ENVIRONMENT IMPACT SCREENING FORM

JANNEY ELEMENTARY SCHOOL MODERNIZATION AND CONSTRUCTION

PREPARED BY

District of Columbia
Office of Public Education Facilities Modernization

2400 East Capitol Street, SE
Washington, DC 20003

PREPARED FOR

DCRA
DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

941 North Capitol St NE #2000
Washington DC 20002

March 23, 2010

I. PROJECT INFORMATION

Name of Project Janney Elementary School Modernization and Construction		
Location of Project (Street Address) 4130 Albemarle Street NW Washington, D.C. 20016	Lot 808	Square 1729
Name of Applicant DC Office of Public Education Facilities Modernization	Telephone 202-698-7762	
Email Address Website - http://opefm.dc.gov/	Fax 202-698-7790	
Mailing Address 2400 East Capitol Street, SE		
City Washington	State D.C.	Zip 20003
Name of Authorized Agent AECOM, Inc.	Telephone 703-836-1414	Fax 703-549-5869
Mailing Address 601 Prince Street	Email Address (tod.hull@aecom.com)	
City State Zip Alexandria, VA 22314		
Name of Owner DC Public Schools	Telephone 202-442-5885	Fax
Mailing Address 825 North Capitol Street, NW		
City Washington	State D.C.	Zip 20002

Please complete each question – write N/A if not applicable

II. EXISTING CONDITIONS

1. Present land use:
   a. Industrial ___
      Commercial ___
      Residential ___
      Public/Institutional _X__
      Other _____

   b. Percent of impervious area __50.4_____%

   c. Floor Area Ratio ___Non-Prescribed____ Gross Floor Area __42,761 SF_____ Building Height __39’ 7”_____

   d. Number and type of dwelling units _____N/A_____

2. What is the current zoning classification of the site? _____PLI_____

3. Have any zoning conditions been placed on the site? ___No____ If yes, cite case number _____

4. What are the predominant land uses and zoning classifications within a ¼ mile radius of the project site?

   Commercial (C-1), Residential (R1-B), Institutional (PLI)

5. Total size of project land area: _____3.7 Acres_____ (square feet/acres)

6. What is the predominant soil type on the project site?
Silt

7. Is there any contaminated soil within the project limits? Yes _____ No __X___ (None detected by olfactory means during drilling).

8. What is the Federal Emergency Management Administration (FEMA) flood designation for the project?
Zone C

9. Approximate percentage of slopes on project site:
0-10% ___95____
11-15% ___5___
greater than 15% _____

10. List all adjacent properties with description of current use of each:

___St. Ann's Complex (Institutional – Church, School, Convent),
____4 Residential Dwellings, Tenleytown-Friendship Library (Public) (under construction)

11. List any adjacent properties or buildings that are listed on the National Register of Historic Places:
___Convent bon Secours (4101 Yuma Street)

12. What is the depth of the water table in feet at the project site, if known? _Approximately 377 – 385 feet, probably perched water

Provide source of data (e.g. soil boring on-site monitoring well data on adjacent property, etc.)
Soil Borings

13. Does the project site contain any species of plant or animal that is identified as threatened or endangered?
Yes _____ No __X___ if yes, identify each species _____

14. Are any streams within 100 feet of the project site? Yes ____ No _X___ If yes, name the stream and the river to which it is a tributary _____

15. Are any lakes, ponds, springs or wetlands within 100 feet of the project site? Yes ____ No _X___ If yes, provide name and size
_____

16. Is the site served by existing public utilities? Gas__Y__ Electric_Y___ Water_Y___ Sanitary Sewer__Y__
Storm Sewer__Y__ Combined Sewer __N__

17. Do you plan to connect to existing water, sanitary, storm and combined sewers? If so, what size?
___Yes, Water (8"), Sanitary (10" or 12"), Storm (12", 15", and 18")

18. What are the existing average and peak sewage flows generated by the existing facilities? _4800 (GPD) and 100 (GPM)

19. What are the distances from the property line to the public water, sanitary, storm and combined sewers?

Water – 47 feet; Sanitary – 42 feet (to Albemarle) 48 feet (to 42nd Street); Storm – 56 feet (to 42nd Street) 72 feet (to Albemarle)

20. Has the site ever been used as a landfill, construction fill or for the disposal of solid waste?
Yes ____ No __X__

21. What are the pre-development peak storm water runoff flows for a 2-year and 15-year storm event?
__2-year Predevelopment Peak Runoff – 6.08 CFS; 15-year Predevelopment Peak Runoff – 8.70 CFS

III. PROJECT DESCRIPTION

1. Proposed land use:
   Industrial ___
   Commercial ___
   Residential ___
   Public/Institutional _X__
   Other _____

2. Project area to be developed: ____33,383 SF_____ (sq. ft./acres)
   Project area to remain undeveloped: _____109,844 SF_____ (sq. ft./acres)
   Dimensions of proposed structure: height __39' 7"_____ width __109' 5"_____ length __156' 1"_____
   Gross floor area of proposed structure: ___41,639 SF__sq. ft.
   Depth of any excavation: average ___14' 8"_____ (ft) maximum ____15' 6"_____ (ft)
   Percent of impervious cover after development __18%_____ %

