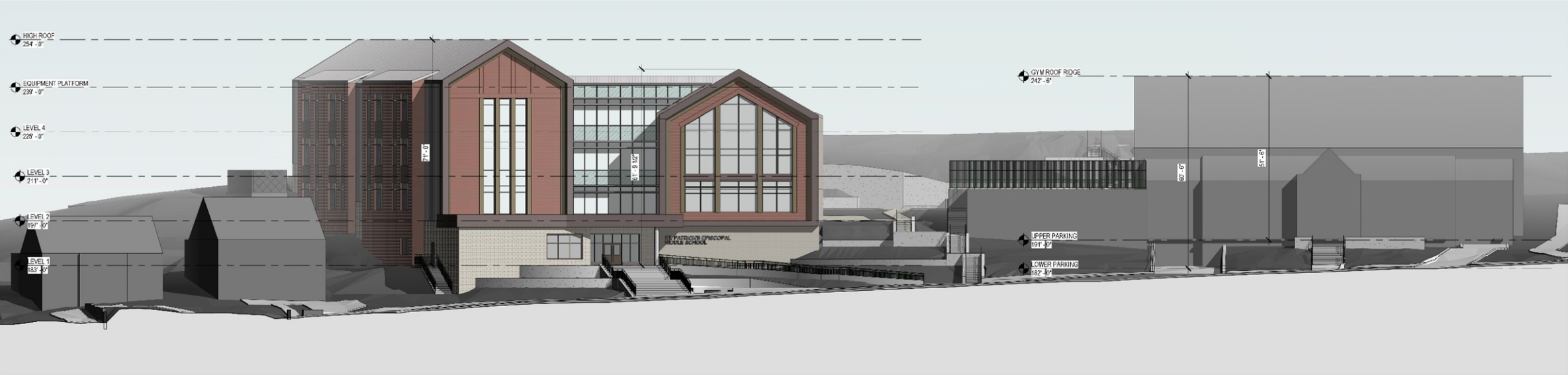
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PROPOSED FOURTH FLOOR PLAN



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PROPOSED BUILDING ELEVATION



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PROPOSED RENDERINGS



1_VIEW LOOKING WEST FROM LOWER SCHOOL MAIN ENTRY



2_VIEW LOOKING WEST FROM LOWER SCHOOL LOADING



3_VIEW INCLUDING ENTRIES TO GYMNASIUM STAIR AND RAMP



4_VIEW AT MAIN ENTRY FROM EAST



5_VIEW AT MAIN ENTRY FROM WEST



6_VIEW LOOKING EAST ON WHITEHAVEN PARKWAY



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TRAFFIC CIRCULATION AND PARKING



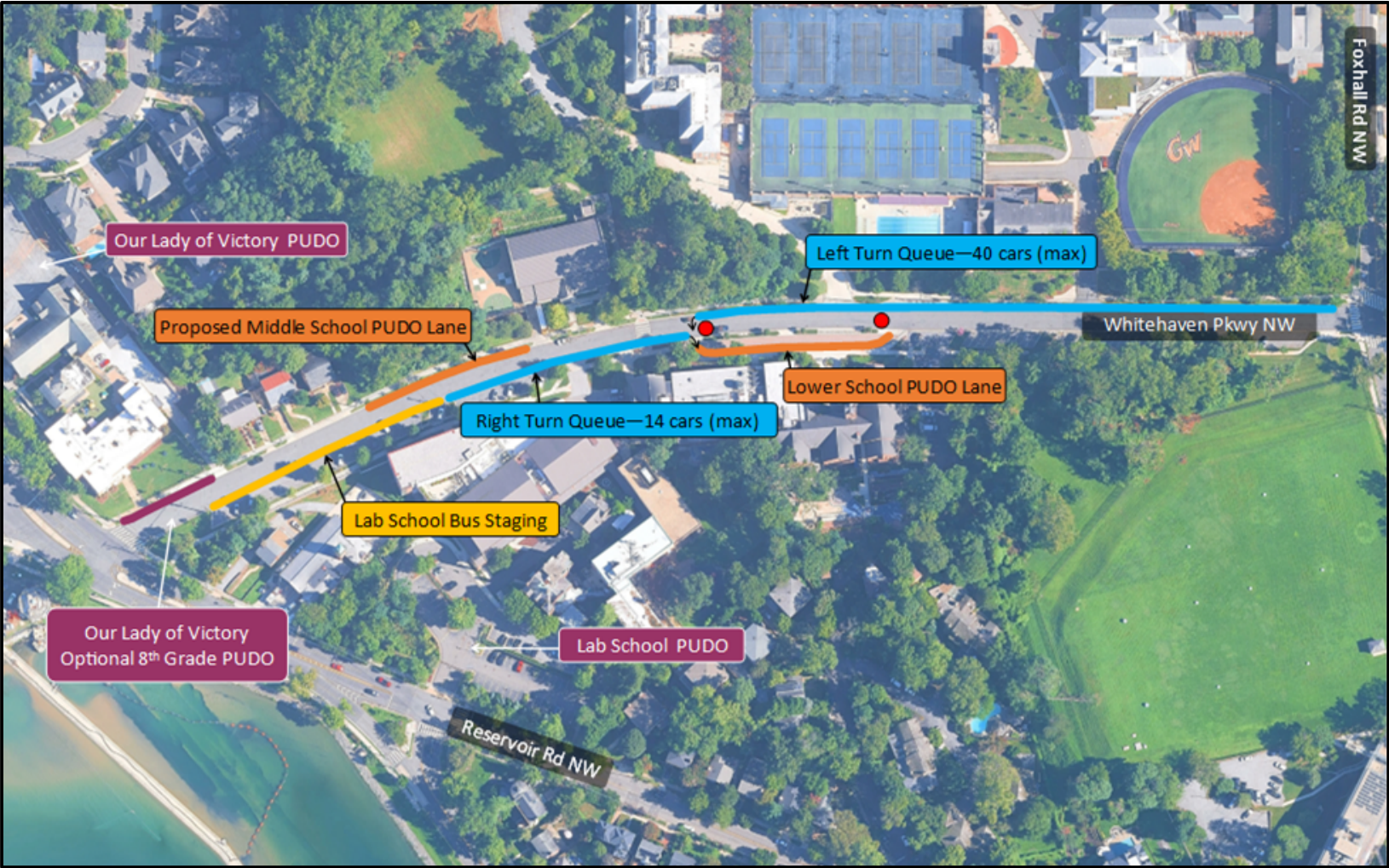
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EXISTING OPERATIONS ON WHITEHAVEN PARKWAY



