

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18740
EXHIBIT NO. 29

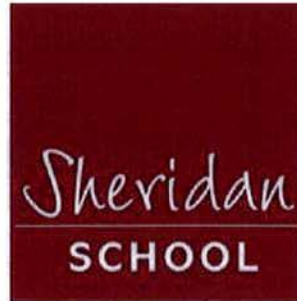
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BZA HEARING APRIL 15, 2014
BZA Case 18740



Board of Zoning Adjustment
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VIEW NORTH



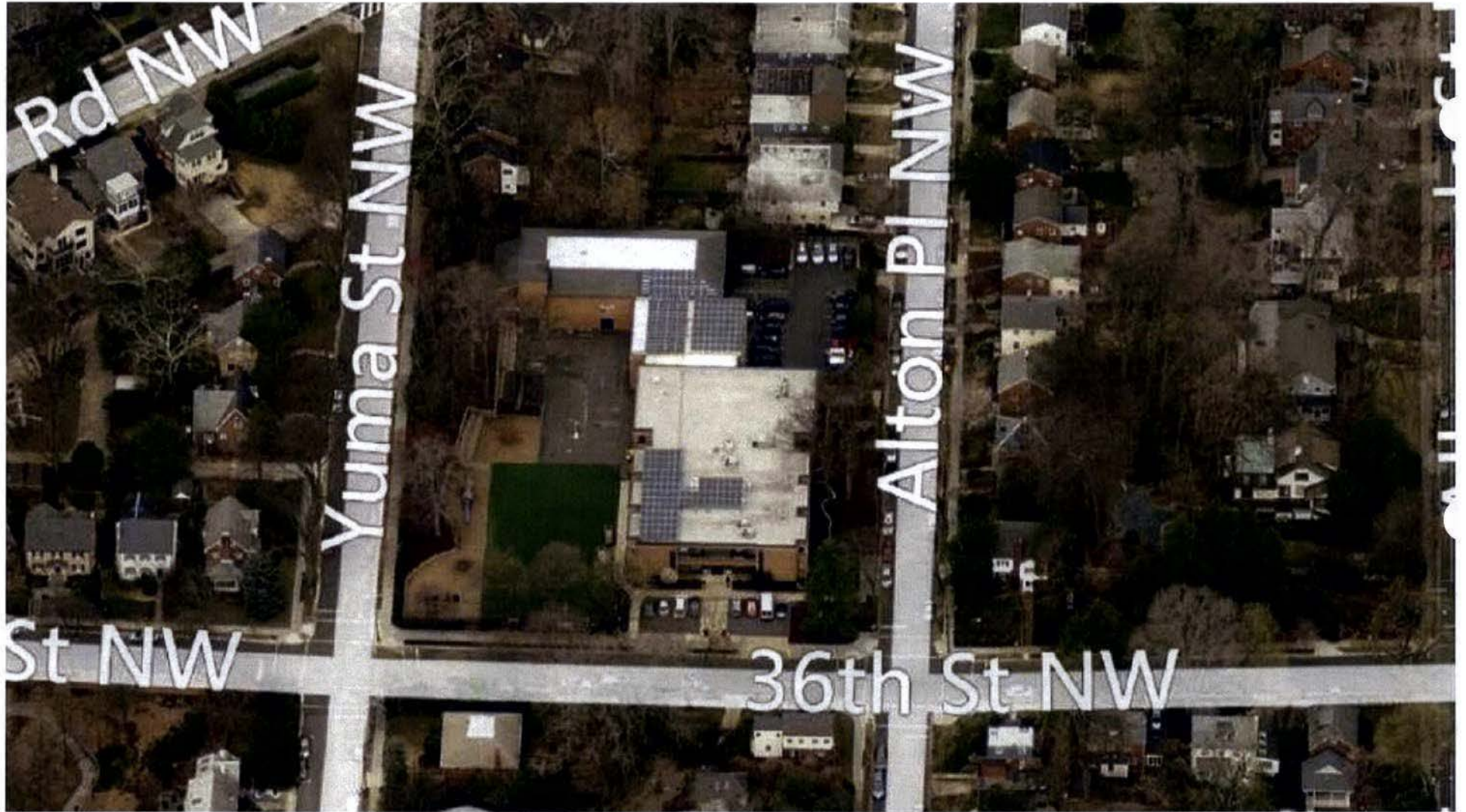
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Mission of the Sheridan School

Sheridan School's mission is to create an inclusive, vibrant learning community. The School seeks to inspire self-knowledge, intellectual discipline and personal integrity in its community members. The Sheridan community challenges itself to live the ideal of respect for oneself, others and the environment.

