

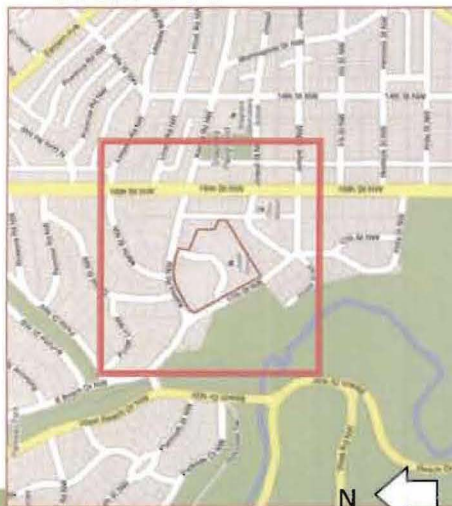
Lowell School

ZC Case No. 97-16A

July 1, 2010



LOCATION PLAN - VICINITY



The Lowell School
1640 Kalmia Road NW

9-acre campus

R-1-A Zone District
Colonial Village neighborhood
Ward 4



ZONING COMMISSION
District of Columbia

CASE NO.

97-16A
ZONING COMMISSION
District of Columbia

EXHIBIT NO.

36
CASE NO. 97-16A
EXHIBIT NO. 36

PUD Modification

- Expansion to 7th and 8th Grades
- Grow faculty and staff to 100
- Parking deck and play area
- Addition to gym and pool



Lowell Program

- Expand to 7th and 8th Grades
 - Ensure an ongoing viable program
 - Remain within current student cap of 400
 - Consistent with other DC schools



Lowell Program

- Necessary Improvements
 - Renovation of and addition to Parkside
 - Queuing, carpool program and alternative transportation incentives
 - Raze Fraser
 - Parking Deck and Play Area
 - Addition to Gym and Pool
 - Grow faculty and staff to 100 to accommodate academic program needs

