Res 03-18

ANC 3F RESOLUTION ADOPTING REPORT RECOMMENDING APPROVAL OF THE SHERIDAN SCHOOL'S REQUEST FOR A SPECIAL EXCEPTION AND VARIANCES BZA APPLICATION NO. 16977

Advisory Neighborhood Commission 3F
North Cleveland Park, Forest Hills, & Tenleytown
4401-A Connecticut Avenue, N.W., Box 244
Washington, D.C. 20008-2322

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WHEREAS, the Sheridan School (the School) has filed Application No. 16977 for special exception, and revised that Application on July 31, 2003, to include a request for variances on certain parking requirements; and

WHEREAS, at a duly noticed public meeting on September 15, 2003, ANC 3F heard a presentation from the School and comments from members of the community and considered the attached report.

THEREFORE BE IT RESOLVED THAT ANC 3F adopts the attached report recommending approval of Application No. 16977 and adoption by the BZA of the Proposed Conditions to the BZA Order, Sheridan Landscaping Plan, and Sheridan Construction Management Plan, and

BE IT FURTHER RESOLVED THAT ANC 3F authorizes Commissioner Carl Kessler, ANC 3F01, and Commissioner Cathy Wiss, ANC 3F06, to represent it before the Board of Zoning Adjustment on this application.

Approved by a vote of 6-0-0 at a duly noticed meeting on September 15, 2003, with a quorum present (a quorum being 4).

Cathy Wiss
Cathy Wiss, Chair

David J. Bardin
David J. Bardin, Secretary

BZA
Case No. 16977
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO. 16977
EXHIBIT NO. 48

Rept 03-02

THE SHERIDAN SCHOOL, BZA CASE NO. 16977
REPORT OF ANC 3F

At a duly noticed public meeting of Advisory Neighborhood Commission 3F with a quorum present on September 15, 2003, the Commissioners voted 6-0-0 to approve this report and the companion resolution concerning BZA application 16977. The vote was held after input from the Sheridan School and the community at this meeting.

The Sheridan School at 4400 36th Street , NW, is located in ANC 3F in a R-2 Zoning district. The revised application requested both variances and special exceptions.

The School requested special exceptions under Section 206:

(i) add one thousand two hundred (1,200) square feet of gross floor area ("GFA") to an existing building,

The school wishes to create bay windows for classrooms on the north and south sides of the building. The windows will have shades and be screened by landscaping to make the bays less noticeable to neighbors. The landscaping will be installed according to the landscaping plan. Some of the planned trees and shrubs have already been planted.

(ii) reconfigure the parking area in front of the School along 36th Street in order to add four (4) additional parking spaces,

The school is requesting these additional spaces and the variances below to meet future teacher/staff additions in light of the requirements of subsection 2101.1 Only the island in the center of the lot will be modified. The outside dimensions will not be increased.

(iii) increase the maximum number of students enrolled in the School from 215 to 226,

The school anticipates the need for additional revenue to fund the cost of these modifications. Presently the School is below the enrollment cap of the 1992 order.

(iv) increase the number of students who may be enrolled in the School's CASA summer educational program in excess of one hundred (100) students (to a maximum of 226 students).

The school is adding this provision because the previous BZA orders were silent on their summer camp program. A Zoning Administrator's Decision dated December 30, 2002 did not fully support the school's present program. Residents who attended the ANC meeting said they did not envision problems from a summer program enrollment of 226. The program is held inside and outside the school building. Enrollment will be the same as during the school year, and the hours of operation will be the same.

The area variances are:

(i) a variance from the requirement that each required parking space shall be accessible at all times directly from improved streets or alleys pursuant to Section 2117.4,

(ii) a variance from the requirement that each required parking space shall be a minimum of nine feet in width and nineteen feet in length pursuant to Section 2115.1 and

(iii) a variance from the requirement that an elementary or junior high school provide two (2) parking spaces for each three (3) teachers and other employees pursuant to Section 2101.1.

The school believes that with these variances it will meet any anticipated future teacher/staff parking requirements.

