

Title: 8065 Emerson Preschool / ENV-2019-3706-CE and ZA-2019-3705-CU-ZAD
Item No. 4
Meeting date: 2019 Oct 15
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair Phone number:
Committee Vote (if appropriate): Unanimous support with conditions
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes _X_ No
Additional documents attached? ____ Yes _X_ No

RECOMMENDATION:

NCWP Board support proposed 8065 Emerson Preschool / ENV-2019-3706-CE and ZA-2019-3705-CU-ZAD with conditions (see motion for details).

BACKGROUND:

First presentation at PLUC. A new preschool (Young Minds Learning Academy) is proposed at 8065 Emerson Avenue, involving the conversion of 3,315 square-foot of building area within an existing church (Westchester United Methodist Church) to five (5-6) classrooms and administrative offices and the installation of a playground area and fencing.

DISCUSSION:

General support for additional preschool resources in the community. Noted the operator is investing significantly to improve host United Methodist Church property to meet code for access plus improve educational environment quality. Both public comment and Committee discussion focused on

- reworking flow for student drop-off and pick-up (given the law requires parents park and walk students in to class);
- the potential for off-site faculty parking (via Church’s standing agreement with Von’s down the street);
- concern about fencing (function and aesthetics);
- concern about school-related parking in general, given immediate neighbors are already experiencing parking challenges on the streets surrounding the Church.

FISCAL ANALYSIS: N/A

ATTACHMENTS: None.

MOTION:

Motion to support the proposed preschool (Young Minds Learning Academy) regarding tenant improvements and future preschool operations with the following conditions:

1. Eleven (11) parking spaces in on-site parking lot designated for parent/student use only.
2. Confirm teacher off-site parking, leveraging the existing contract between the landlord (UMC) and Von's;
3. Explore removal of (potentially illegal) bollards to open adjacent public alley for better parent / student drop-off and pick-up traffic flow;
4. Design "living fencing" solution (metal fencing + plant material) in consultation with the immediate neighbors;
5. Confirm exterior security lighting plan, including specific attention re Fall and Winter "dark hours" safety for parents, students and teachers.

[end]