



**LAMB PCS**  
Latin American Montessori Bilingual  
Public Charter School



**BZA Case No. 19581 – 5000 14<sup>th</sup> Street NW**



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## **INTRODUCTION**



# LAMB PCS

Opened in 2003 with 57 students

***Mission:*** To create a self-directed learning environment in which children build a foundation of knowledge essential for a lifetime of learning while learning a second language.

**Current Enrollment:**

**462 students and 108 staff**

**Current Facilities:**

South Dakota Avenue NE, DC Ward 5 (145 students)

Missouri Avenue NW, DC Ward 4 (175 students)

Walter Reed NW, DC Ward 4 (142 students)





# LAMB's SY 2017 PARCC Results

## #1 Public Charter Elementary School in D.C.!



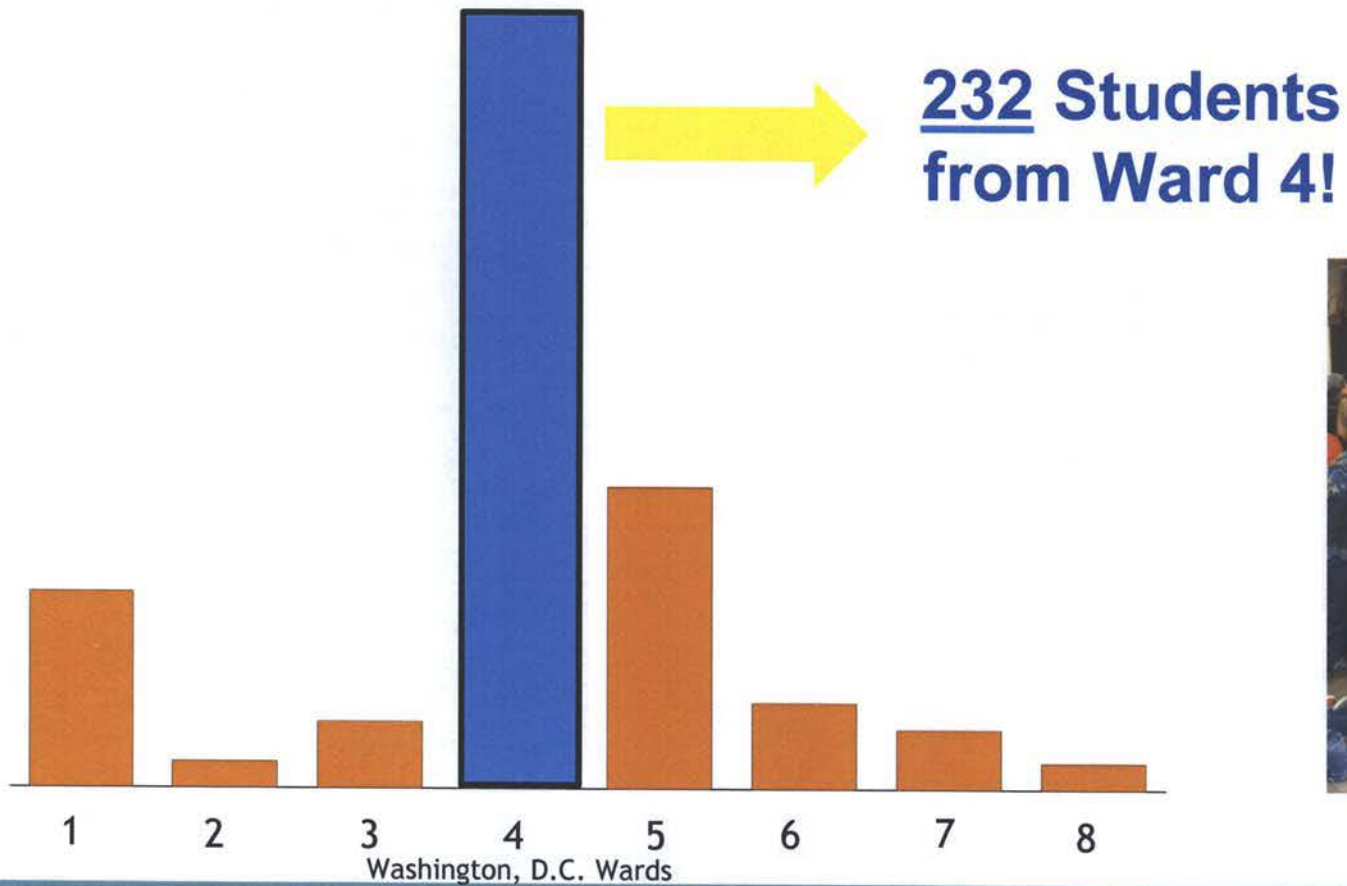
All Schools (in order by Tier score)

