

EXHIBIT C

PROPOSED CONDITIONS GEORGETOWN DAY SCHOOL CONSOLIDATED CAMPUS

Consolidated Conditions for BZA Order No. 19599 (pertaining to the High School, Lower/Middle School, and the Campus generally):

Enrollment and Faculty/Staff Caps

1. This Order shall be limited to the grades Pre-K through 12 and shall upon effectiveness supersede and replace all conditions of existing orders applicable to the High School and Lower/Middle School.
2. Upon the issuance of a Certificate of Occupancy for the Lower/Middle School building, the maximum enrollment shall be 1,075 students in the aggregate for the Campus. Notwithstanding the foregoing enrollment cap, provided that upon demonstrating to DDOT in accordance with the monitoring studies (the “Monitoring Subpart”) set forth in the TMP (as hereinafter defined) that the School has met the standards and requirements of the Monitoring Subpart, the enrollment cap shall increase to 1,125 students in the aggregate for the entire Campus, and provided further that, after increasing enrollment to 1,125 students, upon demonstrating to DDOT that the School has met the standards and requirements of the Monitoring Subpart of the TMP, the enrollment cap shall further increase to 1,200 students in the aggregate for the entire Campus.
3. Upon the issuance of a Certificate of Occupancy for the Lower/Middle School building, the maximum number of full-time equivalent faculty and staff shall be 220 in the aggregate for the entire Campus. Notwithstanding the foregoing cap on the number of full-time equivalent faculty and staff, provided that upon demonstrating to DDOT that the School has met the standards and requirements of the Monitoring Subpart of the TMP (as hereinafter defined), the cap on the number of full-time equivalent faculty and staff shall increase to 240 in the aggregate for the entire Campus, and provided further that, after increasing such maximum to 240, upon demonstrating to DDOT that the School has met the standards and requirements of the Monitoring Subpart of the TMP, the cap on the number of full-time equivalent faculty and staff shall further increase to 260 in the aggregate for the entire Campus.

Construction

4. The improvements constructed on the Campus shall be in conformance with the Final Plans.
5. The southeast portion of the Campus (i.e., located at the northwest corner of the intersection of 42nd and Chesapeake Streets), which is currently landscaped shall be maintained as open space. No parking shall be permitted on this portion of the Campus.

Reporting and Community Engagement

6. At the beginning of each school year, but in no event later than November 15th, School representatives shall provide to the ANC and to the District Department of Transportation (“DDOT”) documentary evidence to demonstrate its enrollment figures and compliance

with the terms and conditions of this Order, including the Transportation Management Plan (“TMP”) referenced in Condition No. 10 of this Order.

7. The School shall, in accordance with and subject to the terms of the TMP, hold quarterly meetings with the ANC and other community members to garner feedback on traffic and parking related issues.

Transportation, Access, and TMP [These transportation/TMP-related conditions remain subject to change following ongoing discussion with the ANC]

