

## Applicant's Final Conditions of Approval

*Updated 12/19/17*

### Transportation, Traffic, and Routing

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; and
  - c. Upgrades to all existing sub-standard curb ramps at the intersection of 14th Street and Farragut Street NW.
2. LAMB shall implement the [loading management plan and](#) transportation demand management program described on pages 11-12 of Exhibit 31A1 in the record.
3. Within the first month of each school year, LAMB shall 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.
  - a. The policy manual also shall include "Safe Passage" information to ensure students' safe arrival and departure. This policy manual will be made available to LAMB's neighbors.
  - b. The policy manual shall advise families that parents driving to and from the school shall use the appropriate exit based on their commute needs.
  - b.c. [LAMB shall make the policy manual available to any resident of ANC SMD 4C02 upon request.](#)
4. LAMB shall support efforts of and will work with West Education Campus ("West EC") to request additional Crossing Guards and Traffic Control Specialists to ensure the safety of children for both LAMB and West EC.
5. LAMB shall not recommend that Emerson Street be turned back into a two-way street.
6. The alley on the southeastern corner of the site shall be kept open for two-way traffic and emergency vehicles at all times.
7. As part of its annual survey of students and parents, LAMB shall collect data about the modes of transportation that students use to get to and from school. [LAMB shall work with CNDI-LA in creating and establishing, to the extent possible, a comprehensive data questionnaire/survey to capture this information.](#)

8. The number of parking spaces on the site shall be at least 107.

~~8.9.~~ At the start of the 2018-2019 school term, continuing through subsequent years, LAMB dedicate the services of traffic monitors, to be assigned at all queuing and entry/exit points during peak hours of drop-off and pick-up in order to assure compliance with the school's policy manual as it relates to transportation management measures including, but not limited to, carpooling, parking, pick-up, drop-off, and driving routes.

~~9.10.~~ Starting in the first year of LAMB's operations at the building, LAMB shall implement the performance monitoring plan (PMP) described on pages 21-22 of DDOT's report at Exhibit 45 in the record and enhanced on pages 1-3 of the Applicant's submission at Exhibit 121 in the record. The submission of performance monitoring reports will continue until (1) a minimum of three years of reports have been submitted or LAMB increases its enrollment to a maximum of 600 students, whichever is later, **and** (2) the two latest consecutive years demonstrate that the school is in compliance with the PMP.

#### Good Neighbor Policy and Partnerships

~~10.11.~~ LAMB shall work with West EC to ensure that the fundraising efforts of the schools' school-parent organizations (PTA/FTA/PTO) do not compete.

~~12.~~ ~~LAMB shall work with the Committee of Neighbors Directly Impacted by LAMB Application (CDNI-LA) 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 shall establish a community liaison committee, the LAMB/Community Committee (LCC), which will include CDNI-LA and West EC. The LCC will convene quarterly meetings to review these metrics and identify any issues that require redress or mitigation.~~ shall establish a community liaison committee, the LAMB/Community Committee (LCC), which will include representatives from Committee of Neighbors Directly Impacted by LAMB Application ("CDNI-LA") and West EC. The LAMB/Community Committee (LCC) will be comprised of nine (9) representatives: one (1) LAMB administrator, two (2) members of the LAMB PTO, one (1) LAMB parent residing in ANC 4C, the ANC 4C02 SMD representative, and four (4) residents of ANC 4C on behalf of the community (including CNDI-LA and West Education Campus representatives). Meetings will occur in-person once per quarter at 5000 14<sup>th</sup> Street NW. One week prior to the school's start date, the LCC must have all members assigned and notified of the year's meeting schedule, which will be agreed upon each August, beginning in August 2018. After each meeting, a member of the LCC shall prepare a summary report that includes a standing list of agenda items, attendees, old business, new business, and next meeting date. At least six members of the LCC must agree to the report before it is adopted as the official record of the meeting.

~~13.~~ The LCC meetings shall be used to identify any issues that require redress or mitigation. LAMB shall work with the LCC to establish mitigation strategies and verification methods of compliance to address concerns arising from the LCC meetings.

