

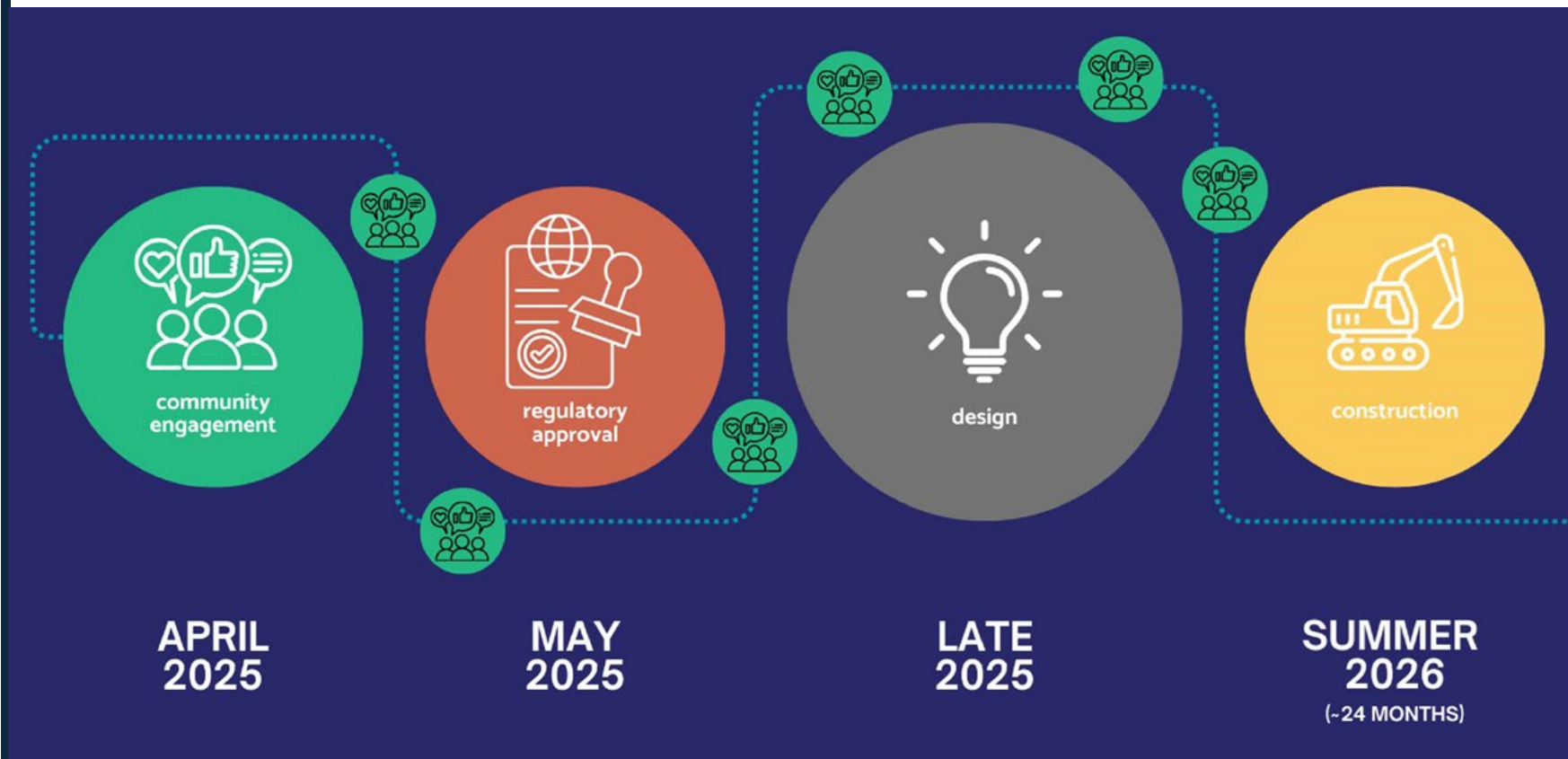


**School Modernization  
Update to ANC6B  
May 13, 2025**

# WELCOME AND INTRODUCTIONS

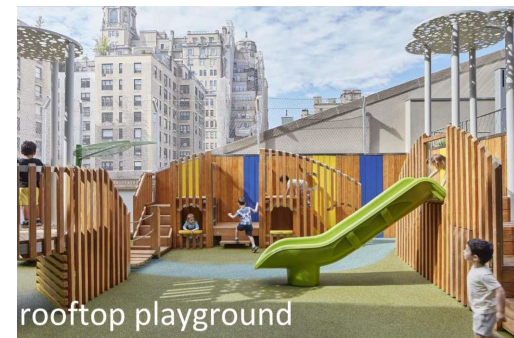
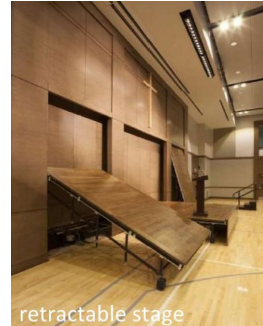
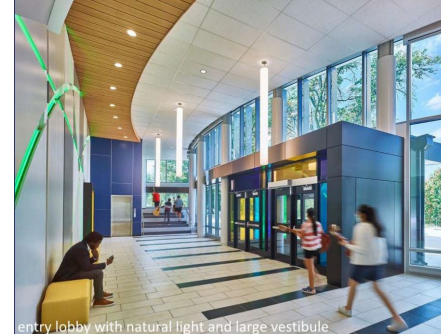
- **Karen Clay** | Saint Peter School Principal
- **Kristine Adey** (AnchorPoint) | Project Manager
- **Meagan Jancy** (MTFA) | Architects
- **Sherry Rutherford** (RUTHERFORD) |  
Engagement and Entitlements
- **Jami Milanovich** (Wells + Associates) |  
Transportation Consultant
- **Jeff Utz** (Goulston & Storrs) | Land Use Counsel

