

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS



Office of the Director

May 22, 2014

Cathy Neiderer
Department of General Services
1401 New York Avenue, NW, Suite 900
Washington, DC 20005

**RE: Powell Elementary School Modernization and Addition
1350 Upshur Street, NW
Environmental Impact Screening Form 13-00495**

Dear Ms. Neiderer:

The Department of Consumer and Regulatory Affairs (DCRA) has carefully reviewed and considered the recommendations of the reviewing agencies, (District Department of the Environment, the District Department of Transportation, the Solid Waste Management Administration of the Department of Public Works, D.C. Water and the Office of Planning) related to the referenced Environmental Impact Screening Form.

Based on the agencies' recommendations, it has been determined that the proposed action is not likely to have substantial negative impact on the environment, and submission of an Environmental Impact Statement (EIS) is not required. However, the applicant is required to follow any and all recommendations made by the reviewing agencies (see attached agency reports).

If you have questions regarding this decision, please contact Rabbiah Sabbakhan at Rabbiah.Sabbakhan@dc.gov.

Sincerely,

Rabbiah Sabbakhan
Interim Director

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment

Office of the Director



MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Consumer and Regulatory Affairs
Attn: Toni Taylor

FROM: Ibrahim Bullo
Environmental Review Coordinator

DATE: May 20, 2014

SUBJECT: Environmental Assessment: Powell Elementary School Modernization/Addition project

Attached is an environmental assessment of the subject project. The District Department of the Environment has reviewed the Environmental Impact Screening Form (EISF) and related documents for this project, with regard to our areas of concern as specified in the attached document. In summary, we find, in general, no apparent significant adverse impact or likelihood of substantial negative impact on the environment as a result of the proposed project. Therefore, the District Department of the Environment does not recommend preparation of an Environmental Impact Statement (EIS) for this project.

However, the applicant is required to obtain a NPDES General Construction Permit since the proposed area of disturbance (2.33 acres) is greater than one (1) acre. This is a federal requirement and is one of the permits required in order to receive final storm water management approval from the District Department of the Environment.

Copy via e-mail:
Edna Ebanks, DDOE



March 27, 2013

Ms. Toni Taylor
DCRA, Permit Operations
1100 4th St. SW
Washington, DC 20024

Re: EISF Review BLRA#12-00495
Powell Elementary School Modernization and Addition
1350 Upshur Street, NW

Dear Ms. Taylor,

The DC Water and Sewer Authority (DC Water) reviewed the EISF for this project as transmitted by the DC Department of Consumer and Regulatory Affairs. Currently, there are no long term environmental impacts anticipated beyond the period of construction. DC Water will work in conjunction with the developer and address all relevant aspects of this project, including assessment of flooding potential and review of the project plans for technical sufficiency of the water and sewer design. As appropriate, a temporary discharge permit maybe required for construction dewatering. If the plans are in conformance with the standard design manual and all fees have been paid, DC Water will issue a Water and Sewer Availability Certificate and recommend issuance of a building permit.

Sincerely,

Brian McDermott
Director, Permit Operations

For

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS



Solid Waste Management Administration

Memorandum

To: Rabbiah Sabbakhan
Chief Code Official

From: Tony Duckett 
Associate Administrator SACD, DPW

Subject Powell Elementary School Modernization and Addition 1350 Upshur St.
NW - BLRA No. 12-00495

Date: February 25th, 2013

This project will not cause a negative environmental impact, provided that, project developers and owners are in compliance with applicable laws and regulations governing solid waste management during all phases of the project. District laws require that the property and the abutting public space be maintained free of litter, dust management, and debris daily, and that all solid waste be properly containerized and removed at sufficient frequency by a licensed solid waste collector.


Please call me with additional information if needed (202-727-2539).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

To: Rabbiah Sabbahkan
Acting Division Chief – Permit Operations
DCRA-BLRA

From: Sam Zimbabwe 
Associate Director for Transportation Planning

Date: February 7, 2013

Subject: BLRA No. 12-00495 – 1350 Upshur Street, N.W.

The District Department of Transportation (DDOT) has reviewed the application and materials for the subject site. This memorandum addresses the transportation aspects of the proposal.