School	Score	Tier
BASIS DC PCS - High School	95.50%	1
Washington Latin PCS - Upper School	89.10%	1
<b>Latin American Montessori Bilingual PCS</b>	<b>87.70%</b>	<b>1</b>
KIPP DC - Connect Academy PCS	87.40%	1
Cedar Tree Academy PCS	86.80%	1
Washington Yu Ying PCS	86.00%	1
Friendship PCS - Chamberlain Elementary School	84.10%	1
KIPP DC - Grow Academy PCS	84.00%	1
Friendship PCS - Woodridge Elementary School	83.70%	1
KIPP DC - Promise Academy PCS	83.70%	1
KIPP DC - Arts and Technology Academy PCS	82.00%	1
DC Bilingual PCS	81.00%	1
DC Prep PCS - Anacostia Elementary School	80.10%	1
Briya PCS	79.80%	1

There are 120 Public Charter Schools in Washington, D.C. for School Year 2017-2018



# All 8 Wards Represented at LAMB (SY 2017-2018)





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## Site Location



## The Kingsbury Center

*Our long-term dream of having all LAMB PCS students under  
(1) Roof!*



	Student Count	Land Sq. Ft.	Land Per Student Sq. Ft.
Lamb @ Kingsbury	600	173,026	288
Powell Elementary	534	101,540	190
Truesdell Elementary	679	132,350	194



# Kingsbury Campus

**5000 14<sup>th</sup> St NW**

Student Count	Land Sq. Ft.	Land Per Student
600	173,026 sq. ft.	288 sq. ft.







# Powell Elementary

## *1350 Upshur St NW*

Student Count	Land Sq. Ft.	Land Per Student
534	101,540 sq. ft.	190 sq. ft.





# Truesdell

## 800 Ingraham St. NW

Student Count	Land Sq. Ft.	Land Per Student
679	132,350 sq. ft.	194 sq. ft.