# PROJECT TIMELINE



# GUIDING PRINCIPLES

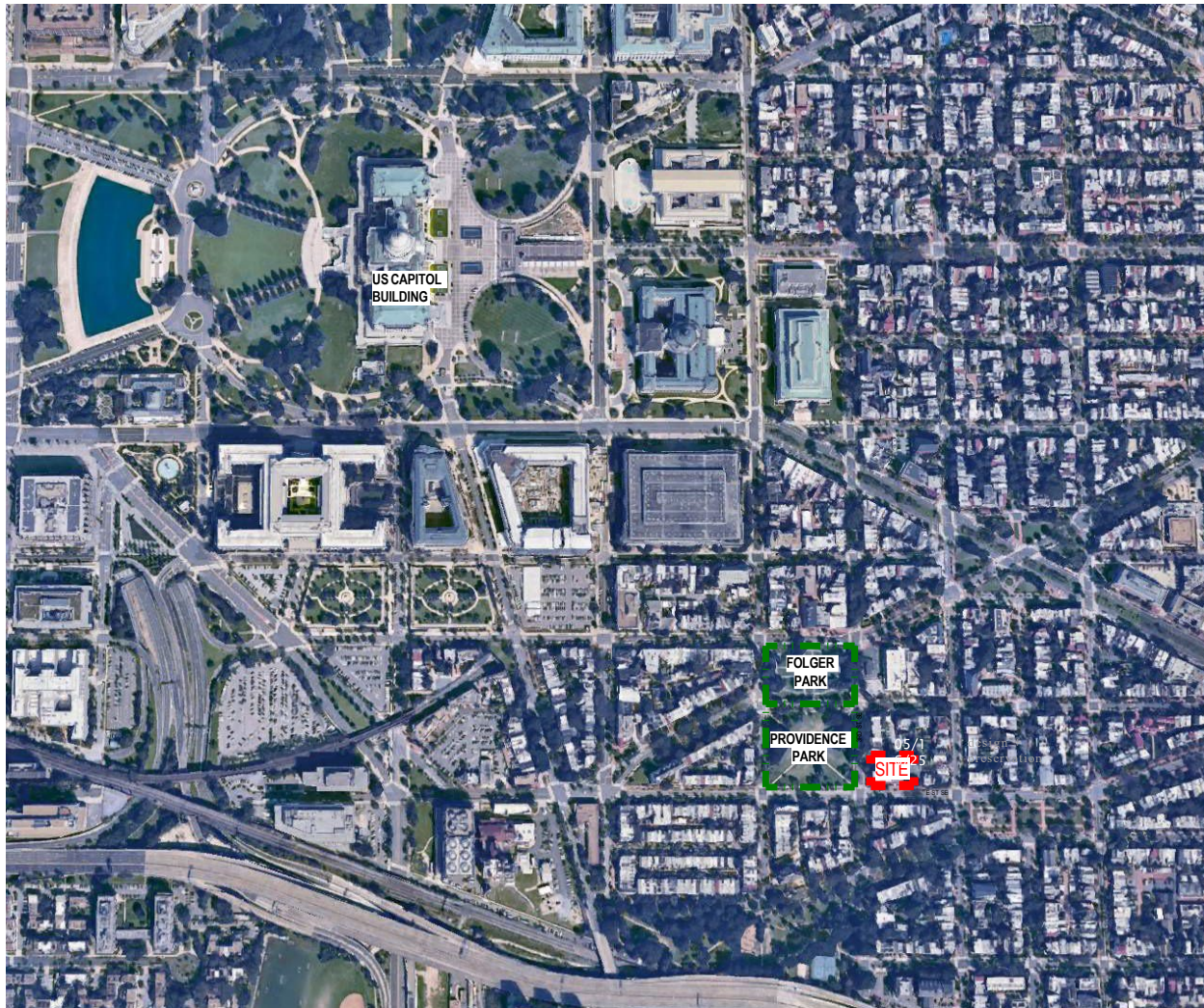
- **Community Character:** modern design in a historic neighborhood showcasing Catholic identity and neighborhood context
- **Classroom + Spiritual Learning:** Enhance learning and teaching, blending faith, knowledge, and acts of service in an environment that nurtures academic, spiritual, and personal growth
- **Welcome + Work:** Flexible workspace and secure yet welcoming entrance invites students, staff, and families to engage and collaborate
- **Indoor + Outdoor Play:** Multipurpose space and varied play areas for school and broader community for physical activity, social interaction, and creative exploration year-round





