



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon
07-Gawain Kripke; 08-Rick Nash

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ANC 3C Resolution 2024-CONSENT
Regarding Modification of Significance to BZA Order No. 19606-A: St. Albans School
(3101 Wisconsin Ave., NW; Square 1944, Lot 25)

WHEREAS, St. Albans School (“St. Albans” or the “School”), 3101 Wisconsin Avenue, NW, seeks a Modification of Significance to Board of Zoning Adjustment (“BZA”) Order No. 19606 (the “Order”) and specific approval to increase St. Albans’ maximum permitted full-time equivalent faculty and staff from the current cap of 145 to a new cap of 160 (the proposed “Modification”);

WHEREAS, the St. Albans currently employees approximately 142 FTE faculty and staff and seeks the increase in the cap to 160 FTE on the following grounds: the reclassification of some administrative, facilities and back-office FTE staff already working on site at the Cathedral Close, from the Protestant Episcopal Cathedral Foundation (PECF) to the School; recent School hiring needs, including additional IT staff and on-site health professionals; additional School hiring short- and long-term hiring needs, including School reception, learning difference specialists, and development staff; and unforeseen staffing contingencies;

WHEREAS, the School anticipates that the requested FTE increase will be gradual and not occur all at once;

WHEREAS, the School is not seeking through the proposed modification of the Order any new facilities, renovations, or expansions to existing facilities, so there is no potential for construction-related noise impacts or other perceptible noise levels on adjacent or adjoining properties;

WHEREAS, the School is not seeking and does not anticipate seeking a modification of the student enrollment cap under the Order;

WHEREAS, the proposed increase in FTE faculty and staff up to the new cap of 160 is anticipated to have a de minimis vehicular trip impact on the number of trips to the School (8 net new trips inbound and 0 outbound in the AM peak hour) and 8 new trips outbound and 0 inbound in the PM peak hour) and not expected to have a detrimental impact on the surrounding transportation network;

WHEREAS, the proposed 160 FTE cap will require the School to provide 189 off-street parking spaces pursuant to Subtitle C, Section 701.2 of the DC Zoning Regulations which is exceeded by the Order’s Condition 4 which requires that the School make available 210-230 off-street parking spaces, and the School currently provides and will continue to provide 230 spaces;

WHEREAS, the School maintains a Transportation Management Plan under the Order, which will be unmodified and requires, inter alia, that all St. Albans students, faculty and staff park on the Close and not on public streets surrounding the Close; the School encourages its staff to participate in the School’s “commuter rewards” program to reduce vehicle trips to and parking demand on the Close; and the School

provides 38 dedicated bicycle parking spaces at St. Albans, in addition to those spaces provided elsewhere on the Close;

WHEREAS, the School presented the proposed Modification to the School Neighborhood Liaison Working Group in October 2023 and provided an additional update to them in August 2024;

WHEREAS, the School presented the proposed Modification at a duly noticed public meeting of Advisory Neighborhood Commission 3C's Planning, Zoning, Housing and Economic Development Committee on September 3, 2004;

WHEREAS, ANC 3C has received from the public no objections to or comments that are critical of the proposed Modification.

THEREFORE, BE IT RESOLVED that ANC 3C has no objection to the proposed Modification of BZA Order 19606 to increase the School faculty and staff FTE cap from 145 to 160, as described herein.

BE IT FURTHER RESOLVED that the Commission authorizes the Chair and the Commissioner for Single Member District 3C08 to represent the Commission on this matter.

Attested by

A handwritten signature in black ink, appearing to read 'Janell Pagats', written in a cursive style.

Janell Pagats
Chair, on September 16, 2024

This resolution was approved by voice vote on September 16, 2024, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.