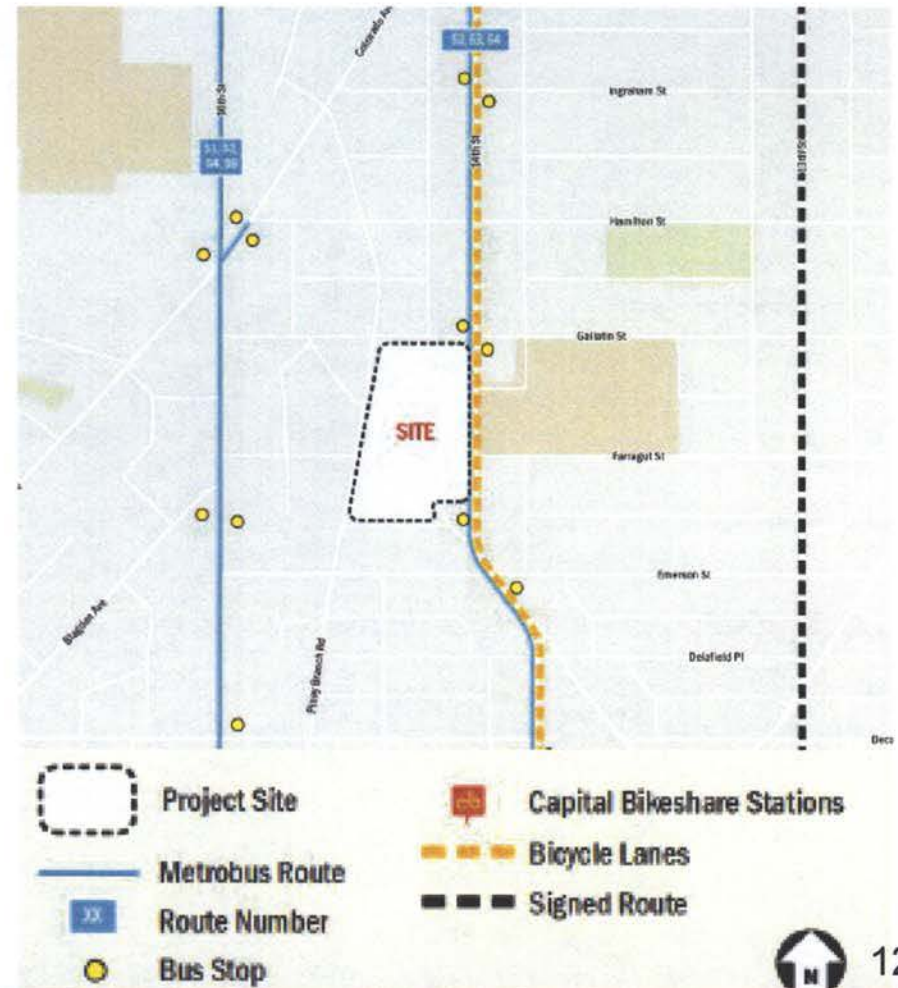
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## **TRANSPORTATION**



# Site Context

- 16<sup>th</sup> Street Heights Neighborhood
- Metrobus
  - 14<sup>th</sup> Street – 52, 53, 54
  - 16<sup>th</sup> Street – S1, S2, S4, S9
- Bicycle Facilities
  - 14<sup>th</sup> Street Bike Lanes
  - Rock Creek Park Trail
- 16<sup>th</sup> Street Heights Neighborhood Traffic Safety Study
  - DDOT study completed in July 2016
  - Emerson Street converted to one-way diverging in July 2017
  - Phase 2 Kickoff in November 2017





# School Profile

- Interim Conditions (2020)
  - 485 Students (175 Kingsbury; 310 LAMB)
  - 116 Faculty/Staff (80 Kingsbury; 36 LAMB)
- Ultimate Conditions (2025)
  - 600 LAMB Students
  - 110 LAMB Faculty/Staff
- School Day Hours
  - Kingsbury
    - Lower School – 8:30 AM to 3:05 PM
    - Middle School – 8:15 AM to 3:15 PM
    - High School – 8:05 AM to 3:05 PM
  - LAMB
    - Primary School – 8:30 AM to 3:00 PM
    - Elementary School – 8:15 AM to 3:15 PM
    - Before/After-Care provided 7:00 AM- 6:00 PM





# Mode Split and Trip Generation

- Kingsbury
  - Trip generation based on existing site driveway counts
  - Factored upwards based on increase in student/staff populations
- LAMB
  - Mode split projections based on:
    - Travel information from LAMB
    - Where families/staff live in relation to site
    - Age of students
  - Trip generation projections based on:
    - Start and end time of the school day
    - Number of students in before/after care
    - Likelihood of carpooling
- Interim Trip Generation
  - **Net increase of 166 vehicles** in AM school peak hour; 98 vehicles in PM school peak hour; and 52 vehicles in PM commuter peak hour
- Ultimate Trip Generation
  - **Net increase of 247 vehicles** in AM school peak hour; 146 vehicles in PM school peak hour; and 100 vehicles in PM commuter peak hour





# Site Access and Parking

- Vehicular Access
  - Four existing curb cuts
  - Kingsbury uses all four curb cuts presently
  - LAMB plan orients main pick-up/drop-off to/from 14<sup>th</sup> Street
- Parking
  - 107 Parking Spaces
  - Parking supply adequately accommodates demand
- Loading
  - All service activity accommodated on-site