COVER SHEET



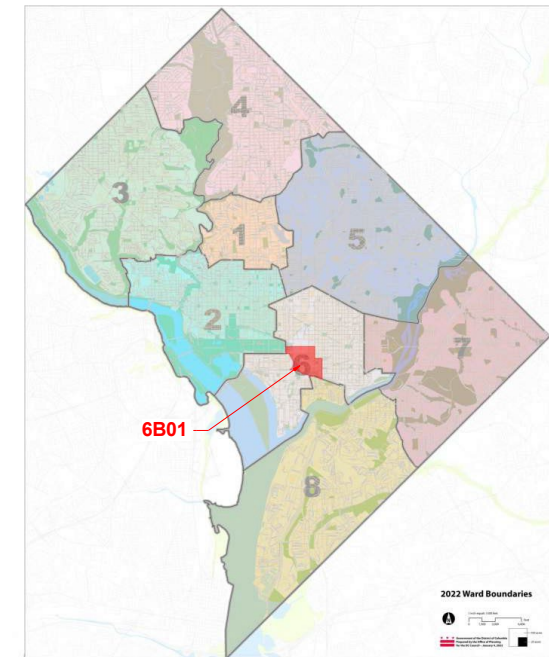


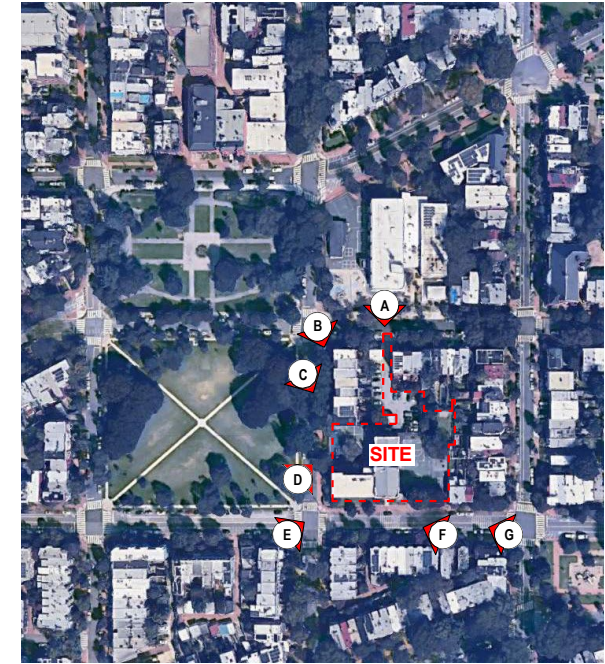
AERIAL SITE MAP - NTS

SITE ADDRESS: 422 E STREET SE  
SQUARE: 0793  
LOT: 0025

ZONING DISTRICT: RF-1/CAP  
OVERLAY DISTRICT: CAPITOL INTEREST  
HISTORIC DISTRICT: CAPITOL HILL  
WARD: 6  
NEIGHBORHOOD: 009 - CAPITOL HILL  
ANC: 6B  
SMD: 6B01

