

Applicant's FINAL Proposed Conditions of Approval

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 14th 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 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.
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.
8. The number of parking spaces on the site shall be at least 107.
9. 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. LAMB shall work with West EC to ensure that the fundraising efforts of the schools' school-parent organizations (PTA/FTA/PTO) do not compete.
11. 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.
12. 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).

Lighting, Noise, and Design

13. LAMB shall continue to use the same parking lighting plan as the Kingsbury School.
14. LAMB shall install acoustic blankets to reduce the sound of the HVAC system facing Piney Branch Road.
15. The gymnasium shall conform to zoning requirements and will be contained within the property boundaries.
16. The gate at the southeastern corner of the site shall be on the property line and shall swing inward.
17. LAMB shall 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.

School Operations and Population

18. LAMB's regular hours of operation shall be 7:00 am to 6:00 pm, Monday to Friday.
19. 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. 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. 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. After Kingsbury departs the property, LAMB shall notify CNDI-LA when they intend to apply 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. 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. Vehicles belonging to construction personnel and construction vehicles will not be permitted to park on neighborhood streets.

25. 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. 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. 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.