3. Does the proposed action require a planning or zoning decision? Yes_X__ No____
   If yes, indicate decision required:
   Zoning variance ____
   Special exception ____
   Special use permit ____
   Subdivision large tract review ____
   Historic Preservation Review Board __Design Concept approved 11/19/2009___
   Other _____

4. Number and type of dwelling units, if any: _____N/A_____

5. If commercial, office or institutional use, the number of employees ____62_____

6. Give the modal split of residents, employees and daily customers/visitors (i.e., number expected to arrive by automobile/mass transit/walking/bicycle)
Residents/Students – 55% walk/bike, 40% drive, 5% public transportation; Employees – 8% walk/bike, 90% drive, 2% public transportation; Visitors – 30% walk/bike, 70% drive.

7a. Give the estimated number of peak hour morning (6:30 AM – 9:30 AM) and evening (4:30 PM – 6:30 PM) vehicular trips into and out of the property __For both peak periods: 56 for faculty and staff; 3 for visitors.

7b. Give the location of parking entry, drop off areas and pedestrian entry
___Vehicular entry in alley off Yuma Street; Drop-off area off Albemarle Street; Three pedestrian entries off ____Albemarle Street; One pedestrian entry off 42nd Street

8. Give the number of daily deliveries by truck, if any, and location of loading area, if any. Average 4 daily

9. Will the proposed project contain residential premises, apartment dwellings, a subdivision or other housing complex designed to house 50 or more families? Yes ____ No __X___

10. Will the proposed project provide 50 or more new parking spaces? Yes ____ No __X__

11. Will the proposed project consist of shopping and /or commercial facilities with 50,000 or more square feet of gross floor space? Yes____ No __X__

12. Will the proposed project consist of entertainment and /or recreational facilities, including but not limited to theaters, auditorium, sports stadiums, or bowling alleys, with capacity to accommodate more than 400 persons at one time? Yes ____ No __X__

14. Will the proposed project increase traffic volume, which would result in a street volume – to capacity ratio of 0.90, or greater (Street Level-of- Service E or F)? Yes ____ No __X__

15. Will the proposed project increase traffic volume that would result in a vehicle delay of 55 or more seconds at any signalized intersection? (Intersection Level- of – Service E or F) Yes ____ No __X__

***NOTE**: If you answered yes to any of questions 10 - 15, you are required to submit 3 copies of an air quality analysis of emissions (in pounds or tons of pollutantsper day) of Carbon Monoxide (CO), volatile organic compounds (VOCs), and nitrogen oxide (NOx) resulting from the operation of mobile sources associated with the proposed project. The most current version of the U.S. Environmental Protection Agency's (EPA's) " MOBILE " emission factor model must be used in deriving the emission estimates. In addition, an analysis of the impact from mobile sources on CO concentrations (in parts per million) in the vicinity of the proposed project must also be provided. This analysis, at a minimum, must be conducted in accordance with the procedures identified in the Department of Health's "Guidance on the review of Air Quality Studies Performed as a Result of the EISF" using an approved dispersion model (the default model is the latest version of CALQCHR3 posted on the EPA regulatory model website) and must include a comparison of the resulting air quality of the resulting air quality with both the 1-hour average and 8 hour average,National Ambient Air Quality Standards (NAAQS) for CO.*

16a. Will the proposed project result in an emission into the atmosphere of odorous or other air pollutants from any source, in any quality and of any characteristic and duration which is or is likely to be injurious to the public health or welfare, or which interferes with the reasonable enjoyment of life and property?
Yes ___ No __X__ if yes, describe:
_____

16b. Briefly describe the methods you will use to control fugitive dust emission into the atmosphere during the work you propose."
_____Routine dust abatement, if necessary, during construction

17. How much natural material (rock, earth, etc.) will be removed from the site? ___23,904 cu. yds_____ (tons/cubic yards)

18. How much vegetation will be removed from the site? __18,349 SF_____ (sq. ft./acres)

19. Will any mature trees or other locally important vegetation be removed from the site? Yes __X__ No ____

20. Will construction be on land where the depth to the water table is less than 3 feet? Yes ____ No _X___

21. What are the projected average and peak sewage flows to be generated by this project? __Average – 2800_GPD; Peak – 160 GPM_____

22. What water demand for peak domestic and peak fire protection will result from this project?
____Domestic Peak – 180 GPM___Proposed Fire Pump – 300 GPM, Maximum Demand – 450 GPM

23. What are the peak storm flows for a 2-year and 15-year event that will result from this project?
2-year Post-development Peak Runoff – 10.94 CFS; 15-year Post-development Peak Runoff – 15.66 CFS