As for the variances we have no objection as long as public safety concerns are addressed. Presently the school double-parks its parking lot overflow in its parking lots' driving lanes blocking the properly parked cars, thus preventing public safety vehicles such as fire engines from gaining easy access to the building. The school only became aware that their practice had negative public safety implications after these concerns were first raised by the neighbors . The neighborhood view was confirmed when the school requested a review by the Fire Department. Therefore, any proposal for the parking lot must assure that there is sufficient access for emergency vehicles.

The parking lot on Alton Place cannot be expanded more than is requested here. The tandem and compact spaces will accommodate more cars while allowing passage for fire equipment. Similarly, the lot on 36th Street has reached its limits. It is unlikely DDOT would approve a longer curb cut to accommodate more pull-in parking spaces or one so close to an intersection. Were this lot to be expanded, the neighborhood and city would lose some valued trees.

In the attached conditions to further minimize the overflow parking problem the school, after encouragement from the community, has committed to a parking management plan for its parking lots which will encourage both the use of METRO and carpooling by the staff. The ANC endorses this plan strongly since it is a small step in reducing congestion in our neighborhoods as well as addressing the public safety issues.

School's Efforts to Address Community Concerns

The School has been in this location for forty years. The School filed its first BZA application with the Board of Zoning Adjustment in early 1960's, receiving initial BZA authorization May 21, 1963 (not 1962 as stated in the revised application). Over the years the School obtained orders from the Board twice more, in 1979 and 1992. The School first filed the current application (16977) on December 12, 2002. After receiving two extensions, this revised application was filed with the Board July 31, 2003.

The School and its staff recognized the importance of community support. The School even before the submission of its first application began seeking community reaction to its plans in its regular

neighborhood quarterly meeting. After the application was filed, at the numerous meetings, the neighbors pointed out a number of issues which they would like addressed in regard to the application. They were:

1. Parking management plan
2. Landscape completion and maintenance
3. HVAC unit replacement and noise impact
4. Parking of the school's bus on its property
5. Construction management issues.
6. Delivery and pickup schedule for vendors
7. Incorporation of previous orders' terms and conditions in the new order.

When it was clear to the School that these concerns could not addressed by the first BZA hearing date February 25 and a second one on May 20, the School decided to submit a revised application. As further proof of the spirit of cooperation, they made a draft available to the neighborhood for comment. Through this whole period the School and the neighbors met frequently both in neighborhood-wide meetings and with smaller subgroups trying to arrive at consensuses about the various issues. Throughout the process the ANC Commissioner for the area as well as the ANC 3F chair were continuously involved . Drafts went back and forth between the School and the neighbors.

In early August the School's attorneys prepared a number of "neighbor agreements", reflecting their recommended language for points on which the School and neighbors had agreed. However, the School's attorneys wished to treat them as a separate document, an approach that the neighbors felt was not very productive for assuring future school compliance. On September 10 the school made last minute concessions which seemed to address most of the outstanding objections including the key one of incorporating all the agreed upon terms and conditions in the final BZA order if the Board approves the application.

ANC's Recommendations

In the light of all the concessions of the School to the neighborhood and the mechanisms that neighbors included to permit continued monitoring of the School's adherence to its commitments, the ANC recommends that the BZA adopt the list of conditions at Attachment A jointly developed by the school and the neighbors as part of it final order. We believe each provision meets the test of section 206.2 "not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions". Also, ANC 3F recommends that the BZA incorporate by reference:

1. The attached construction management plan to minimize the adverse impact of the school's construction on its neighbors. (Attachment B)
2. The attached Landscape Management Plan to assure that the School and the neighbors know all the obligations of each to assure that the School does not become the source of "objectionable conditions" in the future. (Attachment C)

Conclusion

Overall the ANC endorses the BZA application of the Sheridan School strongly as long as the additions and changes outlined in this report are incorporated in the Board's final order. In addition, this Commission commends the Sheridan for its great efforts in making certain that the provisions of Section 206.1 were effected.