ORIGINAL YEAR BUILT: 1867  
ADDITION YEAR BUILT: 1936





AERIAL SITE MAP - NTS

TRUE NORTH



# SAINT PETER SCHOOL ADDITION

SITE CONTEXT IMAGES  
HPRB-002 |





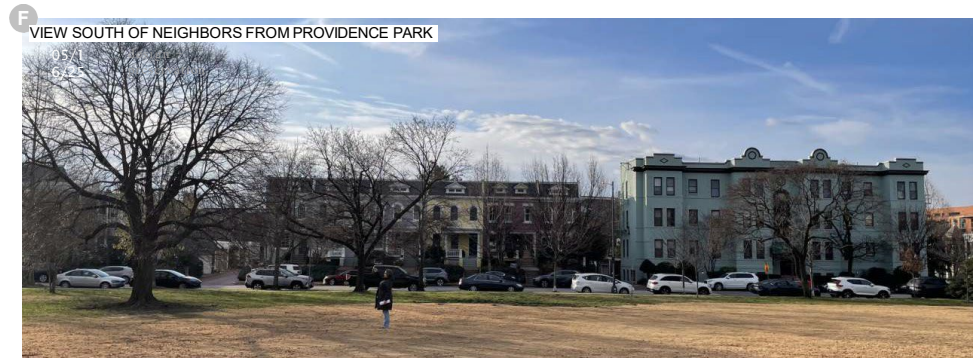
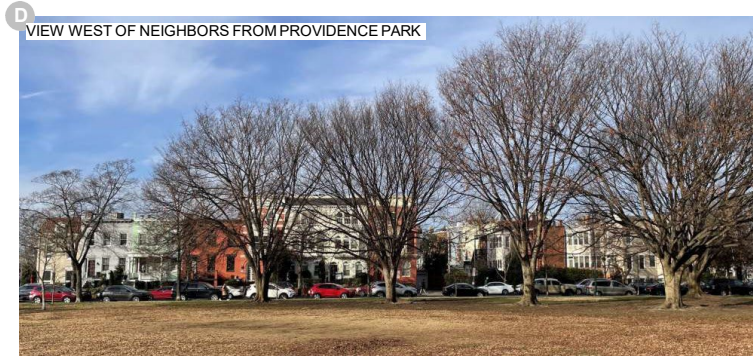
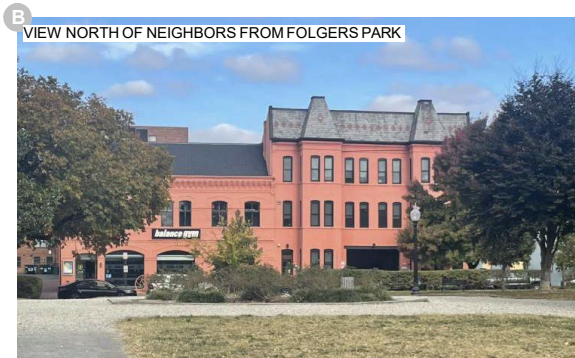
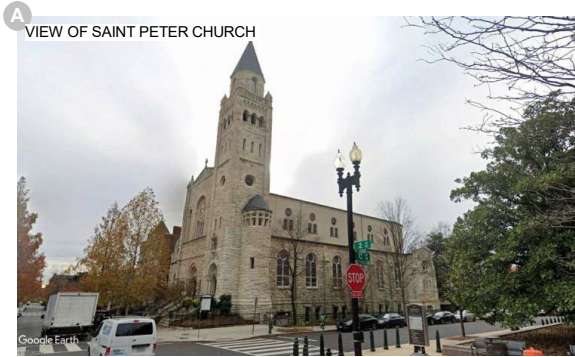
AERIAL SITE MAP - NTS

