District of Columbia Public Schools
Office of Planning, Design and Construction
Penn Center
1709 3rd Street N.E., 3rd Floor
Washington D.C. 20002
(202) 576-7718, Fax: (202) 576-6662

MEMORANDUM

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From: Richard Edward Smith II/Architect-Planner
Office of Facilities Management
Planning Unit
Planning Design and Construction

To: Jerrily R. Kress, FAIA
Director, DC Board of Zoning Adjustment

Ref: BZA Application No. 17252 – Ameridream Amber Overlook, LLC

Mr. Kress,
The following comments represent our offices review and comments on the BZA application by Ameridream Amber Overlook, LLC. If you have further questions or need clarification, please do not hesitate to contact us.

ANALYSIS

Elementary school enrollment in the Amber Overlook area has declined 35% since the late 1990's. Two elementary charter schools currently attract more than 800 students – many of those students from the local community.

Current enrollment projections District-wide assume continued decline in the elementary schools as a consequence of fewer resident births in the late 1990's. This decline may be more dramatic for DCPS if there is continued growth in charter school enrollment.

The student population for the affected area schools from Fall 2004 was as follows:

		Grades			
	Capacity	PK-5	6	TOTAL	Comments
Fletcher Johnson	828	219	70	289	Open Space/194 Grades 7-8
Nalle	527	312	n/a	312	
C.W. Harris	558	392	65	457	Tier 1
Shadd	418	165	n/a	165	
TOTAL	2331	1088	135	1223[1]	

BZA
Case No. 17252
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17252
EXHIBIT NO. 28

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CONCLUSION:

The proposed student yield from the new development is as follows:

	2br/3br/4br Units	Factor	Student Yield
Amber Overlook	68	1.5	105

The new development by Ameridream Amber Overlook, LLC is located in the school boundary area of Nalle Elementary School (219 50th Street, SE). Though the new development will not totally replace the existing potential housing yield (76 individual units versus 143 units), the current properties do not contribute to the educational population, as they are vacant.

The anticipated student yield would add approximately 67 students to the PK-6 grade levels, which would raise Nalle's attendance to 379 (based on 2004 enrollment numbers). This rise in potential students presents more than a 20% enrollment increase to Nalle, a welcomed, positive addition to the DC Public School system.

Therefore, the Office of Facilities Management, Planning Section supports the development efforts by Ameridream Amber Overlook, LLC as it will add a positive, significant impact to the student population at Nalle and in effect, DCPS in general.

Sincerely,

For Robin R.A. O'Hara/Planning Unit Manager

Richard Edward Smith II/Architect-Planner
Office of Facilities Management
Planning Unit
Planning Design and Construction
1709 3rd Street NE – 3rd Floor
Washington DC 20002
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Cc: Robin R.A. O'Hara, Lucian Coleman
Encl: Nalle ES Boundary Map