Overview

The *Applicant*, the *District of Columbia Public Schools*, seeks a building permit to allow for the construction of a building addition and installation of a support trailer at an existing public school, *Powell Elementary School*, located at the southeast corner of the intersection of 14th Street and Upshur Street, N.W. The project site occupies the northwest corner of the school campus and will replace an existing surface parking lot and tennis courts.

The 2-story addition will serve students in grades 3 to 5 and contain classrooms, a welcome center and security desk. The main entrance on Upshur Street, N.W will include steps and a handicapped accessible entrance ramp to compensate the one-story grade increase from the sidewalk level to the school lobby. Additional improvements include utility connections, landscaping, storm-water management facilities and a new surface parking lot.

DDOT previously reviewed the project at a *Preliminary Design Review Meeting (PDRM)* held on September 18, 2012 and no major concerns or objections were raised. DDOT staff requested the *Applicant* redesign the main entrance ramp by reducing the overall size of the ramp using a switchback and placing the ramp closer to the central stairway at the main entrance. The ramp has been redesigned and the changes have been incorporated on the submitted site plans.

The *Applicant* is seeking to redesign a portion of the paved area abutting the public alley into a surface parking lot with 21 vehicular parking spaces and a location for a trash dumpster. The parking area entrance may require the removal of existing trees and the *Applicant* was informed any trees removed would require new trees to be planted elsewhere on the site equaling the total caliber removed. The *Applicant* was also directed to investigate traffic operations in the rear of the site to minimize two-way travel in the 15 ft. wide alley and overall site circulation including student drop-off and pick-up. The *Applicant* has continued to coordinate with DDOT on alley operations and drop-off and pick-up activities for the school.

Action

DDOT has no objections to the issuance of a building permit for the project.

SZ:lb

MEMORANDUM

TO: Rabbiah Sabbakhan, Acting Division Chief, Permit Operations, DCRA
 cc: Toni Taylor, DCRA Program Support Specialist

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: January 17, 2013

SUBJECT: BLRA No. 12-00495 Environmental Impact Screening Form (EISF)
 1350 Upshur Street, N.W.

Pursuant to Chapter 71, Title 20, *Environmental Policy Act Regulations*, the Office of Planning (OP) has reviewed Part 2, Item 14 *Impact on the Growth Character of the Community or Neighborhood* as outlined in the Environmental Impact Screening Form.

Conclusion: The Office of Planning concludes that there are no significant impacts. OP has determined that the proposed project would not disrupt or divide the physical arrangement of an existing community or adversely induce significant growth or concentration of population.

Brief Project Description

Applicant	District of Columbia Department of General Services
Address	1350 Upshur Street, N.W.
Legal Description	Square 2822, Lot 800
Ward	4
Proposal0	Addition of two-story academic wing to an elementary school with outdoor play and landscaped areas to the south.
Zoning	R-4 – Moderate density residential zone, which also permits public schools by right. The proposal is consistent with this zoning.
Comprehensive Plan Future Land Use and Policy Map Designations	Land Use Map: Local Public Facilities & Parks, Recreation and Open Space Policy Map: Neighborhood Conservation Areas The proposal is not inconsistent with these designations.
Comprehensive Plan	The proposal would particularly further objectives of the Land Use, Parks, Recreation and Open Space, Urban Design, and Educational Citywide Elements, and the Rock Creek East Area Element of the Comprehensive Plan.



Item 14. OP analysis of whether the proposed project will disrupt or divide the physical arrangement of an existing community; might adversely impact the environment; and/or might induce significant growth or concentration of population that might adversely impact the environment.

Will the proposed project	Yes	No
Create a new source of significant light or shadow which would adversely impact other properties?		X
Substantially degrade or obstruct any scenic view or vista now observed from public areas?		X
Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the Comprehensive Plan), which was adopted for the purpose of avoiding or mitigating environmental effect?		X
Induce significant growth or concentration of a population that might adversely impact the environment?		X
Create a demand for additional community services (schools, police, recreational facilities, etc.)?		X

Overall Finding

In review of cumulative adverse impacts of Item 14, the Office of Planning concludes that the proposed project **will not** disrupt or divide the physical arrangement of an existing community that might adversely impact the environment; or induce significant growth or concentration of population that might adversely impact the environment.

JLS/sjm^{AICP}