TRUE NORTH

# SAINT PETER SCHOOL ADDITION

SITE CONTEXT IMAGES  
HPRB-003 |





AERIAL SITE MAP - NTS

# SAINT PETER SCHOOL ADDITION

SITE CONTEXT IMAGES  
HPRB-004 |





KEY PLAN - IMAGE



EXISTING SITE PLAN

# SAINT PETER SCHOOL ADDITION

EXISTING SITE PLAN

HPRB-100 |



## SITE & ZONING INFORMATION

**TOTAL LOT AREA:**  
 MIN REQUIRED: 4,000 SF, 40%  
 EXISTING: 38,893 SF

**GROSS FLOOR AREA:**  
 EXISTING TOTAL: 26,481 SF  
 PROPOSED ADDITION: 15,431 SF  
 PROPOSED TOTAL: 41,912 SF

**LOT OCCUPANCY:**  
 MAX ALLOWABLE: 15,558 SF, 40%  
 EXISTING: 9,145 SF, 23.6%  
 PROPOSED: 15,215 SF, 39.2%

**PERVIOUS AREA:**  
 EXISTING: 5,100 SF, 13.14%  
 PROPOSED: 5,954 SF, 15.31%

**BUILDING HEIGHT:**  
 ALLOWABLE: 35'-0"  
 PROPOSED: 35'-0"

**ROOFTOP STRUCTURE HEIGHT:**  
 ALLOWABLE: 10'-0" ABOVE ROOF STRUCTURE  
 PROPOSED:  
 STAIRS: 10'-0" ABOVE NEW ROOF STRUCTURE

**ROOF PLAY AREA ENCLOSURE:**  
 10'-0" ABOVE NEW ROOF STRUCTURE  
 (3'-6" PLANTER + 6'-6" FENCE)

**ELEVATOR:** 14'-10" ABOVE NEW ROOF  
 11'-10" ABOVE BLDG B ROOF  
 5'-10" ABOVE BLDG A ROOF

**SETBACKS:**  
**FRONT YARD**  
 MIN REQUIRED: 0'  
 PROPOSED: 0' (ALIGN W/ NEIGHBORS)  
**SIDEYARD:**  
 MIN REQUIRED: 5'  
 PROPOSED: 5'  
**REAR YARD:**  
 MIN REQUIRED: 20'  
 PROPOSED: 97' (NO CHANGE)

**PARKING:**  
 EXISTING: 4 (DUE TO PARKING CREDITS)  
 PROPOSED: 5

**LOADING:**  
 PROPOSED ADDITION IS GREATER THAN 50% GFA,  
 BUT LESS THAN 30,000 SF,  
 THEREFORE, NO LOADING REQUIRED.