# Site Circulation Interim Conditions

- Queuing Space
  - Kingsbury
    - Demand of 50 ft. projected
    - Total of 150 ft. available
  - LAMB
    - Demand of 50 ft. projected
    - Total of 170 ft. available
- Parking
  - LAMB
    - PK3-2<sup>nd</sup> grade students are escorted in and out of school by parents
    - 29 spaces allocated to PU/DO needs







# Site Circulation *Ultimate Conditions*

- Queuing Space
  - LAMB
    - Demand of 320 ft. projected
    - **Total of 880 ft available**
- Parking
  - LAMB
    - PK3-2<sup>nd</sup> grade students are escorted in and out of school by parents
    - 40 spaces allocated to PU/DO needs





# Comprehensive Transportation Review

- DDOT Coordination
  - Scoping interaction
    - 12 study intersections
    - 4 additional study intersections requested and included in study
    - 16<sup>th</sup> Street Heights Neighborhood Traffic Safety Study
      - DDOT study completed in July 2016
      - Emerson Street converted to one-way diverging in July 2017
      - Phase 2 Kickoff in November 2017
  - CTR submitted on September 5, 2017
  - CTR Addendum submitted on September 29, 2017
  - DDOT concurred with findings and methodology
  - DDOT approval with conditions





# Analysis Assumptions and Findings

- Emerson Street
  - Initial traffic counts performed prior to one-way conversion of Emerson Street
    - Traffic counts are required to take place during non-summer months
    - Existing traffic rerouted to surrounding roadways – primarily Gallatin Street
  - Supplemental counts performed after one-way conversion of Emerson Street
    - Assumed that too much traffic was rerouted to Gallatin Street
    - Areas of poor capacity likely overstated in traffic study
- Pick-up/drop-off traffic concentrated along 14<sup>th</sup> Street
- No detrimental impact with defined mitigations
  - Signal timing adjustments at 14<sup>th</sup> Street/Gallatin Street





# Transportation Demand Management

## Student TDM Elements

- Encourage carpooling through recognition and listserv
- Provide DC One Cards
- PU/DO on-site
- Bike safety/education courses

## Faculty/Staff TDM Elements

- Transit benefit program
- All parking accommodate on-site
- Encourage carpooling
- Training on TDM procedures

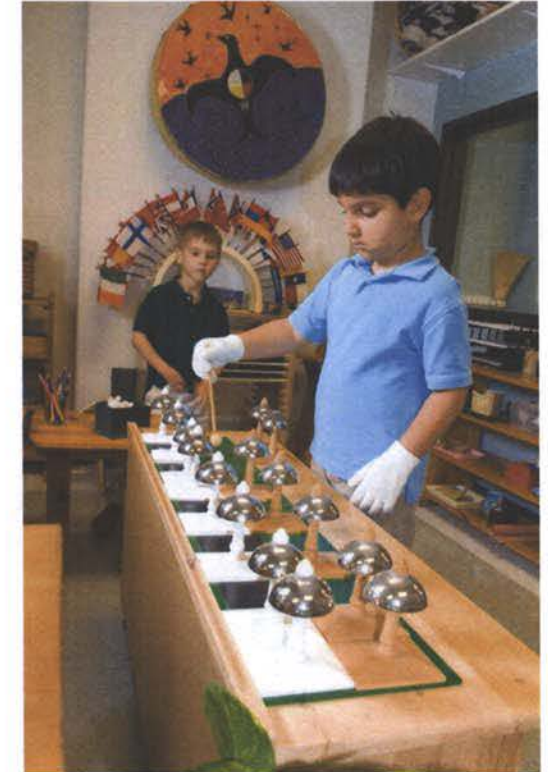
## School-Wide TDM Elements

- Period public meetings with neighbors
- Designated Transportation Management Coordinator
- Delivery policies to minimize traffic impacts
- Outdoor bicycle racks
- Participation in Safe Routes to School Program