To nurture and challenge all learners, Sheridan School:

- Educates the whole child: intellectual, social, physical and emotional;
- Creates a safe learning environment in which students feel known and understood;
- Fosters close, supportive relationships between all members of the community: families, teachers, administrators, staff and students;
- Maintains high academic standards while respecting the pace of child development;
- Challenges students to think critically, creatively, and conceptually;
- Provides hands-on, engaging, authentic learning experiences that challenge students to wrestle with big ideas and their own assumptions;
- Embraces collaborative learning;
- Challenges prejudice, embraces difference and teaches children to view the world from multiple perspectives;
- Supports students' inquiry and self-reflection;
- Emphasizes the learning process; and
- Provides specific, ongoing feedback on students' learning and personal growth.

Previous BZA Approvals

The Sheridan School has been operating at its current location for over fifty (50) years.

BZA Order No. 7282 (July 2, 1963): The School's construction and use of the Property was first authorized by the Board in 1963 and this order allowed a maximum number of 200 students.

BZA Order No. 13089 (February 27, 1980): The BZA allowed the School to construct an addition consisting of two staff offices (first floor) and a science laboratory (second floor) in 1980.

BZA Order No. 15656 (December 23, 1992): The Board approved a requested increase in student enrollment from 200 to 215 and the construction of an addition containing classrooms, a library, a gymnasium and support facilities in 1992.

BZA Order No. 16977 (February 14, 2004): Most recently in 2004, the Board approved the addition of one thousand two hundred (1,200) square feet of gross floor area ("GFA") to an existing building, reconfiguration of the parking area in front of the School along 36th Street in order to add four (4) additional parking spaces, an increase in the maximum number of students enrolled in the School from 215 to 226, and an increase in the number of students who may be enrolled in the School's summer educational program in excess of one hundred (100) students to a maximum of 226 students. This approval was for ten (10)₈ years.

BZA Application No. 18740

- Expiration of current BZA approval.
- Maintain current operations for School and Summer Camp.
- Minor increase in students from 226 to 230 for fluctuations in enrollment.
- No expansion of building.
- Future renovation of existing playground.
- Updated Traffic Management Plan.
- No expiration of approval for current operations.
- Any proposed increase in building or operations triggers BZA request.

Proposed **BZA Conditions**

Proposed BZA Conditions

The Applicant is in compliance with all of the conditions set forth in BZA Order No. 16977 and requests special exception be approved with the following conditions

Condition No. 1: *The Special Exception approved by this Order shall remain in effect for so long as the Applicant does not exceed the approved student and faculty levels for the School and Summer Camp and maintains the current improvements at the Property. However, any increased enrollment, faculty or proposed expansion of the improvements will automatically require a new special exception and/or other required zoning relief.*

Condition No. 2: *The parking layout of the small parking area in front of the school building on 36th Street, N.W. and the main parking area on Alton Place, N.W. shall be maintained in the current configuration. The Applicant shall ensure that the parking areas are used in the manner as configured and specifically that the drive aisle in the lot on Alton Place is not used for the parking of motor vehicles and that there is no stacked parking in the parking area in front of the school building on 36th Street.*

Condition No. 3: *The parking area on Alton Place shall be used during school hours only by faculty and staff. During after-school hours, the parking area may be used by school visitors, parents, and members of the board of trustees.*

Condition No. 4: *The Applicant shall maintain and enhance all landscaping in a healthy growing condition, replacing it when necessary.*

Condition No. 5: *The number of students (including students enrolled during the customary school term from September to June and during the CASA or similar summer program between June and August) shall not at any time exceed 230, no more than 50 of which shall be kindergarten students. "Students" is defined as those children who are enrolled in the school or participate in summer school or summer camp activities (including children who pay tuition or receive scholarships).*