Attachments:

- A List of proposed conditions to BZA order
- B Sheridan landscaping plan conditions
- C Sheridan construction management plan

Attachment A

PROPOSED CONDITIONS TO B.Z.A. ORDER
APPROVING APPLICATION OF SHERIDAN SCHOOL
FOR A SPECIAL EXCEPTION AND VARIANCES

B.Z.A. APPLICATION NUMBER 16977

1. The classroom additions, constituting approximately 1,200 square feet of gross floor area, shall be as shown on the site plan prepared by Hickok Warner Fox dated July 29, 2003 marked as Exhibit __ of the record and the floor plans and elevations prepared by Hickock Warner Fox dated October 14, 2002 and marked as Exhibit __ of the record.

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 as shown on Exhibit __ of the record. The applicant shall ensure that such parking areas are used in the manner depicted on Exhibit __ and specifically that the drive aisle in the lot on Alton Place is not used for the parking of motor vehicles. The parking area on Alton Place shall only be used during school hours by faculty and staff. During after school hours, such parking area may be used by school visitors, parents and members of the board of trustees.

3. Landscaping shall be provided as shown on a landscaping plan prepared by Hickok Warner Cole dated July 16, 2003 marked as Exhibit __ of the record and the applicant shall comply with such plan. All landscaping shall be maintained in a healthy growing condition and replaced when and as necessary pursuant to and in accordance with the landscaping conditions marked as Exhibit __ of the record.

4. 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 exceed 226, no more than 50 of which shall be kindergarten students. Notwithstanding the foregoing, such number of students shall not exceed 215 during the 2004-2005 school year and 220 during the 2005-2006 school year and, furthermore, the applicant shall complete the landscaping plan marked as Exhibit __ and the revisions to the parking lots on Alton Place, N.W. and 36th Street, N.W. marked as Exhibit __ prior to any increase in enrollment above 215 students. For the purpose of this paragraph, students shall be defined as those children who are enrolled in the school or participate in summer school or summer camp activities (including, but not limited to, children who pay tuition or receive scholarships).

5. The hours of operation shall be between 7:30 a.m and 6:00 p.m. Monday through Friday.

6. Evening and weekend activities or events shall be restricted to those activities and events that are customary to an elementary school (kindergarten through eighth grade). Activities or events which would attract 50 or more persons or 25 or more vehicles shall be restricted to a maximum of 12 per year. During such activities or events, ingress and egress shall be restricted to the building's main entrance on 36th Street, N.W. The applicant shall notify all persons on the List of Neighbors (as defined in Paragraph 10 below) of all planned activities or events described in this paragraph at least one week in advance of such activities or events by mail or electronic mail.

7. 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 paragraph shall not be construed to limit or affect the CASA or any similar summer educational program or summer camp traditional to an elementary school offered by the applicant.

8. No trash collection shall occur prior to 9:00 a.m. or any later than 6:00 p.m. Monday through Friday. No pickups or deliveries shall occur at any entrance to the building located on the north side of the building (i.e., facing Alton Place, N.W.) prior to 9:00 a.m. or any later than 6:00 p.m. Monday through Friday. The applicant shall post a sign adjacent to the door that is located nearest to the parking lot on Alton Place, N.W. indicating that no deliveries shall be accepted at such location except during such hours. 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. No deliveries shall be made during the weekend or school holidays.

9. 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) provided that the operating noise of any new or replacement HVAC equipment is no greater than the noise generated by any HVAC equipment it replaces, such HVAC equipment is screened from neighboring property and such HVAC equipment 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.

10. The applicant, in cooperation with the Advisory Neighborhood Commission, shall maintain and continue a community liaison group to report on the applicant's compliance with the