**BICYCLE STORAGE:**  
 REQUIRED: 2 LONG TERM, 8 SHORT TERM  
 PROPOSED: 2 LONG TERM (INSIDE BUILDING)  
 8 SHORT TERM (IN PUBLIC SPACE)  
 6 SHORT TERM (ON SITE)

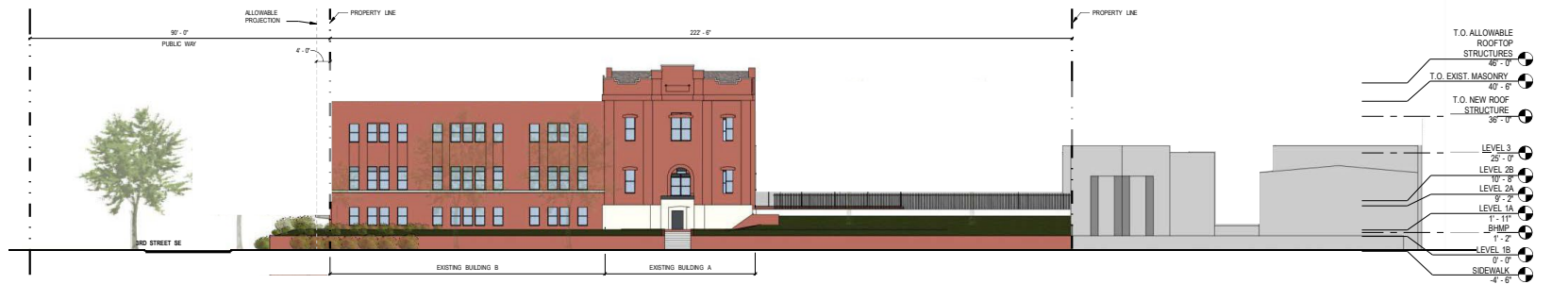


# SAINT PETER SCHOOL ADDITION

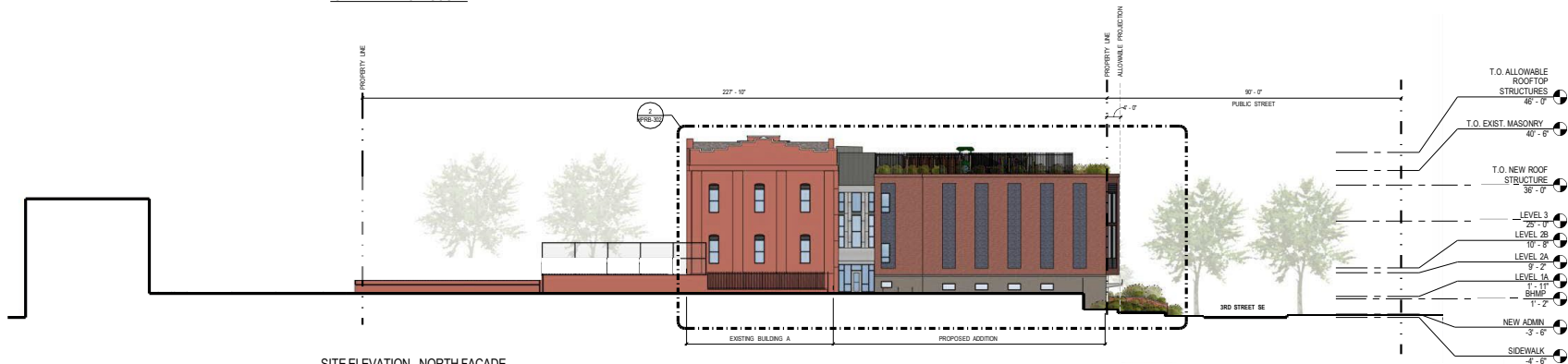
ARCHITECTURAL SITE PLAN & ZONING ANALYSIS