Condition No. 6: *The hours of operation shall be between 7:30 a.m. and 6:00 p.m., Monday through Friday.*

Condition No. 7: *No trash collection shall occur before 9:00 a.m. or after 6:00 p.m., Monday through Friday.*

Condition No. 8: *The Applicant shall schedule deliveries at the subject property so that:*

- a) No pickups or deliveries shall occur at any entrance located on the north side of the building (i.e., facing Alton Place) before 9:00 a.m. or after 6:00 p.m., Monday through Friday. The Applicant shall post and maintain a sign adjacent to the door located nearest to the parking lot on Alton Place indicating that no deliveries shall be accepted at that location except during the designated hours.*
- b) Deliveries of produce, perishable goods, or similar items that are time-sensitive may be accepted at the building's main entrance on 36th Street between 7:00 a.m. and 9:00 a.m. on an occasional "as-needed" basis.*
- c) No deliveries shall be made during the weekend or on school holidays.*

Condition No. 9: *The Applicant shall maintain and continue a community liaison group in cooperation with Advisory Neighborhood Commission 3F, including:*

- a) Electronic notice of special events on a continuous basis, but not less than monthly, to ANC 3F and to all property owners or occupants in the 3500 and 3600 blocks of Yuma Street, 3500 and 3600 blocks of Alton Place and 4300 – 4500 blocks of 36th Street (“Neighbors”); and*
- b) As required and/or requested, but not less than once a year, the community liaison group will meet at the school to review issues of ongoing interest, including traffic and parking, landscaping, compliance with BZA conditions, school operations, and upcoming construction and/or planned renovations and maintenance.*

Condition No. 10: *The Applicant shall not park a school bus or van (a) on any residential streets within the boundaries of ANC 3F or (b) on the subject property after school hours unless arrangements for off-site parking are terminated by the owner of the off-site parking area (or other third party who controls the parking area) and the Applicant is unsuccessful in making arrangements for alternative off-site parking. In the event the arrangements for off-site parking are terminated, the Applicant shall use good-faith efforts to make alternative arrangements for off-site parking promptly, and shall not park a school bus or van on the subject property after school hours for any period longer than 60 days. In the event a school bus or van is parked on the subject property, the Applicant shall report to the community liaison group with respect to its good-faith efforts to make alternative off-site parking arrangements within 14 days of the parking of a bus or van on the subject property and thereafter on a biweekly basis until the bus or van is relocated to an off-site property.*

Condition No. 11: *All mechanical equipment associated with the central heating and cooling ("HVAC") systems shall be located in the basement of the school building or in other interior areas of the building, except that new or replacement HVAC equipment may be installed and operated on the exterior of the building (including its roof) so long as the new or replacement HVAC equipment (a) generates operating noise no greater than the noise generated by the HVAC equipment it replaces, (b) is screened from neighboring property, and (c) is no larger in size, shape, or profile than the HVAC equipment it replaces. Any HVAC equipment not permitted by this paragraph shall require Board of Zoning Adjustment approval as a modification of the special exception approved in this Order.*

Condition No. 12: *Evening and weekend activities or events at the subject property shall be restricted to those activities and events that are customary to an elementary school (kindergarten through eighth grade).*

(a) During activities or events at the school, ingress and egress shall be restricted to the building's main entrance on 36th Street, N.W.

(b) The Applicant shall notify all persons on the List of Neighbors (described in Condition No. 9) of all planned activities or events at least one week in advance by mail or electronic mail.

(c) Activities or events attracting 50 or more persons or 25 or more vehicles shall be restricted to a maximum of 12 per year.

(d) This condition shall not apply to the farmers market operating at the subject property.