conditions of this order, to provide a forum for residents of neighboring and nearby property to express their concerns about the operations and activities of the applicant and to notify such residents of upcoming special events of the applicant. The community liaison group shall meet no fewer than four times per year. Notice of the meetings of the community liaison group shall be sent to all property owners or occupants located in the 3500 and 3600 blocks of Yuma Street, N.W., the 3500 and 3600 blocks of Alton Place, N.W. and the 4300, 4400 and 4500 blocks of 36th Street, N.W. ("List of Neighbors") at least two weeks prior to such meetings by mail or electronic mail. The community liaison group shall discuss and attempt to resolve community concerns including, but not limited to, the following: the conduct of the school's activities and operations; implementation of the drop-off and pick-up program; use of public transportation and carpooling by faculty and staff; implementation of the landscaping plan and ongoing maintenance and replacement of plant material; compliance with the conditions of this Order; traffic reduction and traffic safety; and other issues of interest or concern to residents of the neighborhood pertaining to the operations and activities of the school. Such meetings shall also be used by the applicant to notify the community of upcoming special or other events. To ensure accurate information is made available to residents of the neighborhood, the applicant shall take detailed minutes of all meetings of the community liaison group and transmit such minutes by mail or electronic mail to the List of Neighbors. Such minutes, as well as the List of Neighbors, shall be maintained for a minimum of 2 years by the school and shall be made available for public inspection. In addition, an annual schedule of the meetings of the community liaison group shall be transmitted during September of each year to ANC 3-F and the List of Neighbors. The notices required in this paragraph shall be in addition to, and not instead of, any notices required by any other paragraph. Notwithstanding the foregoing, the applicant shall have no obligation to notify any property owner or occupant included on the List of Neighbors in the event such owner or occupant has notified the applicant in writing that it does not wish to receive further notices.

11. The applicant shall submit an annual report to the Zoning Administrator no later than March 1st of the next following calendar year setting forth its ongoing compliance with each and every condition of this Order. The applicant shall transmit copies of such annual report to the Office of Planning, ANC 3F and any person who is included on the List of Neighbors by mail or electronic mail. The annual report shall provide detailed information on the number of students enrolled (by range and average number enrolled) and a breakdown of faculty and staff by fulltime, parttime and contract basis (for those contract personnel who work more than 10 hours per week on average). Each annual report shall list the number of written complaints or allegations of non-compliance received by the applicant during

the prior year, describe the nature of such complaints or allegations and attach a copy of each complaint.

12. No school bus or van shall be parked on the subject property after school hours unless the arrangements for off-site bus parking are terminated by the owner of such site (or other third party who controls such site) and the applicant is unsuccessful in making arrangements for alternative off-site parking for such bus or van. In the event the arrangements for off-site parking are terminated, the applicant shall use good faith efforts to promptly make alternative arrangements for off-site parking for such bus or van. In the event a school bus or van is parked on the subject property pursuant to this paragraph, 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. Notwithstanding the foregoing, in no event shall a school bus or van be parked (i) on any residential streets within the boundaries of ANC 3-F or (ii) or on the subject property after school hours for any period longer than 60 days.

13. The applicant shall use its best efforts to ensure that all students enter and exit the school building by means of either the 36th Street entrance or the playground doors that are closest to 36th Street and that face Yuma Street, N.W. The applicant shall use its best efforts to encourage faculty and staff to enter and exit the school building through (i) the doors located on 36th Street, (ii) the doors that are adjacent to the Yuma Street playground or (iii), if such faculty and staff park in the parking area on Alton Place, N.W., the doors that are adjacent to such parking area. Notwithstanding the foregoing, any students, parents, visitors, faculty or staff who travel to the subject property by means of bicycle and who use any bicycle rack located on the Alton Place (north) side of the school building may use doors on such side of the building to enter and exit the school building.

14. The applicant shall make the playground on the Yuma Street (south) side of the school building available to the community at all times during non-operational hours (i.e., after 6:00pm to dusk Monday through Friday and during daylight hours on weekends and school holidays) except when a school event is scheduled during such hours. This paragraph shall not be deemed to authorize or require dog walking, skateboarding or in-line skating on school property if prohibited by the applicant and shall not require the applicant to install any fencing or take any actions to secure or protect its playground (other than such actions as have customarily and historically been undertaken by the applicant).

15. The applicant shall comply with, implement and enforce the construction management plan dated September __, 2003 marked as Exhibit __ of the record during the period of the construction of the interior and exterior work described in the plans and drawings submitted in conjunction with the subject application.

16. The applicant shall have flexibility to make minor revisions to any plans submitted in the record for renovations, rehabilitation or replacements located in the interior of the school building provided that such revisions are not visible from adjacent or nearby property, do not require any new or additional zoning relief and do not violate any conditions set forth in this order.

