Testimony of Randy Plummer, Head of Sheridan School

BZA Application No. 16977

Good afternoon, Mr. Chairman and Members of the BZA. I am Randy Plummer, Head of Sheridan School. I have been Head of School for seven (7) years. I am pleased to appear before you today, in support of our application..

SUMMARY OF PROJECT BACKGROUND, COMMUNITY PROCESS, AND PROPOSAL

In April of 2001, Sheridan School received a "property condition survey" that we had commissioned. The comprehensive building report outlined numerous building issues (i.e. systems nearing or at the end of their useful life). Based upon this report and our strategic plan, we began to develop a plan that would insure the physical integrity of the building and accommodate a different style of teaching. Sheridan has recently adopted a more progressive educational philosophy that includes increased "hands-on" experiences for children, collaborative work, and project-based learning. Expansion of the present classroom space would be more suitable for the implementation of this philosophy. We felt, at this time, that it was critically important to apprise the neighbors of our preliminary thinking and involve them, from the outset, in the development of our plan. The physical and visual impact on the neighborhood is modest and only involves the addition of 4 small bays along the Alton Place and Yuma Street sides of our building. Though unrelated to our modest proposal, other outstanding issues surfaced during our regularly scheduled quarterly meetings with neighbors. The result was that on two separate occasions, we requested continuances from the Board of Zoning Adjustment to

Case No. 16977
Exhibit No. 56

Board of Zoning Adjustment
District of Columbia
CASE NO. 16977
EXHIBIT NO. 56

give us sufficient time to address these issues. I am pleased to report that we have achieved consensus and strong neighborhood support for our proposal.

INITIAL PROPOSAL

The following is a summary of our initial BZA application filed on December 3, 2002:

- Add one thousand two hundred square feet of gross floor area to an existing building,
- Modify the site plan to create a student "drop off/pick up" lane and reconfigure the parking areas in front of the School along 36th Street, N.W. in order to add two (2) additional parking spaces, and
- Increase the maximum number of students enrolled in the School from 215 to 226

NEIGHBORHOOD CONSULTATION PROCESS

Our commitment to work with the neighbors to achieve consensus and understanding, in regard to our proposal, is sincere. It was in that spirit that we had our first discussion with the neighbors concerning the proposed plan at our June 20, 2002, quarterly meeting. It is important to note that our goal was to apprise the neighbors of our plans and obtain their input at the beginning of this process. Exhibit #1 outlines the chronology of regularly scheduled quarterly meetings, as well as special meetings that were convened to collaborate with the neighbors. In summary, from our initial meeting on June 20, 2002, to our most recent meeting on September 10, 2003, we orchestrated 13 neighborhood meetings. Six (6) regularly scheduled meetings and seven (7) special

meetings with neighbors occurred during this time period. The special meetings ranged from a group of five (5) concerned neighbors meeting in my office to individual meetings on a Yuma street neighbor's front porch.

RESULTS OF NEIGHBORHOOD PROCESS

- A Landscaping plan that addresses the need for additional screening along Yuma Street and Alton Place and annual maintenance procedures to insure the health of the plantings.
    - ✓ **Concrete Action Step**: as of September 24th, approximately 22 trees have been planted along Yuma Street and Alton Place
    - ✓ **Concrete Action Step:** The School shall maintain all bushes along Alton Place, N.W. so as to create a uniform hedge
    - ✓ **Concrete Action Step:** 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 plan
- A parking plan that addresses neighborhood concerns
    - ✓ **Concrete Action Step**: In response to neighbor concerns we developed a parking plan (noted as Exhibit P1 in our revised BZA application) that makes safety concerns paramount
- To ensure our compliance and to memorialize our many agreements with our neighbors, we agreed to a comprehensive and detailed list of conditions, which

we have drafted as conditions to an order of the BZA. Thus, we respectfully request that you incorporate these conditions in your order (see Exhibit #3)

- ✓ **Concrete Action Step**: We changed our early delivery times along Alton Place from 7am to 9am
- ✓ **Concrete Action Step**: We committed to providing off-site parking for our school bus
- ✓ **Concrete Action Step**: We committed to sponsoring a MetroChecks program for employees and providing priority parking for employees that carpool

- To address concerns about potential adverse impacts of the construction activities contemplated by the School, we agreed to a detailed and comprehensive construction management plan (see Exhibit #4)
  - ✓ **Concrete Action Step**: This plan agrees to 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.
  - ✓ **Concrete Action Step:** 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.
  - ✓ **Concrete Action Step:** Avoid impeding street access or pedestrian or motor vehicle traffic flow on any public streets or sidewalks