8. All vehicular traffic entering the Campus shall be limited to the Davenport Street and River Road entrances. All vehicular traffic exiting the Campus shall be limited to the River Road, Davenport Street, and Ellicott Street egress points. Pedestrian and bicycle access to and egress from the Campus shall be on 42nd Street, 43rd Street, and Davenport Street only. Pedestrian and bicycle access to and egress from 43rd Street shall be permitted subject to condition 13.
9. Vehicular traffic exiting the Campus from the alley onto Ellicott Street shall be permitted to make a right turn only during morning drop-off and afternoon pick-up periods.
10. No passenger vehicle pick-up and drop-off of students shall occur on the streets immediately adjacent to the Campus (i.e., Ellicott Street, NW, 42nd Street, NW, Chesapeake Street, NW, River Road, NW, 43rd Place, NW, and 43rd Street, NW). During drop-off and pick-up, caregivers shall not park in the neighborhood to wait or walk their student(s) to the Campus. Pick-up and drop-off of students by School-chartered bus(es) shall be permitted on 42nd Street.
11. The Campus shall continue to provide one vehicular emergency access point along 43rd Street, which access point shall be at all times secured by a locked 6.5-foot gate (the “Vehicular 43rd Street Gate”), provided such gate shall be operable and open for use only by emergency vehicles.
12. A new sidewalk shall be constructed as shown on the Final Plans [term to be defined in the Order] to allow for a gated pedestrian connection (the “Pedestrian 43rd Street Gate”) to the Campus at the southern end of 43rd Street, which has no outlet. The Pedestrian Gate shall be constructed at the terminus of 43rd Street and shall be open only on school days and only between the hours of 7:00 AM and 4:00 PM for the purpose of allowing pedestrian access to and from the Campus. At all other times, the Pedestrian 43rd Street Gate shall be locked. The Pedestrian 43rd Street Gate shall not be used for vehicular drop-offs of students or staff on 43rd Street or Ellicott Street (any such drop-off being a “Prohibited Drop-Off”). In the event that there are more than three Prohibited Drop-Offs during the first year of the operation of the consolidated Campus, the School shall notify DDOT with information regarding the date and time of such Prohibited Drop-Offs. Upon such notification, the School shall secure the Pedestrian 43rd Street Gate at all times.
13. The TMP instituted pursuant to previous Orders for the High School and Lower/Middle School is hereby amended and restated in its entirety and replaced with the following. The Applicant shall fully implement and comply with the Transportation Demand Management, Operations Management and Monitoring Subparts of the TMP contained in the Applicant’s Pre-Hearing Submission, dated October 4, 2017 [to be updated based on final TMP], included as Exhibit 29A of the record. The Applicant shall be responsible for

implementing the full TMP including, without limitation, the following provisions. The School shall:

- a. Require that no more than 795 [this number subject to change in light of ongoing discussions with the ANC] morning peak hour trips enter and exit the site during AM peak hour (or during any sixty-minute morning period), and no more than 465 afternoon peak hour trips enter and exit the site during the PM school peak hour (or during any sixty-minute afternoon period), as determined based on inbound plus outbound traffic counts, as verified by traffic monitoring at the Applicant's expense, as outlined in the TMP;
- b. Meet no less than quarterly with the ANC to ensure any traffic concerns by either party can be addressed in a timely manner;
- c. Hire a Metropolitan Police Officer to control traffic at the intersection of Ellicott Street and the Public Alley, consistent with the Metropolitan Police Department regulations, during the Lower School's pick-up and drop-off periods;
- d. Deploy School staff along the perimeter of the Campus to ensure that Ellicott Street, 42nd Street, and 43rd Street are not used for vehicular drop-off/pick-up.
- e. The School shall encourage the use of public transportation as the primary means of accessing the Campus by the faculty, staff, and students who are old enough to use public transit.
- f. The School shall provide up to \$100.00 monthly in SmarTrip subsidies to Virginia and Maryland financial aid students.
- g. The school shall operate a minimum of three buses to pick-up students at off-site locations in the morning. The buses shall also be available to faculty and staff.
- h. [Pending discussions with ANC] Caregivers dropping-off students in the morning shall be required to drop-off at least two students per vehicle, with the following exceptions:
 - i. Students in Pre-K through 1st grade are not subject to the carpooling requirement,
 - ii. Student drivers are not subject to carpooling requirements, and
 - iii. Students with special transportation needs are not subject to carpooling requirements.
- i. No student shall drive a vehicle to the Campus unless there is an on-Campus parking space for that vehicle.
- j. At the beginning of each school year, all students must register their vehicles with the School.
- k. The School shall strictly prohibit students from parking on the residential streets surrounding the Campus.
- l. School employees shall be trained at the beginning of each year to implement and enforce the TMP.
- m. The School shall instruct parents not to park on, or queue on, adjacent public streets, including Chesapeake Street, 42nd Street, Ellicott Street, 43rd Street, 43rd Place, and River Road, to wait for their children at school drop-off or pick-up times.