17. The applicant shall use its good faith efforts to provide incentives to faculty and staff to take public transportation or to carpool to and from the subject property (including, but not limited to, offering the MetroChecks program). The applicant shall post signs adjacent to a minimum of 3 parking spaces in the Alton Place parking lot reserving such spaces for, or giving priority to, persons who carpool.

18. The applicant shall comply with, implement and enforce the traffic management plan contained in a letter from the school to Sheridan parents dated September 30, 2002 marked as Exhibit __ of the record provided, however, that the applicant shall have the flexibility to update and revise such plan based upon generally accepted traffic management principles and policies after consultation with the community liaison group referenced in Paragraph 10 above and, if necessary, the District Department of Transportation.

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Sheridan Landscaping Plan Conditions

Exhibit No. __ to BZA Application Number 16977

The Sheridan School ("School") and its officers, trustees, employees, agents, contractors, subcontractors, and employees of contractors and subcontractors shall agree to and undertake the following:

1. The School shall continue the planting of trees, shrubbery and all other plant materials -- for the purpose of screening the School building and playgrounds from adjacent and nearby residential properties -- which commenced on or about July 2, 2003 as a show of "good faith" by the School to its neighbors prior to the public hearing in BZA Application No. 16977. Such planting is a portion of the landscaping described on the plans (a) delivered by Mr. Randy Plummer and Anne Anderson as authorized agents for Sheridan School on April 8, 2003 for certain plantings on the Sheridan School property adjacent to Yuma Street and (b) delivered June 4, 2003 by Sheridan School (and/or Ann Anderson, its authorized agent) for certain plantings on Sheridan School property adjacent to Alton Place, N.W. [Note: Subsequent thereto, such landscaping plans were consolidated into a comprehensive landscaping plan for the entire School property in a plan prepared by Ms. Anderson through Hickok Warner Cole Architects entitled "Site Plan Perimeter Landscape Plan" dated July 16, 2003. Such comprehensive landscaping plan was thereafter submitted by the School to the Board of Zoning Adjustment on July 31, 2003. For the purposes of this document, all references to landscaping plans shall be to such consolidated plans ("Consolidated Landscaping Plans").]

2. Any plantings agreed to be made by Sheridan School (as depicted on the Consolidated Landscaping Plan) that have not been completed as of the date hereof or that the School has not voluntarily agreed to complete subsequent to the date hereof without regard for the outcome of BZA Application No. 16977 shall (a) commence on or about the tenth (10th) business day after any appeal period for any BZA order approving the revised BZA application filed by Sheridan on July 31, 2003 in Application No. 16977 has expired (provided that no appeal has been filed and no motion for reconsideration is then pending) and (b) be completed no later than sixty (60) days after commencement, unless weather conditions make such completion date objectively unreasonable in the practice of the landscaping trade, in which case the School shall have a further two-month period in which to complete the work outlined in the Consolidated Landscaping Plans. In the event any of the plantings on the Consolidated Landscaping Plans are not readily available, Sheridan agrees (i) to discuss with the residents who regularly attend the quarterly neighborhood meetings plantings which are as equivalent as possible and, thereupon, (ii) to plant such substitute plantings as are reasonably agreed-upon on the schedule above. Notwithstanding the foregoing,

Sheridan shall not be required to commence any plantings if the ground is frozen or unusually damp and it would be inappropriate in the opinion of a recognized nursery and/or tree company to undertake such plantings because of cold weather or unusually damp soil conditions.

3. Upon completion of the plantings depicted on the Consolidated Landscaping Plans, the School shall at all times maintain said plantings. In addition, the School shall at all times maintain all plantings now present on the Sheridan School property and any future plantings that are undertaken by the School ("Plantings"). Such maintenance obligation shall include, but not limited to, the watering, feeding, and spraying of trees as recommended by accredited and recognized nurseries and tree companies for the constant management and nourishment of these plantings to ensure their health, strong growth, continued development, and freedom from insects and diseases. The School shall replace, within the same planting season, but in no case later than six months, all diseased or dead plantings with equivalent plantings. Equivalent plantings shall refer to the physical properties of the particular planting, including its foliage, unless such planting is so mature that it is not reasonably practical to replace such a planting, in which event the School shall plant as equivalent a planting as is reasonable. The School shall trim all hedges and other ground level plantings so they do not hang beyond the plane of the inner edge of the public sidewalks surrounding the School's property.

