



## **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:** E. L. Haynes PCS  
4501 Kansas Avenue, NW

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### **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**

E. L. Haynes PCS (the applicant) is a public charter school currently operating in a recently constructed facility at 3600 Georgia Avenue, NW. The school seeks to expand its educational services to accommodate pre-school through 2<sup>nd</sup> grade and high school grades 9<sup>th</sup> through 12<sup>th</sup> at another location.

### **Revenue Bond Request & Project Description**

The applicant is applying for revenue bond funding in the amount of \$13,350,000 to renovate the former Clark Elementary school, construct a new addition consisting of a gymnasium and classrooms, and reconfigure the land mass for outdoor activities and surface parking.

The land area at the school site totals 239,875 square feet. The existing structure totals 50,900 square feet. The new addition will be 17,250 square feet of space. Exterior improvements include upgraded play areas and playing fields, new parking configuration and drop-off areas, and new outdoor lighting.

### **Location**

The site is in the Petworth neighborhood in Ward 4 at 4501 Kansas Avenue, NW, in Square 3138, Lot 806. The facility and accompanying grounds comprise the entire city square. The site is accessible by transit, including the Georgia Avenue-Petworth Metrorail Station and Metrobus service along Georgia Avenue and Kansas Avenue.

Revenue Bond Site  
4501 Kansas Avenue NW



### **Benefits to the District and Residents**

The applicant currently employs 82 people, all of whom are District residents. At the completion of the renovation and expansion project, 130 District residents will be employed. Academic excellence is at the core of the school's mission. Faculty and staff are dedicated to work with students to improve test scores, particularly in mathematics, science and reading comprehension. The applicant regularly hosts teacher leadership events and various activities to ensure parent participation. The school also hosts national and international guests who come to learn the operations of this model school.

### **Land Use and Zoning/Comprehensive Plan**

The Comprehensive Plan Future Land Use Map designates the site as "institutional," in conformance with the former school use. The surrounding area is designated "moderate density residential" with no significant land use change planned. The Comprehensive Plan Generalized Policy Map depicts the area as a Neighborhood Conservation Area where, should change occur, only modest development in scale with existing

development is permissible. The proposed use is considered not inconsistent with the Comprehensive Plan map designations.

The site is zoned R-3 and permits matter-of-right development of single-family residential uses (including detached, semi-detached, and row dwellings), churches, and charter and public schools. The site exceeds the required minimum area of 9,000 square feet and 120 foot width. For a charter school, lot occupancy is limited to 60%, and a height of 60 feet. It is not expected that the proposed additions would approach these limits.

Applicable Comprehensive Plan polices include those found in the Rock Creek East Area Element, Educational Facilities Element, and Economic Development Element:

***Policy EDU-1.2.2: Co-Location of Charter and DCPS Schools***

Support DCPS and Board of Education efforts to co-locate Charter Schools within DCPS facilities. Ensure that parking, traffic, noise, and other impacts associated with increased enrollment and space utilization are addressed when co-location occurs. 1204.7

***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-1.5.2: Reuse of School Surplus Space***

Consistent with the DC Municipal Regulations, use the following priorities to determine the future use of schools that are deemed surplus and turned over to the DC Office of Property Management. The first priority should be re-use for direct educational purposes, including Public Charter schools. 1207.11

***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 EDU-1.4.6: Neighborhood Schools***

Strongly support the goal of making one's neighborhood school the "school of choice" so that children do not have to travel long distances to schools across town. 1206.8

There is virtually no choice of schools in the immediate area that will serve the pre-kindergarten and elementary grades, and limited schools west of Georgia to serve the higher grades the applicant proposes to serve.

Row Homes in Petworth



***Policy RCE-1.1.2: Design Compatibility***

Ensure that renovation, additions, and new construction in the area’s low density neighborhoods respects the scale and densities of adjacent properties, avoids sharp contrasts in height and mass, and preserves park-like qualities such as dense tree cover and open space. 2208.3

***Policy ED-4.1.1: Educational Improvements***

Continue collaborative efforts with the District of Columbia Public Schools and DC Charter School organizations to improve the quality of public education, reduce the dropout rate, and improve basic competency and skill levels among District youth. Every District child should be guaranteed a safe and productive learning environment that promotes academic and personal achievement. 716.6

***Policy ED-4.2.1: Linking Residents to Jobs***

Promote measures which increase the number of District jobs held by District residents. According to the 2000 Census, 71 percent of the jobs in the city were held by non-residents, up from 67 percent in 1990. While recognizing that some imbalance is inevitable due to the relatively large number of jobs and small number of residents in the city, the District should work to increase the percentage of resident workers through its job training and placement programs. 717.9

**Community Comments**

The application contains no correspondence from the affected Advisory Neighborhood Commission (ANC) 4C. The applicant should secure a written position of ANC 4C and submit it as part of the revenue bond application.

**Sustainability Initiatives**

The applicant has indicated that the following green/sustainable measures will be considered for the facility:

- On-site treatment and management of storm water
- High-efficiency exterior lighting
- Use of locally available materials

- Maximized open space and restoration of large grass areas over 40% of the site
- Reserved parking for low emitting and fuel efficient vehicles
- Provision of parking for bicycles
- Green roof area
- Light-color roof
- Adaptive reuse of an existing building - maintain 100% of floors and exterior walls, and 70% of existing interior building fabric, including plumbing-related facilities, etc.

The applicant's proposed sustainable elements will be applied in Phase 1 of the renovation project; Phase 2 includes construction of the new addition and open space exterior development.

### **Office of Planning Endorsement**

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

- Submit a written position of the affected Advisory Neighborhood Commission ANC 4C to record prior to any decision to be made

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](mailto:monacheri.mccoy@dc.gov).