# DDOT Mitigations and Post-PUD Coordination

- DDOT Conditions
  - Implement proposed TDM plan
  - Pedestrian improvements
  - Performance Monitoring
    - Performance targets for trip generation, mode splits, vehicle occupancy, etc.
    - Minimum of 3 years starting at 90% of the student cap
    - **LAMB agrees to start at Year 1**
  - Applicant agrees to conditions
- Continued Coordination
  - Bike parking locations
  - Public space permitting





## Summary of Improvements by Applicant (LAMB)

- All queuing/parking accommodated on-site
- Robust TDM plan
- Signal timing upgrades to 14<sup>th</sup> Street/Gallatin Street NW
- Performance Monitoring Program
- Pedestrian network improvements
  - Sidewalk along southern side of Gallatin St between Piney Branch Rd and 14<sup>th</sup> Street with appropriate curb ramps and crosswalks
  - New curb ramps on the northern and southern sides of Emerson Street/15<sup>th</sup> Street with upgraded crosswalks
  - Upgrades to curb ramps at 14<sup>th</sup> Street/Farragut Street
  - Additional Community Agreements beyond DDOT and applicant recommendations





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**AGREED UPON CONDITIONS**



**LAMB has agreed to the following conditions as mitigations based on DDOT's review and community meetings to address Traffic, Design, Noise, Lighting and Environmental Factors (Page 1)**

1. The Applicant shall fund and construct the following improvements to the pedestrian network to encourage a reduction in automobile mode share and to mitigate travel delay impacts at nearby intersections:
  - (a) A sidewalk along the southern side of Gallatin Street between Piney Branch. Rd and 14<sup>th</sup> Street NW with new curb ramps and crosswalks, as required, as well as crosswalks specifically across Gallatin Street NW at both Piney Branch Road and Iowa Avenue to connect pedestrians to the existing sidewalk on the northern side.
  - (b) New curb ramps on the northern and southern sides of Emerson Street at 15th Street NW and stripe crosswalks, subject to DDOT approval.
  - (c) Upgrades to all existing sub-standard curb ramps at the intersection of 14th Street and Farragut Street NW.

**Good Neighbor Policy and Partnerships**

2. LAMB will work with West Education Campus ("West EC") to ensure that the fundraising efforts of the school's' school-parent organizations (PTA/FTA/PTO) do not compete. In particular, West Education Campus holds an annual Christmas tree sale, and LAMB has agreed to not compete with that initiative.
3. LAMB also will work with the Committee of Neighbors Directly Impacted by LAMB Application (CDNI-LA -- e.g., its representatives) and West EC to establish key metrics and verification methods of compliance with its own good neighbor policy, the parent commuter plans, and with the terms of any resulting BZA order related to the core zoning issues of concern – traffic/parking, noise, environmental impact, lighting/design, and approved use. LAMB will convene quarterly review meetings with CDNI-LA and West EC to review these metrics and identify any issues that require redress or mitigation.





**LAMB has agreed to the following conditions as mitigations based on DDOT's review and community meetings to address Traffic, Design, Noise, Lighting and Environmental Factors- (Page 2)**

4. LAMB representatives will collaborate with representatives from West EC to coordinate schedules that will avoid, to the greatest extent possible, the simultaneous hosting of after-hours and large events (defined as more than 100 visitors in attendance).

**Transportation, Traffic, and Routing**

5. LAMB shall implement the transportation demand management ("TDM") program described on pages 11-12 of Exhibit 31A1 in the record.

6. Within the first month of each school year, LAMB will distribute a policy manual to all families that explains all relevant policies and procedures regarding its transportation management measures including, but not limited to, carpooling, parking, pick-up, drop-off, and driving routes.

7. The policy manual also will include "Safe Passage" information to ensure students' safe arrival and departure. This policy manual will be made available to LAMB's neighbors.

8. The policy manual shall advise families that parents driving to and from the school shall use the appropriate exit based on their commute needs.

9. LAMB will support efforts and will work with West EC to request additional Crossing Guards and Traffic Control Specialists to ensure the safety of children for both LAMB and West EC.