4. The School shall maintain all bushes along Alton Place, N.W. so as to create a uniform hedge.

5. Sheridan shall use its best efforts to obtain governmental approvals for the replacement of a dying or diseased tree that is located in public space on Alton Place, N.W. at the western entrance to the parking lot on Alton Place subject to the terms of a separate letter from the School to ANC 3-F. [Because this matter involves the use of public space and is outside of the jurisdiction of the BZA, this item is informational only.]

6. At all quarterly neighborhood meetings, the School shall outline all completed landscaping efforts, address any additional or replacement of plantings required to conform its landscaping to the terms hereof and the Consolidated Landscaping Plans and advise the participants in the quarterly neighborhood meetings of the approximate completion dates for work required thereby.

Attachment C

Sheridan Construction Management Plan

Exhibit No. __ to BZA Application No. 16977

In conjunction with the interior and exterior construction work to be undertaken by Sheridan School as described in BZA Application No. 16977 ("Project"), the Sheridan School ("School") and its officers, trustees, employees, agents, contractors, subcontractors and employees of contractors and subcontractors, shall:

1. Conduct no construction activities before 8:00 AM or after 5:00 PM. Mondays-Fridays. Weekend and holiday work will only be conducted in extreme emergencies or with prior notice to the neighborhood. Construction activities shall include, but not be limited to, mobilization, deliveries, pickups, staging, preparation, demolition, construction, cleanup and demobilization.

2. Agree to construction contracts that require that all those involved in the Project strictly follow the applicable D.C. ordinances for construction noise and hours of operations (unless the standards set forth herein are more restrictive, in which event the School shall comply with and enforce the more restrictive standards).

3. Require all vehicles (including, but not limited to, personal or company vehicles of construction workers) to approach and depart from the construction site via Reno, Albemarle, or 36th Streets, N.W. and not via Alton Place or Yuma Street.

4. Use sealed or covered vehicles both to transport building materials to the construction site and to remove or dispose of waste or garbage at or from the School property, and ensure that any and all spills and dispersal of such materials, waste or garbage at and near the School property are removed immediately.

5. Not impede street access or pedestrian or motor vehicle traffic flow on any public streets or sidewalks.

6. Provide traffic and pedestrian control measures as required by D. C. city law and regulations.

7. Erect a temporary construction chain link fence around all construction materials and construction equipment on the School property.

8. Keep all land not owned by Sheridan (except for adjacent public space for which appropriate permits have been issued) free of all tools, equipment, building and construction materials, and vehicles (including, but not limited to, personal or company vehicles of construction workers).

9. Locate all construction storage and trailers entirely within School property.

10. Keep all tools, equipment, construction materials and vehicles that are stored, left or remain overnight on School property.

11. Secure all construction materials and equipment every day in a manner that poses no potential danger to the community. The School shall inter alia lock all motorized equipment and vehicles, stack any building materials (i.e., brick, lumber, etc.) no higher than two feet and remove any hazardous or toxic substances from the site.

12. Fully disclose to ANC 3-F and all persons whose name is included on the list referenced in Paragraph 10 of the BZA conditions ("List of Neighbors"), with no less than 3 business days advance notice, all presence or use at the School property of hazardous or toxic substances used in conjunction with the construction work.

13. Repair any and all damage to public and private property caused in whole or in part by the construction work involving the Project.

14. Conduct public meetings to address neighbors' concerns about construction activities no less often than twice per month during the time the construction of the Project is actively being pursued if requested by at least three persons whose name is included on the List of Neighbors. Such monthly meetings, if so requested, shall commence no later than one week after the construction work begins.

15. Require each contractor, subcontractor and supplier to provide adequate offsite parking for their workers, management and any other personnel associated with the Project.

16. Notify the neighbors by mail, electronic mail, and by posting in conspicuous places on the worksite the name, telephone number and address of the school liaison who will address neighborhood concerns about construction related matters.