Condition No. 13: *The Applicant shall not rent or make the school or its facilities available for commercial or profit-making functions or activities such as dances, concerts, exercise classes, or other events. This condition shall not apply to the CASA or similar summer educational program or summer camp traditional to an elementary school offered by the Applicant or to the farmers market operating at the subject property.*

Condition No. 14: *The Applicant shall use its best efforts to ensure that:*

a) students enter and exit the school building by means of either the 36th Street entrance or the playground doors closest to 36th Street that face Yuma Street;

b) faculty and staff enter and exit the school building through (i) the doors located on 36th Street, (ii) the doors adjacent to the Yuma Street playground, or (iii) the doors adjacent to the parking area on Alton Place for faculty and staff who park their vehicles in that parking area; and

c) students, parents, visitors, faculty, and staff enter and exit the school building on the Alton Place (north) side of the building when coming to the subject property by bicycle and using a bicycle rack located on the Alton Place side.

Condition No. 15: *The Applicant shall provide faculty and staff with incentives, including the Smart Benefits program, to encourage the use of public transportation or to carpool to and from the subject property. The Applicant shall post signs adjacent to the Alton Place parking lot reserving at least three parking spaces for, or giving priority to, persons who carpool.*

Condition No. 16: *The Applicant shall comply with, implement, and enforce the traffic management plan described in BZA Exhibit ___, as may be amended after consultation with the community liaison group.*

Condition No. 17: *No later than May 1st of each year, the Applicant shall submit an annual report to the Zoning Administrator setting forth its ongoing compliance with Conditions 2 through 16 of this Order during the prior calendar year, and shall transmit copies of the annual report, by mail or electronic mail, to the Office of Planning, ANC 3F, and the List of Neighbors. The annual report shall include, at minimum:*

- a) detailed information on the number of students enrolled (by range and average number enrolled);*
- b) a breakdown of faculty and staff by full-time, part-time, and contract basis for those contract personnel who work more than 10 hours per week on average; and*
- c) the number of written complaints or allegations of non-compliance received by the Applicant during the prior year, with a description of the nature of the complaints or allegations and a copy of each complaint.*

Condition No. 18: *The Applicant shall notify in advance ANC 3F and the Neighbors of the renovation of the existing playground and/or any substantial maintenance or renovation, including interior work to be completed. The Applicant and community will meet to discuss the schedule and appropriate construction management measures for the playground project or any other larger scale maintenance work.*

Condition No. 19: *The Applicant shall not be required to obtain additional Board approval for the renovation of the existing playground provided that the existing footprint, location and topography or grade is generally maintained.*

Traffic

Overview

During the normal school year (September through June), Sheridan School currently operates with an enrollment of 230 students and 54 faculty and staff.

The school serves children in kindergarten through 8th grade beginning at 8:25 AM. Kindergarten classes end at 2:30 PM each weekday while 1st through 8th grade classes end at 3:30 PM each weekday except Wednesday where they too end at 2:30 PM.

Additionally, the school offers Extended Day hours in the morning (7:45 AM to 8:15 AM) and the afternoon (2:30 PM to 6:00 PM).

The School's Operational Procedure

The school's operational procedure for dropping-off and picking-up students is summarized below:

AM Drop-off:

- No parking on the west side of 36th Street. Standing to drop off a student without leaving the car is permitted.
- Park, only briefly, on the east side of 36th Street and walk students to the crosswalk at Alton Place.
- Parking is permitted on 36th Street north of Alton Place, 36th Street south of Alton Place, along Alton Place, or Yuma Street as posted parking regulations allow.
- A District police officer has been hired to be on site during the morning and will ticket anyone violating the law.
- If coming from Reno Road, take Alton Place and turn right onto 36th Street into the morning drop-off lane.
- When dropping off, follow instructions from the police officer and have your student(s) ready. Make the drop off as quickly as possible to avoid unnecessary delays to traffic.
- No mid-block pedestrian crossing of 36th Street.
- No U-turns permitted on 36th Street.

The School's Operational Procedure

PM Pick-Up:

- Be mindful of the posted parking regulations when parking to pick up your student(s).
- A District police officer has been hired to be on site during the afternoon and will ticket anyone violating the law.
- Do not allow your student(s) to cross the street at the mid-block to meet you in your car.
- Be mindful that you and another car are not blocking access in both directions on any of the streets surrounding the school.
- Do not park or double park in the Sheridan parking lots.
- Do not block neighborhood driveways.