10. LAMB will not recommend that Emerson Street be turned back into a two-way street.



**LAMB has agreed to the following conditions as mitigations based on DDOT's review and community meetings to address Traffic, Design, Noise, Lighting and Environmental Factors- (Page 3)**

11. The alley on the southeastern corner of the Kingsbury-LAMB site must be kept open for two-way traffic and emergency vehicles at all times.
12. The number of parking spaces on the Kingsbury-LAMB site shall be at least 107.

**School Hours of Operation**

13. LAMB's regular hours of operation will be 7:00 am to 6:00 pm, Monday to Friday.
14. LAMB's before-care program shall start at 7:15 am, and drop-offs shall continue through 7:45 am. LAMB's day for 1st through 5th graders shall start at 8:15 am. LAMB's preschool 3, 4 and kindergarten shall start at 8:30 am.
15. The maximum number of students at LAMB shall not exceed 600, and the maximum number of faculty and staff members at LAMB shall not exceed 110.
16. During the interim period when both LAMB and Kingsbury are in the building, the maximum number of LAMB students shall not exceed 310, and the maximum number of LAMB faculty and staff shall not exceed 36.

**Lighting**

17. LAMB will continue to use the same parking lighting plan as the Kingsbury School.



**LAMB has agreed to the following conditions as mitigations based on DDOT's review and community meetings to address Traffic, Design, Noise, Lighting and Environmental Factors- (Page 4)**

**Design**

18. The gymnasium will conform to zoning requirements and will be contained within the property boundaries.

**Noise**

19. LAMB will install acoustic blankets to reduce the sound of the HVAC system facing Piney Branch Road.

**Miscellaneous**

20. As part of its annual survey of students and parents, LAMB will collect data about the modes of transportation that students use to get to and from school.

21. The gate on the southeastern corner of the Kingsbury-LAMB site shall be on the property line and shall swing inward.

22. LAMB will ensure that sufficient green borders (e.g. perimeter trees and shrubbery) are established and that any further trees lost are replaced on an equivalent diameter-inches basis.



## LAMB Proposal to Answer OP Condition

**LAMB is very sensitive to the concerns of OP and the community that there is a check to make sure the impacts of the school are being monitored as it grows and is willing to agree to an alternative condition in lieu of returning to BZA.**

