

To Whom It May Concern:

As a neighbor of the property at 5000 14th Street, NW, I am highly concerned regarding the proposed application by Kingsbury, Latin American Montessori Bilingual Public Charter School (Lamb) and Building Hope Parkside for Lamb to move to Kingsbury, increase the number of students from 300 to 600 and build a gymnasium (application #19581) up for review at the ANC November 8th meeting and BZA November 15th meeting. While I am in support of Lamb uniting their three campuses and having a permanent home, I am of the opinion that their application and traffic study is deficient, incomplete and glosses over potential issues that may result from a significant increase in the student body population and is inconsistent with the zoning regulations established by the Sixteenth Street Heights R-1-A Zoning and R-16 Overlay. Additionally, I am concerned as to the potential of granting a special exception for 600 students in coordination with proposed growth of adjacent West Elementary School. I am respectfully requesting that serious consideration with the intent to mitigate negative outcomes for the immediate neighboring residents be given when considering the application.

My concerns include safety and traffic, specifically along Piney Branch Road, NW, (a narrow and unimproved street), parking, a substantial increase in noise and trash and the resulting decrease in immediately adjacent property values.

Currently, with the Kingsbury Center student population at just over 100 students, traffic on Piney Branch Road, NW, can be restricted to one lane travel due to parked cars and exits and entrances are not currently used for student pick up and drop off. I strongly oppose the suggested traffic plan that would include the use of Piney Branch Road, NW for student use. At adjacent intersections, such as 16th and Gallatin Street, 16th and Farragut and 16th and Emerson, there is no traffic mitigation and taking a left turn during rush hour is next to impossible. This would cause congestion to occur along Gallatin, Farragut and Emerson and would effectively shut down any use on Piney Branch. Piney Branch Road, NW should not be used for pedestrian drop off either, as cars frequently travel at high speeds and there are no sidewalks. As a parent of young child, I do not feel safe allowing her to walk on my street currently. The 2000 Kingsbury application ensured that traffic flow within the property on their ring road would effectively leave all transportation issues well insulated from the adjoining neighbors on three of the four sides of the property and this is how it should remain.

Additionally, I oppose the reversal of Emerson's one-way flow of traffic that was just granted as well as any change to the timing of the light at 14th and Gallatin Street. These two traffic mitigations have protected a small neighborhood from technology assisted navigation aids and have prevented a large amount of East-West Traffic from overtaking our streets where many of us have small children.

The application states that the hours of operation would not include weeknights or weekends but special events do occur and visitor parking would be very challenging. The neighborhood is home to several religious institutions that use all of the street

parking during large portions of the weekend. Visitors to the Carter Barron Amphitheater and Rock Creek Park also use the neighborhood. There is ample parking for staff during normal operating hours but visitor parking for school wide events would tax the neighborhood streets greatly.

I am not a traffic consultant or city planner and am open to thoughtful solutions regarding the aforementioned traffic problems. Staggered start times for grades and coordination with West Elementary, the prevalent use of traffic safety guards and parent/staff volunteers, circling the traffic pattern within the property and preventing the blocking of intersections and driveways could all be very helpful in minimizing the ensuing adverse effects of a huge increase in use and student body population at the property.

I willingly bought my house adjacent to an existing school and quite enjoy the laughter and sounds of play from school children. However, the casual dismissal of the applicant of any increase in noise from 600 children versus 100 is disappointing. Along Piney Branch Road, NW and Emerson specifically, there is a very small setback with little to no environmental buffers. Consecutive outside play periods with a large amount of enthusiastic children would impact a relatively quiet and peaceful neighborhood. The existing HVAC unit is ridiculously loud and I can only imagine additional units will be added to heat and cool the proposed gymnasium. As Kingsbury exists now, with trashcans available, I regularly pick up trash that blows off their basketball courts and picnic areas. There is little attempt made by the students or staff to clean up after the beautiful green space and recreation areas are used.

These concerns can also be minimized by additional landscaping, noise abatement methods for the HVAC unit and a greater awareness by the future staff and tenants of the importance of maintaining their green space and being mindful of their neighbors. The 2000 Kingsbury application does state additional low shrubs and a landscape barrier would be installed and if Lamb could make good on that pledge, it would be much appreciated.

I am interested in seeing a strong partnership between the neighborhood residents and Lamb should their application be approved. I am confident that if we all work together, successful resolutions to many potential problems can be found. I'm sure the Lamb parents and students love their school and want a unified home just as much as I love my home that I intend to take care of and reside in forever and my neighborhood. Once again, I am respectfully requesting that serious consideration with the intent to mitigate negative outcomes for the immediate neighboring residents be given when considering the application and conditions be clear regarding the use of the property at 5000 14th Street and the ensuing impact on the neighborhood.

Thank you for your time and consideration,
Elizabeth Meltzer
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