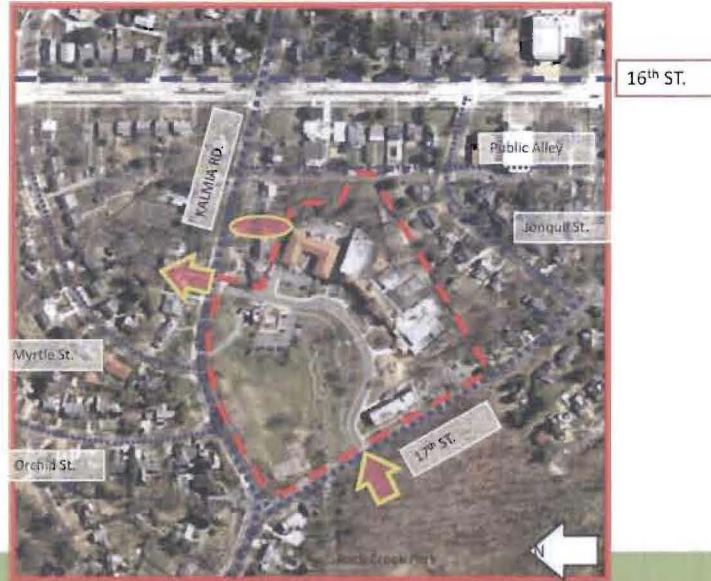


Lowell Program

- Strategic Planning Process
- Obligations to Community
- Future of the School



LOCATION PLAN - VICINITY



THE LOWELL SCHOOL CAMPUS

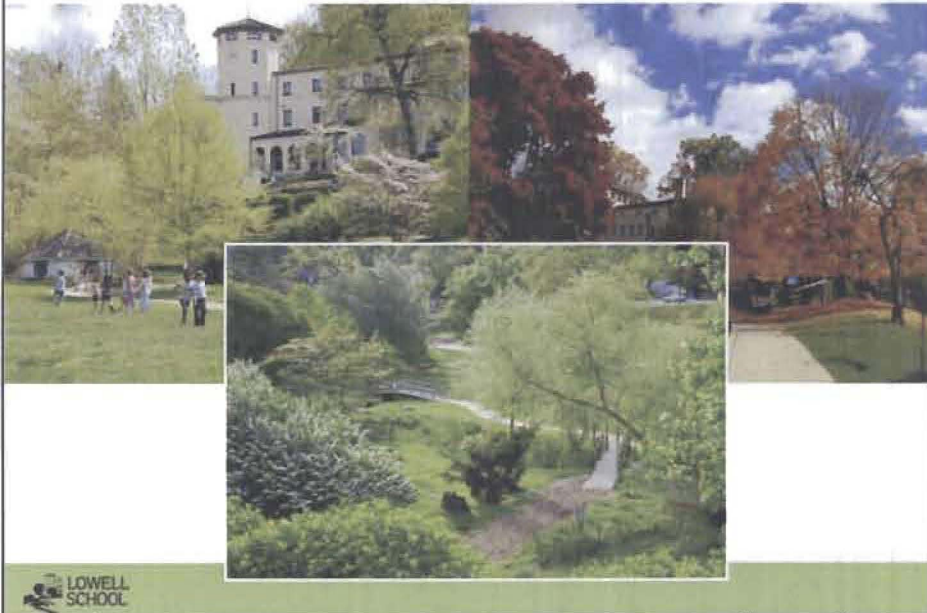


THE LOWELL SCHOOL CAMPUS



THE LOWELL
SCHOOL

THE LOWELL SCHOOL CAMPUS



THE LOWELL
SCHOOL

PROPOSED WORK: CAMPUS PLAN

- 1 New Middle School:
Addition & Renovations to
Parkside
3 stories, 10,000 gsf
New queuing drive



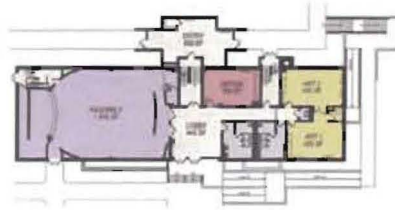
PARKSIDE: EXISTING BUILDING



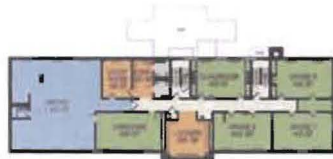
PARKSIDE: EXISTING BUILDING



3rd FLOOR



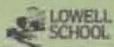
1st FLOOR



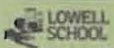
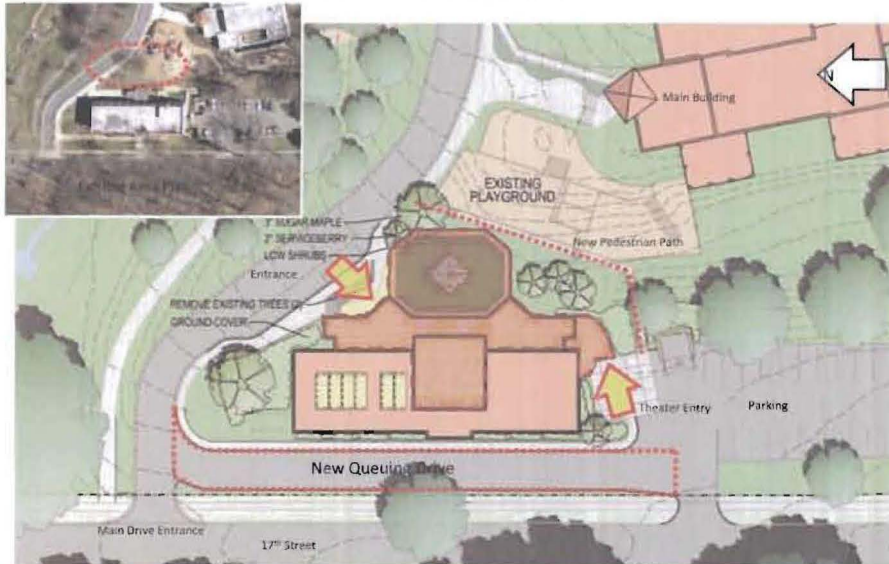
2nd FLOOR



LOWER LEVEL



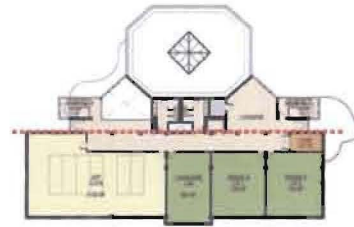
PROPOSED WORK: NEW MIDDLE SCHOOL (Parkside)