- A traffic management plan (see Exhibit #5)

    - ✓ **Concrete Action Step**: Published a drop-off/pick-up plan to parents that coordinates traffic flow

As a result of the aforementioned meetings and community involvement we filed a modified BZA application on July 31, 2003. This application includes:

- Add one thousand two hundred square feet of gross floor area to an existing building,
- Increase the maximum number of students enrolled in the School from 215 to 226,
- Reconfigure the parking area in front of the School along 36th street in order to add four (4) additional parking spaces, and add six (6) tandem parking spaces in the Alton Place lot and,
- Confirm 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 to 226

BZA APPLICATION

In order to accomplish the parking reconfiguration we are requesting the following variances pursuant to Section 3103:

- 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,

- 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
- 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

In regard to the construction of the classroom bays, they are modest in size and add one thousand two hundred square feet of gross floor area. We feel the new construction will provide better soundproofing than exist today. Additionally, the landscaping will screen any visual impact of these new bays from residences on Alton Place and Yuma Street. Thus, they "will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps."

The increase in our enrollment cap from 215 to 226 is small, in fact, only a 5.1% enrollment increase and does not necessarily mean that we will have 226 students enrolled every year. For example, our enrollment in the 2002-2003 school year was 207 and for the 2003-2004 school year our enrollment is 211. It only provides flexibility in our Admissions process and does not negatively impact neighboring or nearby property.

The changes in the School's main parking lot on Alton Place and the small parking area along 36th Street are to satisfy on-site parking requirements and minimize the parking pressure on neighborhood streets. By adding additional spaces, in both parking lots, we have tried to get as many cars off the streets as possible. In addition, by going to a "stacked" or "tandem" arrangement in the Alton Place lot we have opened up the drive aisle to emergency vehicles.

The CASA summer educational program has been operating successfully for nine (9) years without an enrollment cap. However, to alleviate any potential concerns about our summer program, we have voluntarily suggested a summer program cap at the same level of our student cap for our September to June school year. During the 2002 summer session, approximately 192 students attended the program. Many of the enrolled summer families live in the surrounding area and many actually walk to the school with their parents. For families that drive we use the same drop-off and pick-up system that is in place during the school year. Thus, we feel that, not only does CASA not adversely affect the neighborhood, but, in fact, it provides a valuable neighborhood service.

I understand, that for our parking variances, we need to demonstrate a "unique" condition in the property that creates a "practical difficulty". The details of this will be addressed by our architect, but I want to point out that we have a very steep slope along the southern boundary of our property and a heavily treed site. Given our existing building and playground, which incidentally is used by the neighborhood on a regular and active basis, the numerous trees and the steep slope, there simply is no additional land on which to build additional parking lots.

As President of the Association of Independent Schools of Greater Washington, one of my goals has been to create a "Good Neighbor Policy" that Independent Schools should follow. It is then incumbent upon me, as the Head of Sheridan School, to model close collaboration and communication with the School's neighbors. I feel strongly that Sheridan has set a high standard in this regard and ask that the Board of Zoning Adjustment approve our application. Thank you for the opportunity to appear before you. I would be pleased to answer any questions you may have.


1

Chronology of Neighborhood Meetings

June 20, 2002

A. First mention of proposed planning
   1. As of follow up to an April 2001 property condition report we began developing renovation plans **(35 year old structure)**
   2. We wanted the neighbors to be aware of our plans and work with them **BEFORE WE HAD ANY CONCRETE PLANS**

July 29, 2002 (Special Meeting)

1. Mike Hickok (Sheridan Parent and Architect) presented conceptual plans and drawings to neighbors
2. Main focus of neighbor feedback, at this meeting, was landscaping issues and parking issues

* Fall 2002, retained traffic consultant to study parking and traffic issues.