HPRB-101 |





SITE ELEVATION - SOUTH



SITE ELEVATION - NORTH FACADE



SITE ELEVATION - 3RD STREET SE

# SAINT PETER SCHOOL ADDITION

SITE ELEVATIONS  
HPRB-301



## BRICKS



BRICK TYPE 2 - ENDCOTT - DARK ROUNDSPOT SMOOTH MODULAR  
BRICK TYPE 3 - PLUMBETTO BRICK - 1.5S GRAYSTONE



BRICK TYPE 1 - CONTINENTAL - BRICK - 40S MED

## CAST STONE



CHARCOAL

## METAL PANELS



MTL-2 MEDIUM BRONZE  
MTL-1 PLATINUM  
MTL-3 RED  
MTL-4 CHARCOAL

## STANDING SEAM METAL PANEL



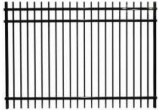
SILVER

## MECHANICAL SCREEN



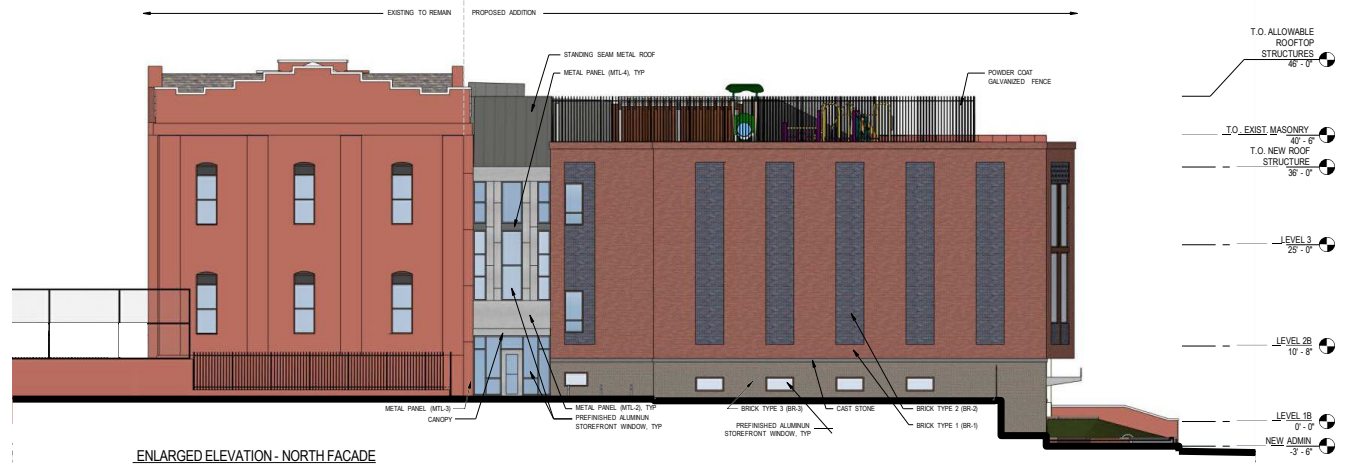
WOOD GRAIN

## PLAYGROUND FENCE



BLACK POWDER COAT GALVANIZED

## EXTERIOR MATERIALS



ENLARGED ELEVATION - 3RD STREET

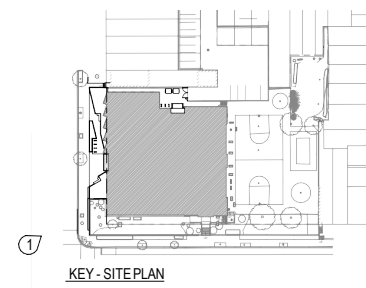
9'0" FF LEVEL (LEVEL 1B) = 72.40'  
BMP = 73.64'