24. Will pumping of ground water be required at the site during and/or after the project is completed? Yes__ No _X_
a. If yes, explain the purpose (e.g. sump for dewatering; continuous for industrial use)
b. The expected pumping rate is _____ gallons per day

25. Will construction be on land where the bedrock is exposed or is within 3 feet of the existing ground surface?
Yes ____No____

26. Will the construction disturb more than 5,000 square feet of soil? Yes_X__ No ____

27. Will contaminated soil be disturbed by the construction of pipelines? Yes ____ No __X__

28. Will the disturbed area be reclaimed? Yes ____ No __X__
a. If yes, for what intended purpose is the site being reclaimed?
_____

29. If the project is single-phased, provide the length of construction: _N/A___ months (including demolition)

30. If the project is multi-phased:
a. Total number of phases anticipated: ___2___
b. Anticipated date of commencement of Phase1: month _____April_____ year __2010_____
c. Anticipated date of completion of final phase: month ____December_____ year __2011_____
d. Is Phase 1 functionally dependent on subsequent phases? Yes ____ No __X__

31. Will blasting occur during construction? Yes ____ No __X__

32. Will the surface area of an existing water body be increased or decreased by the project?
Yes ____ No __X__ If yes explain _____

33. Will the proposed project interfere with ground water recharge? Yes _X___ No ____

34. Will the proposed project adversely affect existing surface water quality? Yes ____ No __X__

35. Is the project or any portion of the project in a 100-year flood plain? Yes ____ No __X__

36. Will liquid waste be generated, either during construction or afterwards? Yes ____ No _X___
a. If yes, indicate type of waste (chemical, industrial, sewage, etc.) and amount:
_____
b. How will this waste be disposed of?

37. Will the project generate solid, medical, infectious, radioactive or other hazardous waste? Yes _X_ No _ _
a. If yes, what is the type and amount per month?
type: ___Asbestos Removal (Friable and non-friable)_____
amount: _14 tons non-friable; 4 tons friable (Removed in summer when no students attending.)
b. Will any existing waste disposal facility be used? Yes ____ No _X__
name of facility _____
location: _____
c. Will any waste not go into a waste disposal facility? Yes ____ No _X_
If Yes, explain_____

38. Will the project produce odors? Yes ____ No _X_
If yes, describe source of odor and duration _____

39. Will the project produce noise during construction that is above the allowable level (80db)? Yes __Y__ No ____

40. Will the operating noise level exceed the allowable decibel level for that zone? Yes __Y__ No ____

41. Will a pile driver be used during construction? Yes ____ No __X__

42. Where will the A/C unit be located? _____On the rooftop_____

43. Will the project operation maintain an emergency generator? Yes __X__ No ____ If yes, where will the generator be located?
_____Basement Level_____

44. Where will other motor driven equipment be located? _Basement Level / Storage

45. Will the project operation have frequent deliveries by large vehicles? Yes ____ No __X___

46. Will any underground storage tanks be installed? Yes ____ No __X__
a. If yes, how many tanks will be installed? _____
b. Contents: _____
c. Capacity: _____ (gallons)

47. Will pesticides (herbicides, insecticide, etc.) be used? Yes ____ No __X__ If yes, indicate the type of pesticide and give the name of the licensed applicator who will apply it
_____

48. Will any other substances that will adversely change existing surface and ground water quality be handled at the-site either during or after construction? Yes ____ No _X__If yes, attach pollution prevention plan.

49. Will the proposed project require the issuance of any permits or other approvals (Certificate of Occupancy, Public Space Permit, Raze Permit, Air Pollution Permit, Storm Water Management Permit, Pretreatment Permit) from the District Government in addition to a Building Permit? Yes __X__ No____ If yes, list all required permits: Storm Water Management Permit_____

50. Will the proposed project require the issuance of any permits or other approvals (NPDES, Section 404 Degree and Fill Permit, etc.) from the Federal Government? Yes ____ No _X_
If yes, list all required permits:

51. How will solid waste (trash, garbage, debris) generated by occupants of the project be managed? _____
Usual school disposal/policy; Twice a week bin collection by recycling club for assigned dumpsters

52. How will recyclable materials generated by occupants of the project be managed? ___Per DCPS standards/policy_____

53. What plans will be implemented to maintain the abutting public space free of litter and debris during construction and post occupancy?
____Per approved construction/contractor plans

IV. VERIFICATION

I understand that, if I make a false statement on this application, my permit could be denied or revoked; I could be criminally prosecuted;
and, if I'm convicted, fined up to $1000, imprisoned up to 180 days, or both, under DC Official Code § 22-2405.

Applicant/Authorized Agent (Signature) _____

Name (Print)_____Doug Foster_____ Date _____

Company __Office of Public Education Facilities Modernization___ Title ____Permit Facilitator_____

Address ____2400 East Capital Street, SE Washington, D.C. 20003_____

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL, CALL THE INSPECTOR GENERAL ON 1-800-521-1639
4/2004