

Proposed River School Conditions

Enrollment and Faculty/Staff Caps

1. This Order authorizes and shall apply to the use of the Campus for children from birth through 6th grade.
2. The Conditions of this Order shall become effective only upon the commencement of school operations on the Campus.
3. Upon the issuance of a Certificate of Occupancy for the Campus, the maximum enrollment shall be 350 full-time and part-time students in the aggregate.
4. Upon the issuance of a Certificate of Occupancy for the School, the maximum number of full-time equivalent faculty and staff shall be 90.

Reporting and Community Engagement

5. At the beginning of each school year, but in no event later than October 15 of any calendar year that the monitoring and reporting requirements herein are in effect, the School shall provide to ANC 3E and to the District Department of Transportation (“DDOT”) documentary evidence sufficient to demonstrate the total enrollment of students at the Campus and compliance with the terms of this Agreement, including the Transportation Management Plan (“TMP”) referenced herein.

Transportation, Access, and TMP

6. No passenger vehicle pick-up and drop-off of students shall occur on the streets immediately adjacent to the Campus (i.e., 42nd Street, NW, Van Ness Street, NW, Warren Street NW, or Nebraska Avenue NW). During drop-off and pick-up, caregivers shall not park on such neighborhood streets to wait or walk their student(s) to or from the Campus.
7. The parking garage will include three (3) short-term parking spaces reserved for parents to park and walk their student(s) to or from the school building.
8. The School shall abide by the Operations Management Plan described in the TMP and included in the CTR.
9. The School shall abide by the Transportation Demand Management Plan described in the TMP and included in the CTR. Specifically, the School has established a goal of reducing peak hour vehicular traffic generated by the school by 45% during the AM peak hour and 15% during the PM School and PM Commuter peak hours to the Trip Generation Thresholds as shown in the table below.

The River School Trip Generation Thresholds

Trip Type	AM Peak Hour			PM School Peak Hour			PM Commuter Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Vehicle Trips with TDM Plan	112	112	224	74	74	148	30	62	92

10. The School agrees to monitor the following in accordance with the schedule outlined in Condition 12 (as detailed in the TMP included in the CTR):
 - The number of vehicle trips generated by the School during the AM peak hour, PM School peak hour, and PM Commuter peak hour.
 - The length of the pick-up/drop-off queues during the AM peak hour, PM School peak hour, and PM Commuter peak hour.
 - Vehicle occupancy counts (number of students per vehicle) will be conducted at the PUDO location to determine the average vehicle occupancy (AVO).
 - Mode splits for the students and faculty/staff.

11. If the total number of vehicle trips (inbound plus outbound) generated by the School during the AM, PM School, or PM Commuter peak hours exceeds the total number of vehicle trips established in Condition 9 for each respective peak hour, or if the pick-up/drop-off queue spills out onto Nebraska Avenue during the AM, PM School, or PM Commuter peak hours, the school shall meet with DDOT and ANC 3E and implement remedial strategies to reduce trips or reduce the queue, as applicable, as further detailed in Condition 12.

12. Monitoring Studies shall be conducted as follows:
 - A. During Year 1 (where “Year 1” is defined as the first school year commencing upon the initial opening of the school), the monitoring study shall be conducted two times per semester. The first monitoring study shall be completed no later than October 15.
 - B. Beginning Year 2, the monitoring study shall be conducted during the Fall Semester each year and completed no later than October 15. If the monitoring study reveals that Trip Thresholds are not met, or if PUDO queues are not contained on-site, the School shall request a meeting with ANC 3E and DDOT within five days of completion of the study. The meeting with ANC 3E commissioners and DDOT shall be held within 30 days of completion of the study, subject to availability of the ANC 3E commissioners and DDOT. The purpose of the meeting shall be to work with DDOT and the ANC to identify remedial revisions to the TMP necessary to promote compliance. The school shall make diligent efforts to implement such measures within 30 days of the

meeting. Such remedial strategies would include but not be limited to at least one of the following Enhanced Strategies:

- i. Enhanced Strategy #1 – Acquire off-site/off-street parking for PUDO spaces
 - a) Reduce the number of PUDO passes issued proportionally based on the percentage of trips in excess of the trip threshold or by the number of vehicles queued in excess of the on-site queuing capacity.
 - b) Lease a number of off-street parking spaces in a garage within a 1/3-mile radius of the school (e.g., City Ridge, Upton Place, or 4200 Wisconsin Avenue), at the School's expense, for use as short-term parking/PUDO spaces for use by parents who would otherwise drive to campus but would now park in the leased spaces and walk their children to the school. The number of leased spaces shall be at least equal to the number of revoked PUDO passes.
 - ii. Enhanced Strategy #2 – Convert on-site garage to PUDO operation
 - a) Convert all spaces in the garage, with the exception of the tandem spaces and the ADA spaces, to short-term parking for PUDO operations and visitor spaces when PUDO is not in operation.
 - b) Lease off-site parking within a 1/3-mile radius of the school (e.g., City Ridge, Upton Place, or 4200 Wisconsin Avenue), at the School's expense, for River School faculty and staff. The number of off-site spaces required shall be equal to the number of spaces converted to PUDO in the garage.
 - c) Modify the PUDO lane to utilize a single stacking lane with a bypass lane to allow garage PUDO lane to bypass the queue lane.
 - iii. Enhanced Strategy #3 – Increased Carpooling Requirements
 - a) For any families still dropping off or picking up students on-campus, increase the mandatory carpooling requirement from two students per vehicle to three students per vehicle subject to the requirements described on page 40 of the CTR under *Strategies for Students - Rideshare*.
- C. Beginning in Year 2, if the Trip Thresholds and Queue Requirements are not met during the Fall Semester, a second study must be conducted during the Spring Semester of that year to determine whether the Enhanced Strategies resulted in compliance.

- D. Beginning in Year 5, if the River School has successfully shown compliance with the Trip Threshold and Queuing requirements for two consecutive years, the School shall monitor compliance with the Trip Thresholds triennially in the Fall Semester (with the monitoring report being completed no later than October 15). Triennial studies shall continue through at least Year 17 (i.e., five times between Year 5 and Year 17). If the School fails to meet the Trip Thresholds and Queuing requirements during the Fall Semester, the School shall request a meeting with ANC 3E and DDOT within five days of completion of the study. The meeting with ANC 3E commissioners and DDOT shall be held within 30 days of completion of the study, subject to availability of the ANC 3E commissioners and DDOT, to identify additional Enhanced Strategies to be implemented by the School. The school shall implement such measures as soon as feasible but no later than the end of the Fall Semester. The School shall be required to monitor again in the Spring Semester of such year and shall, thereafter, resume annual monitoring studies until such time as the annual monitoring study demonstrates that the School has met the Trip Thresholds and Queuing Requirements for two consecutive years. At such time, triennial studies shall resume until Year 17 or until such time as two consecutive triennial studies demonstrate compliance, whichever is later.

Summer Usage of Campus Facilities

13. The School shall not be restricted from offering or authorizing use of the Campus for summer programs outside of the regular school year, provided that it meets the same Trip Thresholds that apply during the school year.
14. Any summer use of the Campus shall follow the pick-up/drop-off procedures prescribed in the Operations Plan.

Building Plans

15. The improvements constructed on the Campus shall be in conformance with the Final Plans, subject to any required subsequent District agencies approvals, including, but not limited to the Historic Preservation Review Board.
16. The School shall design the new construction to meet the certification requirements under the LEED v.4 rating system.

Campus Use, Noise and Lighting

17. All academic School activities held on Campus shall be concluded by 6:00 pm.
18. There shall be no artificial lighting of the playgrounds, outdoor recreation facilities, or green space that is directed at any of the nearby residences, provided such prohibition shall not be understood to preclude any code-required lighting (such as path lighting) from being installed.
19. No exterior building lights shall be directed toward the existing residences.

20. The loudspeaker (i.e., audio) and bell systems within the Campus shall not be audible in the neighborhood except for standard emergency alarm systems. There shall be no permanent outdoor audio system of any kind except those required by law or for safety.
21. Temporary outdoor audio systems (apart from a loudspeaker, bell system, and alarm system) at the Campus shall be allowed only during school hours for special school events, and not more than three times a year.

Additional Events and Activities

22. The School shall not be restricted from holding occasional private, non-School events at the Campus, including conferences and fundraisers, provided that the School shall (1) provide the ANC at least 30 days' notice prior to a non-School special event, and (2) in the event the attendance at such an event would exceed the School's normal population on Campus or have an expected impact on traffic greater than that of School operations, the School shall submit an event transportation management plan to the ANC at least seven (7) days prior to the event.
23. The School may partner with other public or private schools for use of the Campus, including outdoor playground space, provided that such partner use shall be subject to the same limitations of this Order.