- n. The School shall continue to provide traffic control personnel at the driveway during the Campus drop-off and pick-up times to facilitate on-Campus traffic flow and enforce drop-off and pick-up procedures.
 - o. The School shall [encourage] carpooling by establishing an online system to help parents identify other families along their travel route by distributing information regarding the location of other families in the area to parents at the start of each academic year.
 - p. The School shall distribute a policy manual to all families prior to the start of the academic year that explains all relevant policies and procedures regarding parking, pick-up, drop-off and penalties for non-compliance. This information shall also be posted on the School's website.
 - q. The TMP shall become a part of the enrollment contract between the School and parents, by which the parents shall agree to be bound by its fines and punishments.
14. The surface parking areas shall be secured by a chain gate, cable, or similar device during all hours that the lot is not in use. When the parking area is open during non-school hours, the School shall provide security to prevent unauthorized parking.
 15. The parking garages shall be available for use at all times that the School is open. The School shall have security personnel on duty at the School and monitoring the garages at all hours that the garages are open. The garages shall be secured during all hours that it is not in use.
 16. During any special events that increase the demand for parking beyond the number of spaces available on the Campus, the School shall provide shuttle bus service to minimize potential overflow parking on neighborhood streets by visitors to the School. Adequate notice of such service shall be provided by the School to all invited participants in the special event.
 17. Students parking cars on either the surface lots or in the garages are to stay on Campus during the hours that classes are in session except for trips off-Campus for the following purposes: (a) work or internship related activities; (b) community service events; (c) school or extracurricular-related activities; or (d) approved leave.
 18. During any period of time when the existing Campus parking spaces are reduced (e.g., during construction), the School shall provide the same number of parking spaces elsewhere and shall fully enforce the School's existing parking restrictions.
 19. The School shall regularly monitor and enforce the foregoing transportation and access-related conditions in accordance with the Monitoring Plan outlined in the TMP contained in the Applicant's Pre-Hearing Submission, dated October 4, 2017 [to be updated based on final TMP].

Campus Use, Noise, and Lighting

20. All extracurricular or inter-scholastic activities held on the Campus shall be concluded by 11:30 p.m.
21. All interscholastic athletic events utilizing the Campus athletic field(s) shall be scheduled to conclude no later than 7:30 p.m. In situations where an event goes into overtime, is subject to weather delays, or is subject to other conditions that force the event past 7:30 p.m., the event must be concluded no later than 8:00 p.m. No use of outdoor playing

fields, playgrounds, outdoor recreational facilities, and green space shall be permitted after sundown.

22. There shall be no artificial lighting of the athletic field(s), playgrounds, outdoor recreation facilities, or green space.
23. No exterior building lights shall be directed in the easterly direction (i.e., in the direction of the existing residences along 43rd Street, NW).
24. The loudspeaker (i.e., audio) and bell systems within the Campus shall not be audible in the neighborhood except for standard emergency alarm systems.
25. 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.

Community Uses of the Campus

26. The School shall make available the following amenities on the Campus for use by approved community activities, subject to the following restrictions and subject to other reasonable posted rules and regulations:

- i. Exterior soccer fields:
 - i. Two Saturdays per month;
 - ii. During daylight hours only;
 - iii. When students are not in class;
 - iv. When the School's sports teams are not using the field for practice;
 - v. When the School's sports teams are not engaged in competition on the fields;
 - vi. By making a reservation with the School's space-use coordinator;
 - vii. After signing an appropriate liability waiver;
 - viii. After providing the proper liability insurance certificate(s);
 - ix. With the understanding that users of the fields are liable for any damage to school property and fully responsible for any injuries;
 - x. Expecting that the user is not using the space for profit; and
 - xi. No dogs (or any other animals) allowed.
- ii. Exterior playground:
 - i. When students are not in class;
 - ii. When the School's after-school programs are not operating;
 - iii. During daylight hours only;
 - iv. With the understanding that users of the fields are liable for any damage to school property and fully responsible for any injuries; and
 - v. No dogs (or any other animals) allowed.
- iii. Lower/Middle School and High School classrooms:
 - i. Only upon reservation confirmed by the School;
 - ii. When the School is not in session;
 - iii. When the School's 360 after-school program is not in operation;
 - iv. When summer and holiday camps are not in operation; and
 - v. After signing an appropriate liability waiver;
 - vi. Only if a School security guard is available.