~~11.14.~~ LAMB will provide at least seven days advance notice to CNDI-LA, or as soon as possible for emergencies and unforeseen circumstances, before hosting a "large event." "Large event" shall be

defined as one occurring after regular school hours and at which at least 500 attendees are expected or one occurring during regular school hours at which at least 850 attendees, including students and faculty/staff, are expected. "Large events" shall not include regularly-scheduled PTO meetings, academic events, and parent/student events.

15. LAMB representatives shall 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).~~
16. After a large event, LAMB agrees to acknowledge receipt of any specific concerns or issues raised by CNDI-LA within one week receipt of CNDI-LA's written concerns and to respond in writing within 30 days of receipt from CNDI-LA to such concerns and issues. Notice to extend any written response from LAMB shall not be unreasonably withheld by CNDI-LA, provided that LAMB makes such request at least 10-days prior to the expiration of the response 30-day period.
- ~~12.~~17. At any large event, LAMB shall engage the services of staff as needed to enforce traffic, entry/exit conditions, and provide safety and security services. All parking for large events shall be accommodated on the school property.

#### Lighting, Noise, and Design

18. LAMB shall continue to use the same parking lighting plan as the Kingsbury School-, making sure all illuminations are pointing downwards.
- ~~13.~~19. All signage on the building will comply with applicable District of Columbia laws and regulations.
20. ~~LAMB shall install acoustic blankets to reduce the sound of the HVAC system facing~~ shall not install any lighting on the field or other additional outdoor lighting, except for that required by applicable laws and regulations.
- ~~14.~~21. LAMB will install acoustic blankets on the HVAC systems facing Piney Branch Road on the existing building, on any addition to the building, or on any new equipment to be installed on the subject property, whether on the ground or elevated.
- 15.22. The gymnasium shall conform to zoning requirements and will be contained within the property boundaries.
- 16.23. The gate at the southeastern corner of the site shall be on the property line and shall swing inward.
24. ~~LAMB shall ensure that sufficient green borders (e.g. perimeter trees and shrubbery) are established and that any further~~ shall plant evergreen trees around the perimeter (not otherwise obstructed by the school building) of any current or future playground area to act as a noise buffer.
- ~~17.~~25. LAMB shall plant evergreen trees around the perimeter of the property, except for the 14<sup>th</sup> Street side, and ensure that any trees lost are replaced on an equivalent diameter-inches basis.

#### School Operations and Population

- ~~18.~~26. LAMB's regular hours of operation shall be 7:00 am to 6:00 pm, Monday to Friday.

~~19-27.~~ 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.

~~20-28.~~ 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.

~~21-29.~~ 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.

~~22-30.~~ After Kingsbury departs the property, LAMB shall notify CNDI-LA ~~when they intend to apply~~ at least 30 days before LAMB applies for a Certificate of Occupancy to expand into the remainder of the building and increase the student and staff count. LAMB shall demonstrate to DDOT and report to the Zoning Administrator that it is in compliance with the performance monitoring plan (PMP) and demonstrate to the Zoning Administrator that it is in compliance with all other relevant conditions of approval. If LAMB is not in compliance with the PMP, and all other conditions are not met, LAMB shall not be granted a certificate of occupancy for an increase in student and staff count unless given approval by the BZA.

#### Construction Management for Construction of Gymnasium

~~23-31.~~ Construction shall be limited to the hours of 7:00 AM – 5:00 PM weekdays; and 8:00 AM – 5:00 PM Saturdays. In the event that the Applicant requires additional hours for exterior construction, they will appear before ANC 4C and follow all District rules and procedures for after-hours construction.

~~24-32.~~ Vehicles belonging to construction personnel and construction vehicles will not be permitted to park on neighborhood streets.

~~25-33.~~ All truck traffic will use an approved circulation plan along main arterials, Military Road/Missouri Avenue onto 14th Street, to minimize the impact on the adjacent neighborhood streets, provided that such plan is approved by DDOT.

~~26-34.~~ At the completion of each work day, the construction site will be cleared of litter and debris, and all construction materials and machinery will be left in an organized manner. Sidewalks and streets around the perimeter of the site shall be kept clear and clean of concrete, dirt, mud, rocks, sand, or other aggregates throughout the period of construction.

~~27-35.~~ For any proposed use of public space for construction activity, the Applicant shall appear before ANC 4C prior to filing an application for a public space permit.