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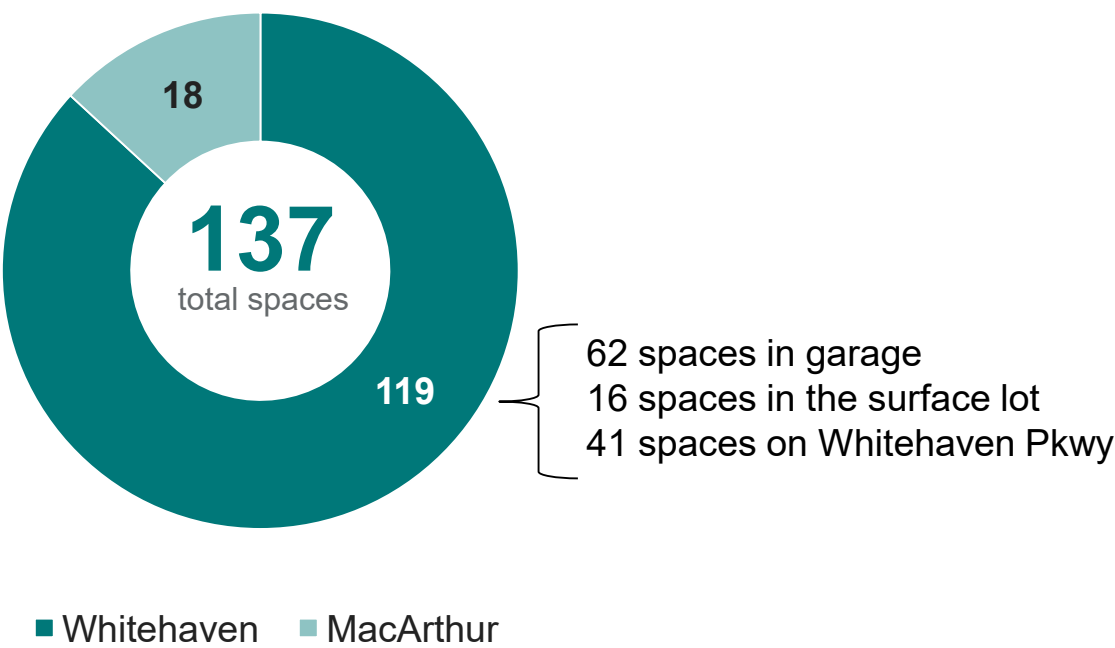
PROPOSED OPERATIONS ON WHITEHAVEN PARKWAY