2014 Trip Generation Summary

Table 1

Trip Generation Summary

Tuesday, April 1, 2014

AM PEAK HOUR			PM PEAK HOUR		
In	Out	Total	In	Out	Total
Trip Generation Based on 2003 Rates (230 Students and 55 employees)					
199	174	373	173	190	363
Trip Generation Based on April 2014 Counts (230 Students and 55 employees)					
151	133	284	61	73	134
Difference 2014 vs. 2003					
-48	-41	-89	-112	-117	-229
-24%	-24%	-24%	-65%	-62%	-63%

As shown in Table 1, the actual number of trips generated by the Sheridan School is less than the number of trips predicted based on the rates determined in the 2003 study. Specifically, the AM trip generation is 24 percent lower and the PM trip generation is 63 percent lower.

2014 Trip Generation Summary

Table 2

Trip Generation Summary

Thursday, April 3, 2014

PM PEAK HOUR		
In	Out	Total
Trip Generation Based on 2003 Rates (230 Students and 55 employees)		
173	190	363
Trip Generation Based on April 2014 Counts (230 Students and 55 employees)		
67	68	135
Difference 2014 vs. 2003		
-106	-122	-228
-61%	-64%	-63%

As shown on Table 2, the Thursday counts were nearly identical to the Tuesday counts. In order to further validate the afternoon counts, we undertook a detailed accounting of the numbers. During the count period (from 2:15 PM to 4:15 PM), 68 vehicles picked up a total of 89 students (for an average vehicle occupancy of 1.31). An additional 10 students were counted walking from the school. Therefore, a total of 99 students were counted during the two hour count window. Several students remained at the school, either in Aftercare or for after school activities. Table 3 displays a detailed breakdown of the student enrollment.

2014 Trip Generation Summary

Table 3
Detailed Accounting of Student Enrollment
Thursday, April 4, 2014

Component	No. of Students
Students Counted from 2:15 to 4:15 PM	99
Absent	4
Early Dismissal	0
Aftercare - Playground	17
Aftercare - Cafeteria	42
Music Practice	14
Musical Practice	16
Breakdancing, Chess, Tutoring	30
Total Students Accounted for	222
Total enrollment	230
Capture rate	97%

Mode Split Survey

Mode Split Survey

The school conducted a survey in the spring of 2013 of both the parents and faculty/staff to determine their travel characteristics. The results are summarized below.

TRAVEL MODE	WALK	BIKE	METROBUS/ METRORAIL	CAR
Students	11.5%	3.1%	3.1%	82.3%
Faculty/Staff	15.4%	7.7%	7.7%	69.2%

Transportation Management Plan

Under the prior special exception approval, the school agreed to implement a Transportation Management Plan (TMP). Per the BZA order, the requirements of the TMP include:

1. Vehicles used in dropping-off or picking-up students along the west side of 36th Street between Alton Place and Yuma Street may not park or leave their vehicles unattended;
2. Students may not cross mid-block on 36th Street between Alton Place and Yuma Street;
3. U-turns are not permitted on 36th Street between Alton Place and Yuma Street;
4. Vehicles may not be parked in front of the driveways or on the lawns of nearby residential properties and
5. Vehicles may not be double-parked on any neighborhood streets.
6. Sheridan is required to provide faculty and staff with incentives to encourage the use of public transportation or carpooling and does so by offering SmarTrip discounts to faculty and staff.
7. The rear parking lot is required to include signage reserving at least three parking spaces for, or giving priority to, carpool vehicles.

Additional measures employed by the school:

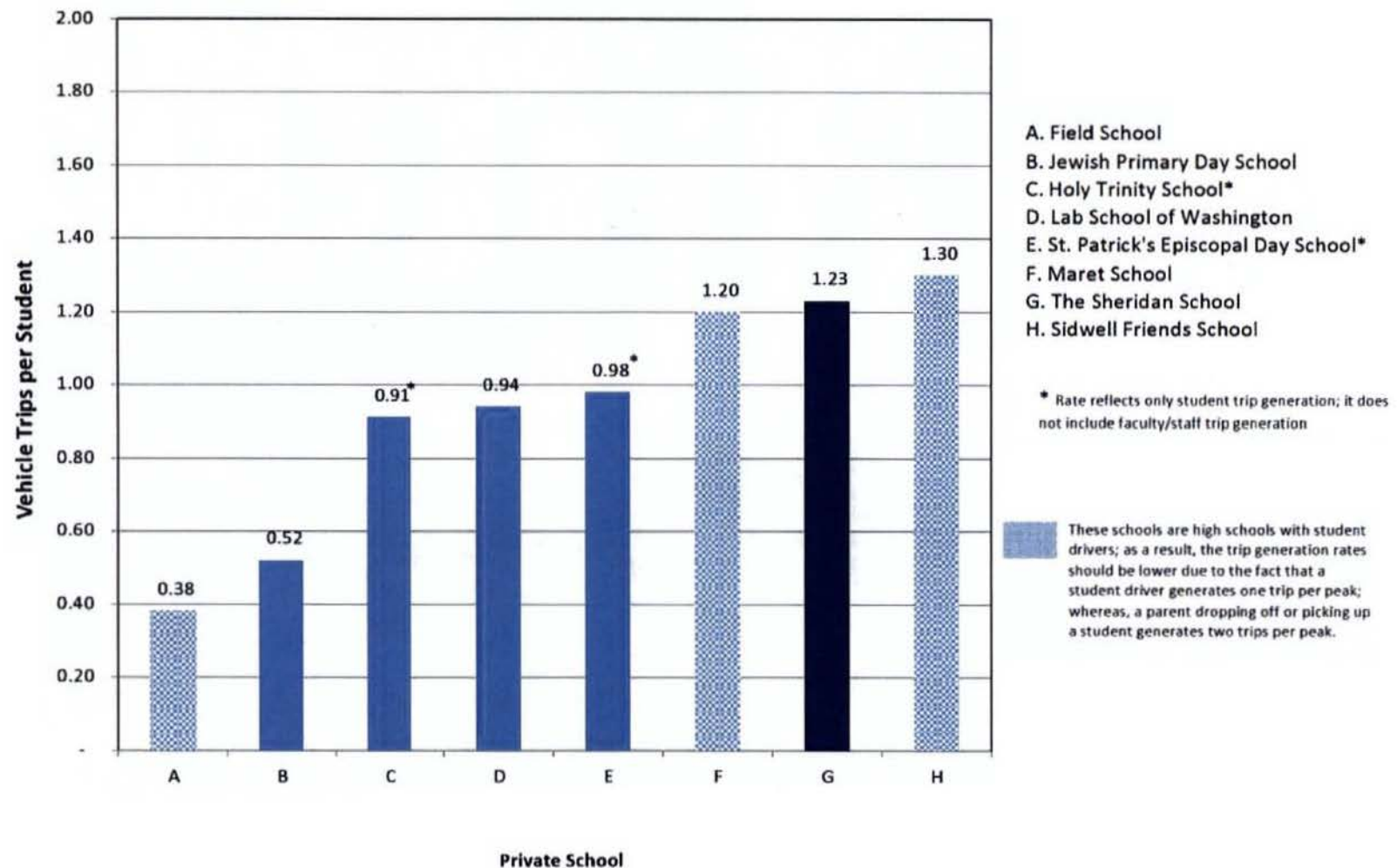
1. In an effort to ensure that all parents and guardians follow the established procedures, the School provides an annual letter to parents and guardians outlining the School's policy regarding the pick-up/drop-off. This policy is also provided in the Student Handbook.
2. Additionally, as needed, the School reiterates the established operations during school functions through letters and instructional YouTube videos.
3. Finally, the School employs the MPD to provide on-site enforcement and guidance during the peak operations.

Transportation Management Plan (cont'd)

Recommendations:

1. Continue to encourage crossings at marked crosswalks.
2. During morning drop-off, shift the location of the first car in the queue one to two car lengths south of 36th Street to allow for seven cars to be dropping off at one time.
3. Modify the “No U-Turn” policy to state that no U-turns are permitted on 36th Street, Alton Place, or Yuma Street.
4. Add a provision that indicates that vehicles that park on the south side of Yuma Street, where no sidewalk is present, may not park such that they block the sidewalk that runs perpendicular from the curb to the front of the house.

Private School Trip Generation Rates AM Peak Hour



Private School Trip Generation Rates PM Peak Hour