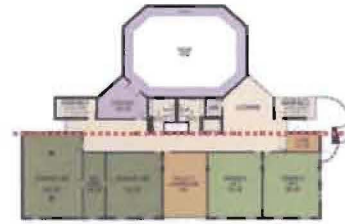
PROPOSED WORK: NEW MIDDLE SCHOOL (Parkside)



2nd FLOOR



3rd FLOOR



5th FLOOR

PROPOSED WORK: NEW MIDDLE SCHOOL (Parkside)



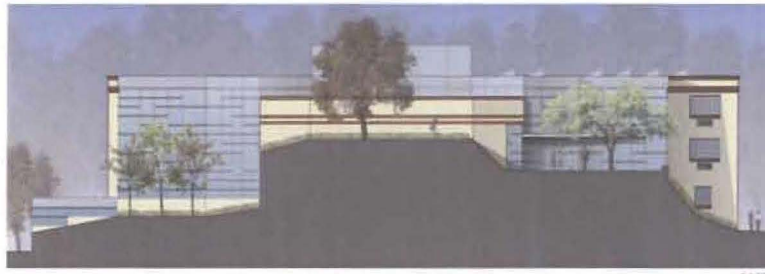
NORTH



SOUTH



PROPOSED WORK: NEW MIDDLE SCHOOL (Parkside)

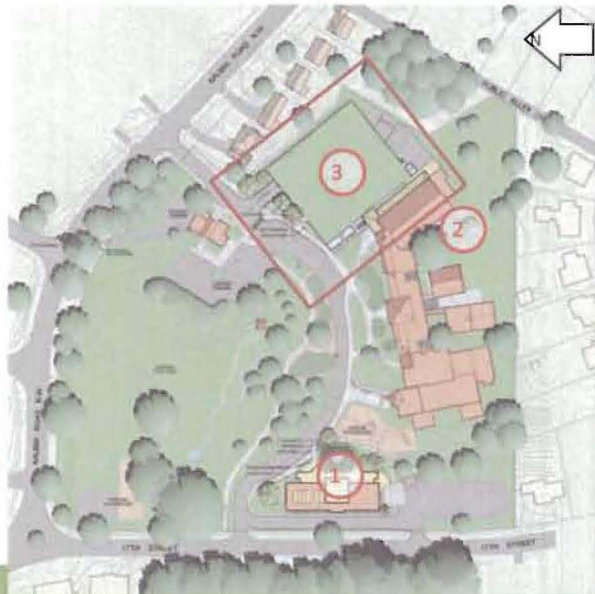


PROPOSED WORK: AERIAL VIEW RENDERING

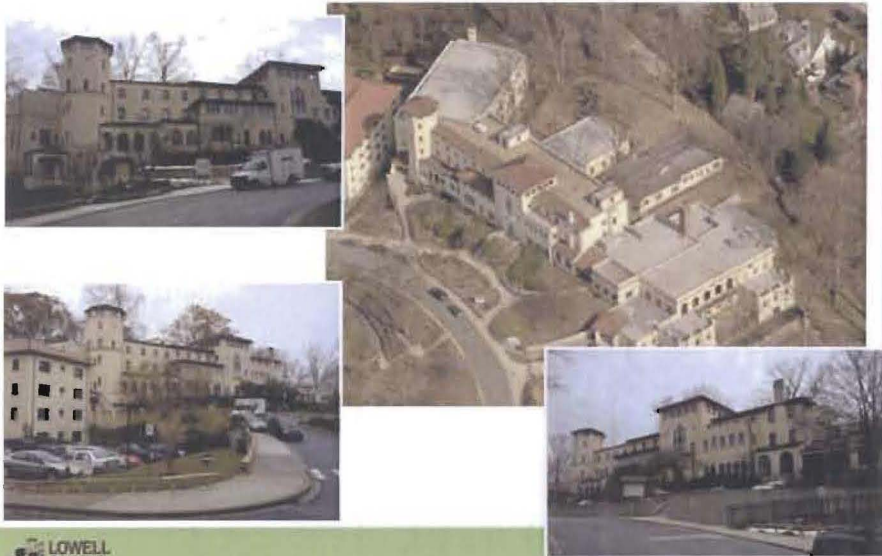


PROPOSED WORK: CAMPUS PLAN

- 3 New Parking Deck:
Remove Fraser building
64 spaces
1 story, below grade
Synthetic turf roof
20 pervious parking sp.
- 2 Gym/Pool Addition:
Spectator seating
Additional pool deck
Locker rooms
3 stories, 5,100 gsf
- 1 New Middle School:
Addition & Renovations to
Parkside
3 stories, 10,000 gsf
New queuing drive