October 1, 2002

1. Update on potential building improvements
2. Traffic calming measures for neighborhood discussed – end result was the current existing rumble strips

December 12, 2002

1. Further discussion on pending building improvements
2. Neighbors began discussion of potential BZA conditions that would satisfy their concerns over possible construction of building improvements
3. Landscaping issues became a neighborhood priority

March 6, 2003

1. Neighbors had the opportunity to receive and advance copy of our BZA application prior to this meeting
2. Discussed our BZA application in it's current form
3. Continued to address outstanding neighborhood issues
4. Presented initial Landscaping Plan

May 8, 2003 (Special Meeting)

1. Further revised BZA application
2. Traffic study that we had commissioned
3. Proposed parking plan
4. Proposed revised Landscaping plan

May 27, 2003 (Special small group meeting with a few neighbors)

1. Focused on Landscaping issue

2. Various other issues including parking

May 28, 2003

1. At our regularly scheduled meeting we continued discussing major, outstanding issues
2. Began to discuss "letter of agreement" that addressed neighborhood concerns

June 2003 (Early in the month – Special Meeting)

1. Randy and Ann met with Yuma neighbors to get their point of view from their porches

July 2, 2003

1. First stage of Yuma Street and Alton Street plantings completed

July 16, 2003 AFTERNOON (Special small group meeting with a few neighbors representing Alton Place and Yuma Street)

1. To continue working out more of the details and concerns in the "possible proposed conditions to our BZA application"

July 16, 2003 EVENING

1. Discussed Landscaping plan along Alton and Yuma, in preparation for final draft of Sheridan's overall Landscaping Plan
2. Discussed what the construction schedule might look like and addressed concerns
3. Discussed what specific language from previous BZA orders or law that the neighborhood would like Sheridan to consider adopting, prior to submitting our final BZA application
4. Any Final Concerns

August 29, 2003 (phone call to one very concerned neighbor)

1. Discussed this neighbors specific concerns outlined in his BZA filing letter of non-compliance
2. Started working on agreements to address non-compliance complaints

September 10, 2003

1. Our parent Landscape architect met with Yuma street neighbors to finalize plans for the second and final phase of the Yuma street planting. Work will commence on September 16, 2003
2. Randy and Jim met with the very concerned neighbor of Aug. 29th, to discuss issues with which we agreed, as well as offering compromises on certain issues.

3. Sent edited "proposed conditions document" to our zoning attorneys for final edit and review

I. Mutually agreed upon conditions (EXAMPLES)

A. Landscaping Plan (stage 1 complete, Stage 2 complete tomorrow, Stage 3 coming soon) BEGAN PLANTINGS IN ADVANCE OF ZONING HEARING TO BUILD FAITH WITH NEIGHBORS
B. Parking Plan (revised to incorporate safety concerns after consulting with Fire Department on 4930 Connecticut Ave, NW
C. In the process of agreeing to staged enrollment (215 yr. 1, 220 yr. 2, 226 yr. 3)
D. Working on final edits to a proposed construction plan
E. Have agreed in principle to change early delivery times from 7am to 9am in response to neighbor concerns

2

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.


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REVISED; September 24, 2003

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 and there is no stacked parking in the parking area in front of the school building on 36th Street, N.W. 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 and as amended in writing after early consultation with the community liaison group referenced in Paragraph 10 above and the secural of any necessary approvals from this Board, the District Department of Transportation or other governmental authorities.

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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.

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SHERIDAN SCHOOL

September 30, 2002 HEAD OF SCHOOL'S OFFICE

Dear Sheridan Parents,

We need your help. Safety for our students and your children has to be our primary concern. In addition, we have been working closely with our neighbors to foster good relations and a spirit of cooperation. We need their support when we go to the zoning commission with any plans we have for future renovations to Sheridan's campus. It is in the spirit of safety and neighborliness that I write this entreaty for your support.

The traffic situation near and around the school must be improved. At present, it is dangerous and causes a great deal of inconvenience for our neighbors. After much consultation, the following measures will cause the least amount of disruption and will make a positive difference.

Drop-off/Arrival in the Morning:

- **Please do not park your car on the school-side of 36th** street and walk your child into the school or leave the car unattended for any reason.
- **You may park BRIEFLY across from the school to walk your child to the crosswalk** at the corner of Alton and 36th Streets, where we will have a crossing guard to help the children across. **Please do not let your child cross in the middle of 36th Street.**
- Please park on 36th Street **on the other side of Alton or Yuma**, or park on Alton or Yuma Streets if you are going to leave your car and come into the school.
- **Please, no U-turns on 36th Street in front of the school or parking in front of driveways.**

Dismissal/Pick-up in the Afternoon:

- **Please do not park on either side of 36th Street in front of the school** if you are leaving your car and coming into the school to meet your child at one of the playground gates.
- **You may park on the school-side of 36th Street in front of the school and remain in your car if you have arranged for your child (or carpool) to come out from the dismissal gate to the curb on the school side of 36th Street.**
- Please **do not park in front of driveways or on the lawns of any neighbor's homes.**

We will have school personnel out in front of the school to help facilitate arrival and dismissal. These measures allow us to remain faithful to the community culture of Sheridan, where parents and children can greet each other in friendship, particularly at the end of the day, while moving traffic and children in a safe and expedient way.