# SAINT PETER SCHOOL ADDITION

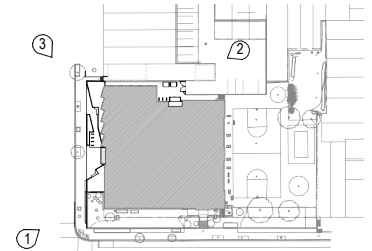
ENLARGED ELEVATIONS

HPRB-302 |





1. PROPOSED WEST FACADE AERIAL VIEW FROM 3RD AND E STREET SE



KEY - SITE PLAN



1. PROPOSED WEST FACADE LOOKING FROM THE CORNER OF 3RD AND E STREET SE



2. PROPOSED NORTH FACADE AERIAL VIEW FROM OVER THE PARKING LOT

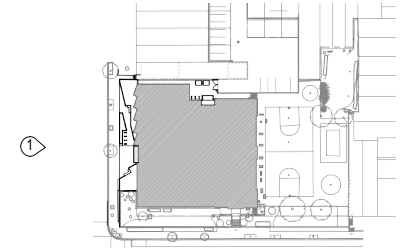


3. PROPOSED WEST FACADE FROM 3RD ST SE

# SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS





KEY - SITE PLAN

HPRB 05/1  
-503 6/25  
REVISION 1  
REVISED

1. PROPOSED WEST FACADE LOOKING FROM PROVIDENCE PARK

# SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS



# PROJECT CONSTRUCTION

## DC SCHOOL EXPERIENCE

- Gonzaga College High School

Athletic addition, St. Aloysius, gym and garage addition

- Capitol Hill Day School

- Oakcrest School

Athletic addition

- Saint Albans

Little Sanctuary

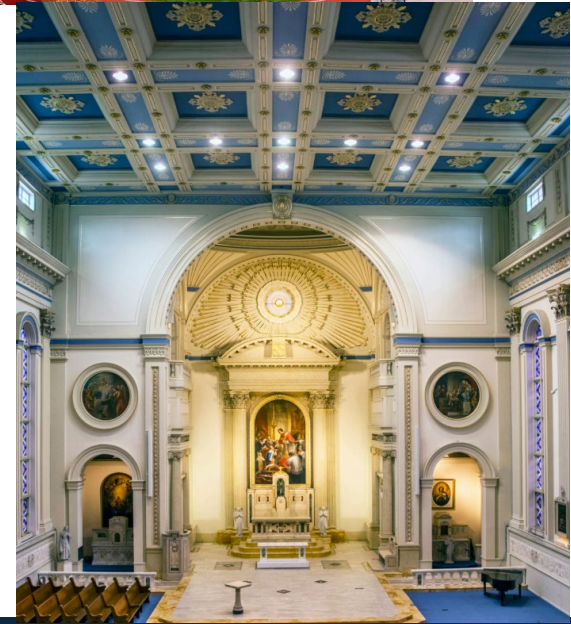
- Saint Anselm's Abbey School

- Kennedy School

New Catholic Charities School

- Sheridan School

New classroom and lobby entrance



# CAMPUS AND SITE SAFETY

- Worker Tracking
- Pedestrian Protective Measures
- Pick Up / Drop Off Timing and Patterns
- Clear Wayfinding Signage
- Deliveries
- Site Cleanliness
- Dust Control
- Personal Protective Equipment
- Contractor Background Checks + Orientation
- Daily Project Maintenance + Administration
- Site Specific Safety Plan



# PROCESS AND NEXT STEPS

- Plans reviewed by OP, HPO, and DDOT and shared with Capitol Hill Restoration Society (CHRS)
- Project website launched and letters sent to 215 neighbors
- Open community meetings held April 28 and May 7, 2025
- Plans updated based on agency and stakeholder feedback
- Submission to DC Historic Preservation Review Board (HPRB) mid-May 2025 (hearing anticipated July; will return to ANC6B in June/July)
- Submission to DC Board of Zoning Adjustment (BZA) targeted for August 2025 (hearing anticipated late fall; will return to ANC6B in October/November)
- Continued engagement with community and ANC6B

# FEEDBACK AND MORE INFORMATION

- For more information, visit [www.stpeterschooldc.org](http://www.stpeterschooldc.org) and click on “Modernization”
  - Project Overview
  - Key Facts
  - FAQs
  - Meeting Presentations
- Please submit any questions to [communications@stpeterschooldc.org](mailto:communications@stpeterschooldc.org)

**QUESTIONS?**