EXISTING CAMPUS: MAIN BUILDING

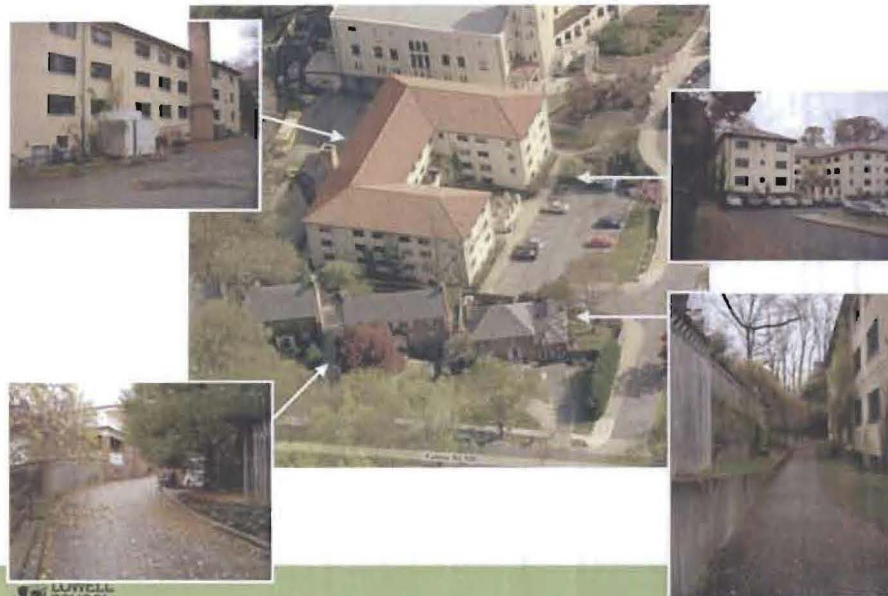


EXISTING CAMPUS: GYMNASIUM



LOWELL
SCHOOL

EXISTING CAMPUS: FRASER

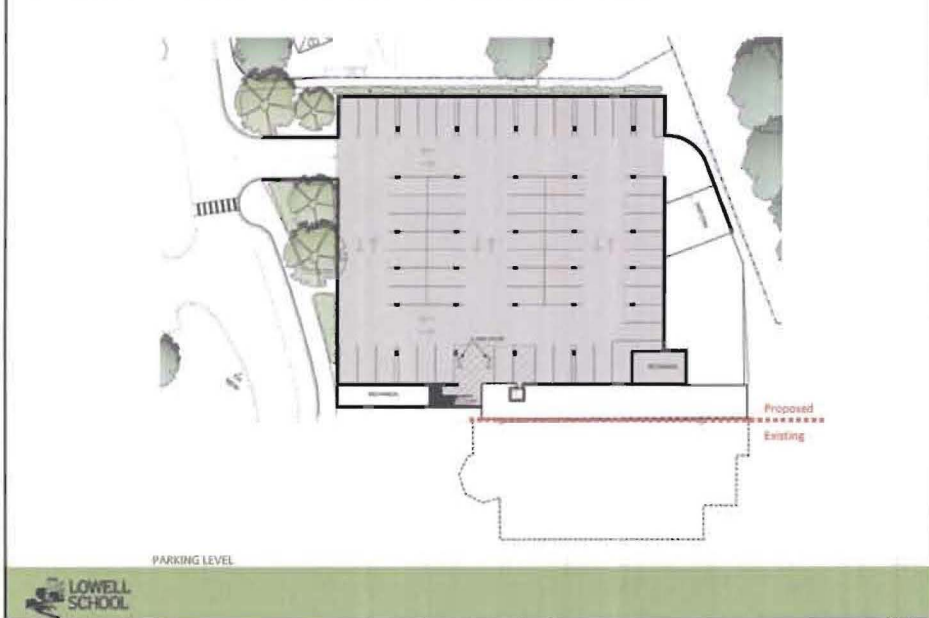


LOWELL
SCHOOL

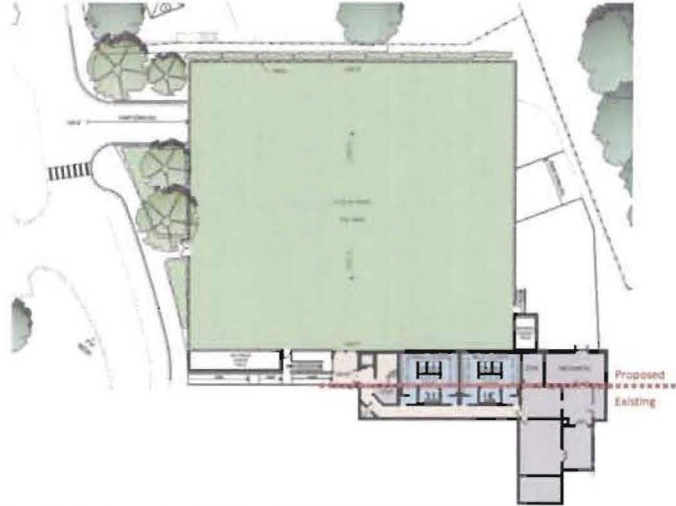
PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



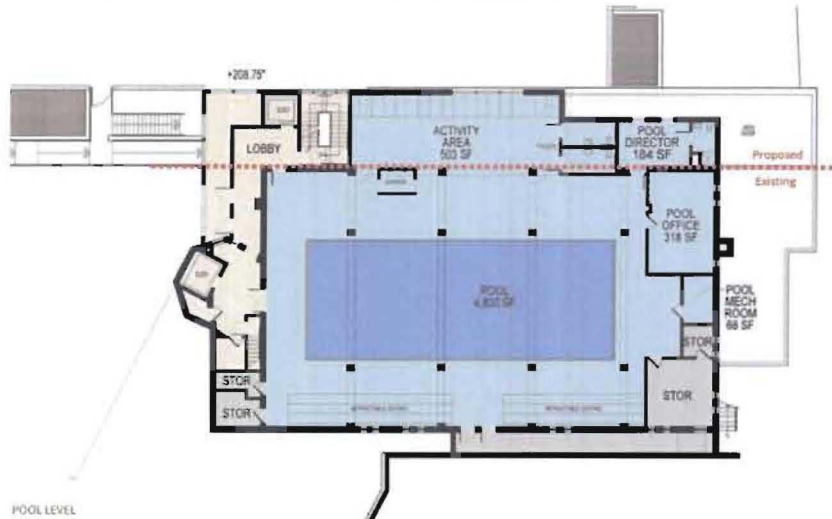
PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



PLAY AREA / LOCKER ROOM LEVEL



PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



LOWELL
SCHOOL

PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



WEST ELEVATION - EXISTING

LOWELL
SCHOOL

PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



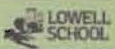
WEST ELEVATION PROPOSED



PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



NORTH ELEVATION



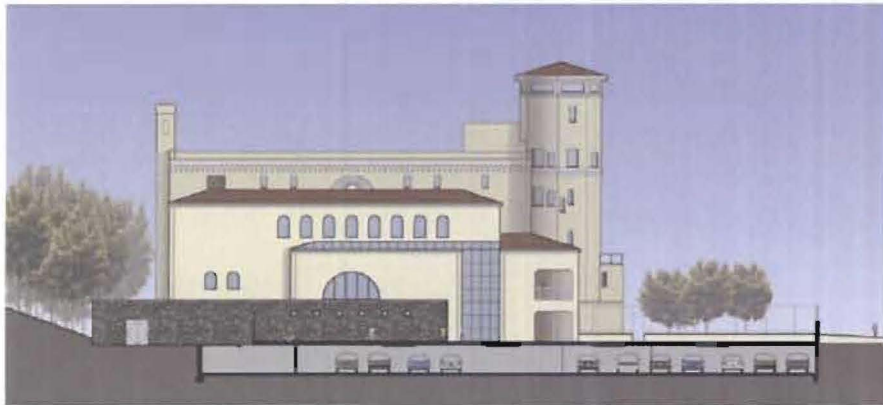
PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