Thank you in advance for your help!

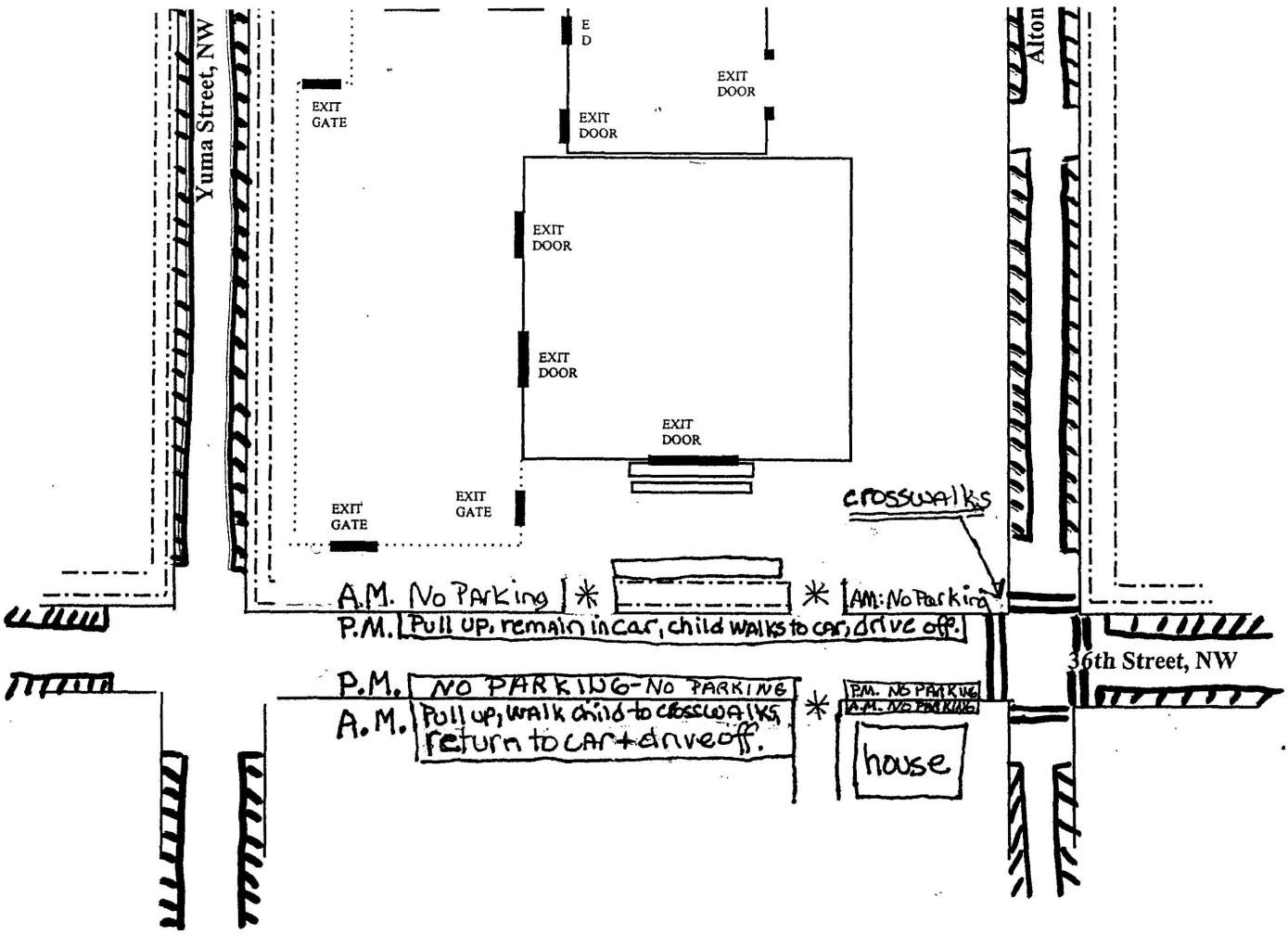
Randy

Randy Plummer

SEE MAP ON REVERSE

SHERIDAN SCHOOL EST. 1927

4400 Thirty-sixth Street, N.W., Washington, D.C. 20008 • 202/362-7900 • Fax: 202/244-9696



Parking (leave car unattended) permitted according to posted parking signs.

* Do NOT Block Driveways.