



MEMORANDUM

TO: William Liggins, Director
Revenue Bond-Enterprise Zone Program

FROM: Harriet Tregoning, Director *Rosalynn Hughey*

THROUGH: Rosalynn Hughey, Deputy Director

DATE: December 22, 2009

SUBJECT: AppleTree Early Learning PCS
2015-2017 Savannah Terrace, SE, and 138 12th Street, NE

Recommendation

The Office of Planning (OP) completed its review of the above-cited revenue bond application and endorses the request. The following are agency comments on the application.

The Applicant

The AppleTree Early Learning Public Charter School (the applicant) is a local education agency as identified under the School Reform Act. Since June 8, 2005, it has operated under a charter agreement with the District of Columbia Public Charter School Board. The applicant provides early learning classes for children ages three to four, as well as pre-kindergartners. The applicant currently operates campuses in the Columbia Heights, Amidon and Riverside neighborhoods. It plans to establish two more facilities in the Douglass Knoll and Capitol Hill neighborhoods.

Revenue Bond Request

The applicant is applying for revenue bond funding in the amount of \$5 million to renovate two facilities to expand its public charter preschool program. One site, in Ward 8, will consist of configuring and building out space for a four-classroom facility, of 9,000 square feet, in an existing apartment building. The other site, in Ward 6, will consist of a 9,600 square foot improvement of space in a historic property. The applicant indicates both projects are "shovel ready," and have obtained building permits. Construction is expected to commence in January 2010.

Location

The location of the Ward 6 site is 138 12th Street, NE, in Square 0988, Lot 820 in the Lincoln Park neighborhood. Nearby Lincoln Park serves as a green space connection for the students recreational needs and environmental education. The area is easily accessible by transit, with the Eastern Market and Potomac Avenue Metrorail Stations, as well as Metrobus service.

Revenue Bond Site
138 12th Street, NE



The Douglas Knoll site is located at 2015-2017 Savannah Terrace, SE, in Square 5894, Lot 40 in Ward 8. The neighborhood is served by the Congress Heights Metrorail Station.

Revenue Bond Site
2017 Savannah Terrace, SE



Historic Preservation

The 12th Street, NE, project site is located within the Capitol Hill Historic District. The existing two-story, 4,200 square foot building was built in 1910s and first appeared in city directories in 1916. The L.P. Steurart Brothers initially owned and used the building as an office, and later it was occupied and used as a community facility by the Knights of Saint John and Women's Auxiliary.

The applicant submitted an application to the Historic Preservation Office for rehabilitation of the front façade and simple addition to the rear of the building. The application was approved (with modifications) by the Historic Preservation Review Board (HPRB) on December 15, 2005. The Office of Planning recommends the approval documentation be made part of this bond application for consistency in project development.

Benefits to the District and Residents

The applicant will generate 36 new permanent jobs at the two new facilities, bringing its employment to 110 people, of which 62 will be District residents. The new facilities will provide 132 new classroom seats to serve District families. To further serve the needs of the community, students at the new facilities will receive free dental and vision screenings.

Land Use and Zoning/Comprehensive Plan

The Comprehensive Plan Future Land Use Map designates both sites as predominantly moderate density residential. The Comprehensive Plan Generalized Policy Map designates both sites as Neighborhood Conservation Areas where, if change occurs, development will be modest in scale reflecting the character of the existing neighborhood, and will consist primarily of scattered site infill housing, public facilities and institutional uses.

The Capitol Hill site is zoned R-4, permitting matter-of-right development of single-family residential uses, churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 4,000 square feet, 40% lot occupancy, and a maximum height of three (3) stories/forty (40) feet. The subject site appears to meet these criteria.

The Douglass Knoll site is zoned R-5-A, permitting matter-of-right development of single-family residential uses for detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment, new residential development of low density residential uses including row houses, flats, and apartments. Public charter schools are allowed in this zone district on a lot of 9,000 square feet minimum, to a maximum lot occupancy of 60%.

Applicable Comprehensive Plan polices include those found in the Educational Facilities Element and Capital Hill Area Element:

Policy EDU-1.2.3: Locating Public Charter Schools

Require that neighborhood impacts are addressed when a Public Charter or DCPS school locates in a non-school facility, such as a vacant commercial or industrial building. 1204.8

Policy EDU-1.4.2: Promoting High-Quality Design

Require that the renovation or reconstruction of school facilities use high architectural and landscape design standards that are sensitive to community context as well as academic and student safety needs. 1206.4

Policy EDU-1.4.4: Eco-Friendly Design

Strongly support the use of green building, energy efficiency, and low-impact development methods in school construction and rehabilitation. 1206.6

Policy CH-1.2.1: Recognition of Historic Resources

Protect and preserve historic structures, places, and landmarks on Capitol Hill, including Congressional Cemetery. Seek greater recognition of the neighborhood's defining physical features—including the L'Enfant street plan—as important and nationally-significant cultural resources. 1509.1

Sustainability Initiatives

The Applicant has indicated that the following green measures will be included at both charter school sites:

- The project's architect is a certified LEED AP consultant and the HVAC engineer for Douglass Knoll is LEED certified
- The project is designed to ensure compliance with erosion and sedimentation control, environmental assessments of the site, storage/collection of recyclables, conserved energy performance and CFC reduction
- There will be no use of glues, paints or liquids with harmful levels of VOCs
- Rapidly renewable materials for flooring, i.e. cork, wool, bamboo or linoleum, will be used
- Compliance with ASHRAE 90.1-2004 and 62.1-2004 energy standards
- Provision of on-site construction waste management to divert from landfills
- Provision of a Pollution Prevention Plan for erosion and stormwater runoff and operating/use manuals for equipment and systems

Community Comments

The application contains no correspondence from either of the affected Advisory Neighborhood Commissions; however, it does include correspondence from Council Chairman Vincent C. Gray in support of funding for the AppleTree projects.

Office of Planning Endorsement

The Office of Planning endorses the request for revenue bond funding with the following recommendations:

- The written positions of the affected Advisory Neighborhood Commissioners, ANC8B and ANC6A, should be submitted to record prior to any decision to be made
- The HPRB report of December 15, 2005, should be made part of the bond application for consistency in the development of the project

The revenue bond application is not inconsistent with the requirements of the District Elements of the 2006 Comprehensive Plan for the National Capital, DCMR Title 10. It satisfies the evaluation criteria of the Office of Planning. Should you have any questions, please contact MonaCheri McCoy of my staff at 442-7607 or monacheri.mccoy@dc.gov.