NORTH ELEVATION



PROPOSED WORK: GYM/POOL ADDITION & PARKING DECK



NORTH SECTION



PROPOSED WORK: AERIAL VIEW RENDERING



LOWELL
SCHOOL

PROPOSED WORK: CAMPUS PLAN

- 4 Pedestrian Enhancements: New Crosswalk at Myrtle Sidewalk extension
- 3 New Parking Deck:
Remove Fraser building
64 spaces
1 story, below grade
Synthetic turf roof
20 pervious parking sp.
- 2 Gym/Pool Addition:
Spectator seating
Additional pool deck
Locker rooms
3 stories, 5,100 gsf
- 1 New Middle School:
Addition & Renovations to Parkside
3 stories, 10,000 gsf
New queuing drive



LOWELL
SCHOOL

PROPOSED WORK: AERIAL VIEW RENDERING



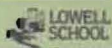
PROPOSED WORK: AERIAL VIEW RENDERING



ZONING SUMMARY

	Existing	Proposed	Matter-of-Right (Per R-1-A)	R-1-A PUD
FAR	0.36	0.34	None Prescribed*	0.40
Height	40-feet	40-feet	40-feet	40-feet
Lot Occ.	12.72%	14.89%	40%	40%
Parking	90 sp.	132 (+42)	n/a	n/a

*1.20 FAR allowed if lot occupancy max = 40%



SUSTAINABLE DESIGN FEATURES

Meets Certification Levels for LEED 2009 for Schools (LEED 3.0) :

- Storm water management
- Sustainable Roofing
- Landscaping
- Innovative Water Use and Waste Technologies
- High Efficiency HVAC System
- Recycling
- Sustainable Materials Choices
- Acoustic Performance
- Alternative Transportation
- Synthetic Turf Field Roof
- Interior Lighting Control
- Construction Waste Recycling
- Construction Site Disturbance
- No Smoking
- Casey Trees
- Daylighting Stream



SITE LOCATION AND REGIONAL TRANSPORTATION NETWORK



- 1.7 miles to Silver Spring Metrorail Station



DIRECTIONAL DISTRIBUTION



TRANSPORTATION SURVEY AND MODAL SPLIT

- Only 27% of students ride alone to school during AM/ 34% during PM
- Carpools with two or more children 67% during the AM and 58% during the PM
- 2% to 4% students walk or ride their bicycle to school.



	AM	PM
	Mode	Mode
Ride Alone	27%	34%
Carpool - two children	39%	36%
Carpool - three children	17%	20%
Carpool - four children	11%	2%
Metrolus	1%	1%
Walk/Bike	2%	4%
Absent	4%	3%
Total	100%	100%

EXISTING ACCESS SYSTEM



Driveway Operation

- Two lane (double stack at Pre-primary Area)
- 38 vehicle capacity



EXISTING TRANSPORTATION ISSUES

VEHICLE QUEUEING



Photograph of queuing on 17th Street for pick-up

	Morning Drop-off	Afternoon Pick-up
Driveway Queue	38	38
17 th St. Max. Queue	11	23
Total Queue	49	61

- Average Queue on 17th Street
 - 4 AM Peak
 - 12 School PM Peak

RESTRICTED SIGHT DISTANCE



Sight Distance looking south on 17th St



Sight Distance looking north on 17th St



NEIGHBORHOOD TRANSPORTATION ISSUES

- Ambiguous Lane and Pavement Marking
- Lack of Stop bars at All-Way Stop
- Lack of Signage
- Neighborhood Streets Used as Cut-Through
- Speeding



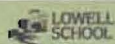
Photograph of 17th Street/ Kalmia Road "Y" intersection Design



Photograph of 17th St/ Juniper St/ Jonquil St looking south



Photograph of 17th St/ Juniper St/ Jonquil St looking north



EXISTING LEVEL OF SERVICE



TRANSPORTATION MANAGEMENT PLAN

STUDENT INITIATIVES

- Bus Program
- Carpool Program
- Bike Education (WABA)
- Flexible Afternoon Dismissal
- Extra Curricular Activities
- Incentives and Enforcement Program

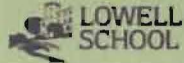
FACULTY/STAFF INITIATIVES

- Reward Program for Alternative Transportation
- Pre-tax Payroll Deduction
- Improved Shower Facilities for Bikers