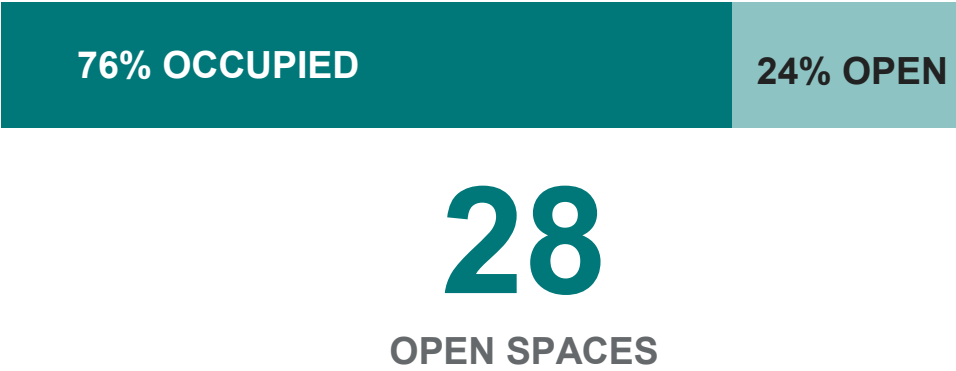
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VEHICULAR PARKING

PARKING SUPPLY BY CAMPUS



PARKING DEMAND AT WHITEHAVEN



PARKING MANAGEMENT PLAN

- Surface-lot spaces will be reserved for church personnel, church and school visitors/volunteers; faculty/staff will park elsewhere.
 - Seven spaces will be signed for 10-minute parking for parents dropping off or picking up children at the ITC during limited windows
- Faculty/staff must register vehicles and use assigned garage or Whitehaven Parkway spaces.
- Update Whitehaven Parkway signs to allow head-in or back-in parking.
- Continue to purchase GW-validated passes for volunteers/visitors when the surface lot is full.
- Coordinate school-day church events and provide the church with GW-validated passes when the surface lot is full.
- During chapel, station staff on Whitehaven Parkway to deter illegal parking and direct parents to the GW garage.



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TRIP GENERATION



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TRIP GENERATION – PROPOSED CONDITIONS WITH TDM PLAN

Component	AM Peak Hour (8:00-9:00 AM)		PM School Peak Hour (2:45 – 3:45 PM)		PM Commuter Peak Hour (5:00-6:00 PM)	
	In	Out	In	Out	In	Out
Existing WH Campus (380 Students)	263	217	140	162	81	118
Proposed WH Campus (555 Students)	372	306	182	215	108	167
TDM Reduction	-74	-61	-37	-43	-21	-33
Net Increase at WH Campus with TDM Plan (Prop. WH Trips – Ex. WH Trips)	35	28	5	10	6	16



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TRIP GENERATION – NEIGHBORHOOD TRIPS

Component	AM Peak Hour (8:00-9:00 AM)		PM School Peak Hour (2:45 – 3:45 PM)		PM Commuter Peak Hour (5:00-6:00 PM)	
	In	Out	In	Out	In	Out
Total WH Campus with TDM Plan (555 Students)	298	245	145	172	87	134
Current Lower School + Middle School (504 Students)	359	299	180	209	108	160
Net Reduction in Neighborhood Trips	-61	-54	-35	-37	-21	-26



TRANSPORTATION MANAGEMENT PLAN



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TRANSPORTATION MANAGEMENT PLAN

- Demand Management Plan
 - Strategies and incentive to reduce the number of vehicles coming to the site (20% reduction)
 - Revisions made in response to DDOT's request to eliminate duplicative strategies (e.g. utilize Commuter Connections School Pool Program rather than develop and implement St. Patrick's own carpool program) and utilize available resources through goDCgo and OSSE.
- Operations Management Plan
 - Establishes a set of protocols to ensure traffic is appropriately managed on Whitehaven Parkway
- Parking Management Plan
 - Outlines policies and procedures to efficiently allocate, control and optimize parking resources



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TRANSPORTATION MANAGEMENT PLAN

- Loading Management Plan
 - Establishes designated delivery protocols to efficiently accommodate service activity
 - Revisions made in response to DDOT comments, including:
 - Summary of current/anticipated delivery and service needs for the campus
 - Designate a loading manager to coordinate deliveries, monitor delivery and service activity, and distribute pertinent information to vendors and service providers
 - Require flaggers when delivery vehicles must cross the sidewalk
 - Designate delivery locations: service lane adjacent to the Lower School for smaller vehicles and along the curb adjacent to the new Middle School building for larger vehicles
- Monitoring Plan
 - Ensures accountability and provides mechanism for remedial strategies if problems arise



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DDOT REPORT

- At DDOT's request, St. Patrick's will install a raised crosswalk, with daylighting and rectangular rapid flashing beacons, on Whitehaven Parkway at the location of the existing crosswalk.
- We have been working with DDOT on modifications to the TDM plan and Loading Management Plan and have reached an agreement on both.
- Redlined versions reflecting the agreed upon changes will be submitted for the record.



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CONCLUSIONS

With implementation of the Transportation Management Plan, including the school's commitment to reduce peak hour traffic by 20%, and the installation of the raised crosswalk, the proposed construction of St. Patrick's new Middle School building is not expected to have an adverse impact on the surrounding neighborhoods from a traffic and parking perspective.



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QUESTIONS?



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