



## ADVISORY NEIGHBORHOOD COMMISSION 4C

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### BZA Case No. 19581 – 5000 14<sup>th</sup> Street NW

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 7 at its November 8, 2017, meeting, voted, with 5 Yeas, 2 Nays, and 0 Abstentions to support the application of the Latin American Montessori Bilingual Public Charter School for the establishment of a public charter school and addition of a gymnasium at 5000 14<sup>th</sup> Street NW with the expectation that the following conditions as set forth by DDOT and the Office of Planning be met.

The ANC supports the Office of Planning recommendations that when Kingsbury departs the property and the student population is to be increased and the gymnasium is to be constructed, that the proposal be submitted to the BZA for further review.

1. During the interim period of Kingsbury and LAMB's co-location, total occupancy will not exceed 601. As per the Office of Planning this breaks down to 310 LAMB students and 36 LAMB faculty/staff; and 175 Kingsbury students and 80 Kingsbury faculty/staff.
2. The hours of operation shall be maintained from 7:00 am to 7:00 pm, Monday to Friday; and
3. LAMB shall maintain the current allotment of 107 parking spaces.

In recognition of traffic as a large concern for neighborhood, LAMB will develop mitigation strategies to address traffic concerns (outlined below) and implement the performance monitoring plan as recommended by DDOT in its report (Exhibit 45 in the record). This plan requires the submission of annual summary reports to DDOT with vehicle trip performance targets. If an annual report reveals that LAMB has failed to be in compliance with the performance monitoring, then LAMB will be required to adjust and improve its TDM program and pick-up/drop-off operations with DDOT approval, and LAMB will automatically implement other mitigation measures as agreed to by ANC 4C and the community.

The ANC 4C believes, under the OP conditions, and the DDOT review that the establishment of LAMB at the site, both while the Kingsbury Center is present and after it leaves, can be a positive addition to the neighboring community and

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that potential adverse impacts can be identified early and addressed collaboratively.

ANC 4C expects that although LAMB's total carloads on the network will increase by 260 cars per school day, based on DDOT's and LAMB's comprehensive transportation review, transportation demand management plan (TDM), and ample on-site parking and queuing space, along with the staggered LAMB start times, the impact on traffic or parking conditions will be minimal.

Based on DDOT's review of the LAMB traffic study, mitigations that LAMB will implement the following

- Fund and construct improvements to the pedestrian network to encourage a reduction in automobile mode share and to mitigate travel delay impacts at nearby intersections
- 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.
- New curb ramps on the northern and southern sides of Emerson Street at 15th Street NW and stripe crosswalks, subject to DDOT approval
- Upgrades to all existing sub-standard curb ramps at the intersection of 14th Street and Farragut Street NW.

Based on community meetings, LAMB/Building Hope has agreed to the following to address Traffic, Design, Noise, Lighting and Environmental Factors.

#### Good Neighbor Policy and Partnerships

1. LAMB will work with West Education Campus to ensure that the fundraising efforts of the school's' school-parent organizations (PTA/FTA/PTO) do not compete. In particular, West EC holds an annual Christmas tree sale, and LAMB has agreed to not compete with that initiative.
2. LAMB also will work with the Committee of Neighbors Directly Impacted by LAMB Application (CDNI-LA -- e.g, its representatives) 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 will convene quarterly review meetings with CDNI-LA and West EC to review these metrics and identify any issues that require redress or mitigation.
3. LAMB representatives will 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).

#### Transportation, Traffic, and Routing

1. LAMB shall implement the transportation demand management (“TDM”) program described on pages 11-12 of Exhibit 31A1 in the record.
2. Within the first month of each school year, LAMB will 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.
3. The policy manual also will include “Safe Passage” information to ensure students’ safe arrival

and departure. This policy manual will be made available to LAMB's neighbors.

4. The policy manual shall advise families that parents driving to and from the school shall use the appropriate exit based on their commute needs. We recommend that LAMB families submit a "commute" plan to the school on a quarterly basis outlining which Street they will use as their primary route. We recommend that the Piney Branch entrance be used only for staff.
5. LAMB will support efforts and will work with West EC to request additional Crossing Guards and Traffic Control Specialists to ensure the safety of children for both LAMB and West EC.
6. LAMB will not recommend that Emerson Street be turned back into a two-way street.
7. The alley on the southeastern corner of the Kingsbury-LAMB site must be kept open for two-way traffic and emergency vehicles at all times.
8. The number of parking spaces on the Kingsbury-LAMB site shall be at least 107.

#### School Hours of

1. LAMB's regular hours of operation will be 7:00 am to 6:00 pm, Monday to Friday.
2. LAMB's before-care program (approximately 30-40% of their students) starts at 7:15 am, and dropoffs continue through 7:45 am. LAMB's day for 1st through 5th graders starts at 8:15 am, which is 30 minutes before West starts. LAMB's preschool 3, 4 and kindergarten starts at 8:30 am, 15 minutes before West. These start times will ensure less overlapping traffic and promote getting kids safely to the schools. We recommend that the 1st-5th graders start at 8:10 instead of 8:15 am and the Pre-3, Pre4, and K start at 8:25 instead of 8:30 to mitigate overlapping with West EC.

#### Lighting

1. The applicant (LAMB) addressed lighting in their BZA application. They will continue to use the same parking lighting as the Kingsbury School.

#### Design

1. The applicant (LAMB) addressed design in their BZA application. LAMB proposes a small expansion to the gymnasium. The exterior of the existing building otherwise will not change with LAMB's use. The gymnasium will conform to zoning requirements and will be contained within the property boundaries.

#### Noise


1. LAMB will install acoustic blankets to reduce the sound of the HVAC system facing Piney Branch Road.

#### Miscellaneous

1. As part of its annual survey of students and parents, LAMB will collect data about the modes of transportation that students use to get to and from school. It is recommended that LAMB use this data and work with families on their "commute plans" and carpooling so that LAMB complies with BZA's traffic mitigation requirements.
2. The gate on the southeastern corner of the Kingsbury-LAMB site shall be on the property line and shall swing inward.
3. LAMB will 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.

The Commission also voted with 7 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for

Single Member District 4C02, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the BZA related to this matter.



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Zach Teutsch  
Chairperson, ANC 4C



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Joseph Martin  
Vice Chair, ANC 4C