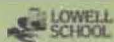
TRANSPORTATION SOLUTIONS

- Transportation Demand Management
- Infrastructure and Safety Improvements
- Policy and Enforcement
- Community/DDOT Engagement and Coordination



SCHOOL BUS PROGRAM

- Proposed Bus Program
 - Phase 1 & 2- One 40 passenger bus (*no later than fall 2011*)
 - Phase 3 – Two 40 Passenger buses
- Transportation Survey Results
 - 76% of parents would be interested in bus program
- JPDS Example
 - Implemented a School Bus Program (*Two Bus Routes*)
 - Usage increased from 9% (20) to 45% (100) btw March 2007 and October 2007



BIKE FACILITIES

- Bike Facility Improvements
 - Provide parking for 24 bikes
 - New bike rack near Parkside
 - New bike racks for faculty and staff in parking garage



PROPOSED INFRASTRUCTURE IMPROVEMENT ALTERNATIVES

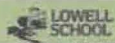
JUNE 2010



DECEMBER 2009/ JULY 2010



PREFERRED



FUTURE ACCESS SYSTEM



DRIVEWAY OPERATION

- Maintain two lane double stack
- 46 vehicle capacity

PHASE 3 VEHICLE QUEUEING

	Morning Drop-off	Afternoon Pick-up
Driveway Queue	46	46
17 th St. Max. Queue	14	17
Total Queue	60	63



INFRASTRUCTURE IMPROVEMENT ALTERNATIVES: PHASE 3 BELOW GRADE PARKING

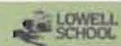


- 112 Regular Use Parking Spaces
- 20 Additional Special Event Parking Spaces

134 Total Spaces

Future Daily Parking Capacity

	Parking Spaces
Existing	90
Gross increase	64
Spaces Eliminated	-42
Total	112



FUTURE CONDITIONS AND TRIP GENERATION

PHASE 1

- 350 student enrollment
- One 40-passenger bus

PHASE 2

- 350 student enrollment
- One 40-passenger bus

PHASE 3

- 400 student enrollment
- Two 40-passenger buses

PEAK HOUR TRIP GENERATION

	AM Peak			PM Commuter Peak			School PM Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Existing	190	166	356	18	47	65	68	107	175
Phase 1 & 2 additional trips	15	15	30	11	11	22	-3	-3	-6
Phase 1 & 2	205	181	386	29	58	87	65	104	171
Phase 3 additional trips	30	24	54	17	25	42	-2	7	5
Phase 3	220	190	410	35	72	107	66	114	180



FUTURE LEVEL OF SERVICE



NEIGHBORHOOD TRANSPORTATION SOLUTIONS

Neighborhood Coordination with DDOT for Traffic Calming Plan

Improved Signage and Pavement Markings at Kalmia Road/17th Street Intersection

School Agreement on Transportation Practices



CONCLUSIONS

- Middle School provides increased TMP opportunity
- TMP measures will encourage green mode choices
- Infrastructure Improvements will minimize community impacts and improve safety
- Coordination with the Community and DDOT will help address existing neighborhood transportation issues



Community Meetings

- Oct. 13, 2009 - Shepherd Park Community Association
- Oct 28, 2009 - Lowell hosted community meeting
- Oct. 29, 2009 – Lowell hosted community meeting
- Nov 3, 2009 – ANC
- Feb. 2, 2010 – Lowell hosted community meeting
- May 18, 2010 – Lowell hosted community meeting
- June 1, 2010 – ANC
- June 17, 2010 – ANC
- June 19, 2010 – Community taskforce meeting
- June 21, 2010 – Community taskforce meeting
- June 22, 2010 – Community taskforce meeting
- June 28, 2010 – Community taskforce meeting



Transportation Management Program

- Lowell is committed to the following TMP measures:
 - Crosswalk
 - Warning signs
 - Bus program
 - Reward program for transit use
 - Traffic officers
 - Pre-tax transit benefits
 - Carpool program
- Approximate cost per year: *\$150,000*



Phasing

- Phase I
 - 2011 – addition of 7th Grade; bus program
 - 2012 – addition of 8th Grade
- Phase II
 - 2012 - Parkside addition
 - Parkside queuing drive
- Phase III
 - 2015 -Parking deck/Play area
 - 2016- Addition to gym and pool



Lowell School

ZC Case No. 97-16A

July 1, 2010