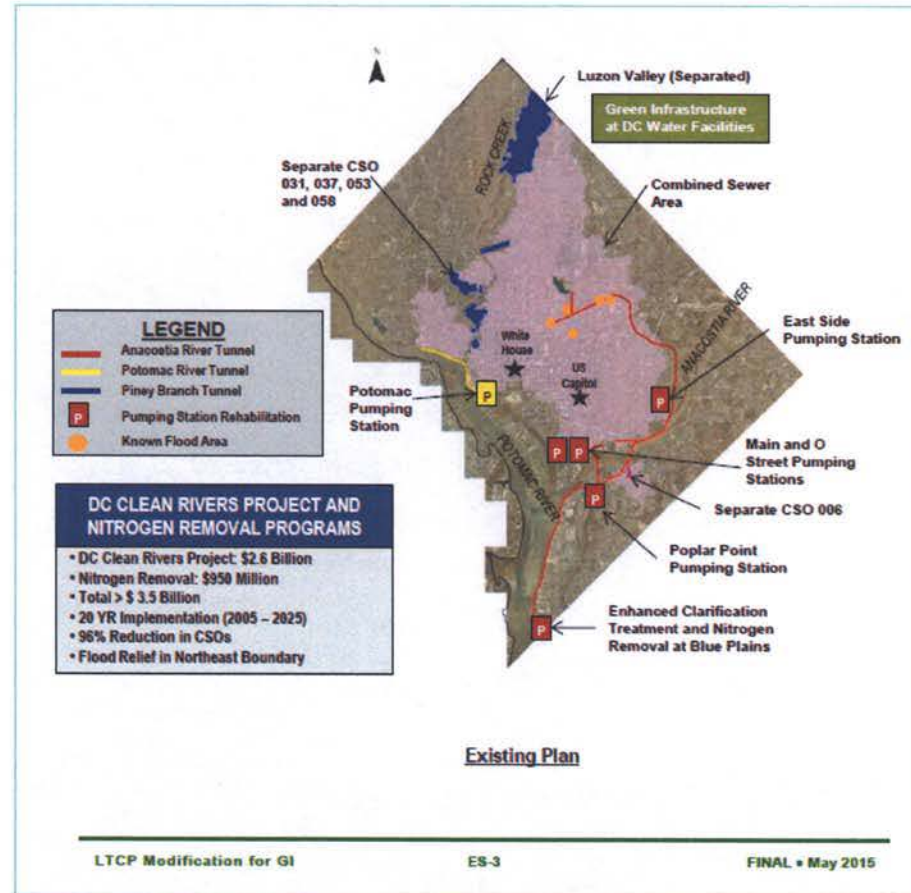
### Alternative Condition

*“After Kingsbury departs the property and LAMB applies for a certificate of occupancy to occupy the entire building, LAMB shall demonstrate to DDOT and report to the Zoning Administrator that it is in compliance with the performance monitoring plan (“PMP”). If LAMB is not in compliance with the PMP plan, then LAMB shall not be granted a certificate of occupancy unless given approval by the BZA.”*



# Civil- Sewers

- Area around LAMB is a part DC Water Combined Sewer system
- DC Water us Spending over \$2B to improve the infrastructure
- When there are heavy rains, the combined sewer gets “overwhelmed”





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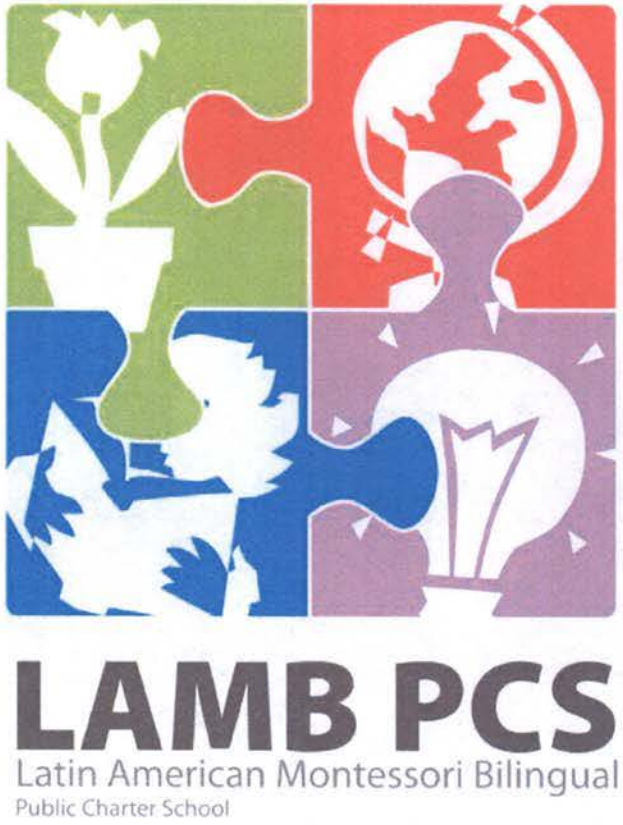
## **COMMUNITY ENGAGEMENT**



## Community Meetings June - November 2017

- o Community Alliance for Upper 14<sup>th</sup> Street (CAUFS) Meeting- **June 28, 2017**
- o ANC Stakeholder Charrette for Main St- **July 26, 2017**
- o Community Meeting held @ Walter Reed – **September 11, 2017**
- o ANC 4C Meeting #1 - **September 13, 2017**
- o Community Meeting held @ Kingsbury Meeting #1 w/ ANC – **September 20, 2017**
- o Community Meeting held @ Kingsbury Meeting #2 w/ ANC - **September 25, 2017**
- o Meeting with LAMB & West Elementary Principal - **September 25, 2017**
- o 16<sup>th</sup> St. Civic Association Meeting held @ Simpson Hamline United Methodist Church- **October 3, 2017**
- o Meeting with Council Member Brandon Todd & West Elementary Community Representatives- **October 18, 2017**
- o ANC Meeting 4C #2 – **November 8, 2017**





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**END OF  
DECK**