

701 HOWARD STREET, SE WASHINGTON DC 20020

DESIGN REVIEW APPLICATION TO DC ZONING COMMISSION



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
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703.448.6700

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2001 M Street NW, Ste 500, Washington DC 20036
202.747.0769

COVER | A-001

ZONING COMMISSION
District of Columbia
CASE NO.24-23
EXHIBIT NO.15A1

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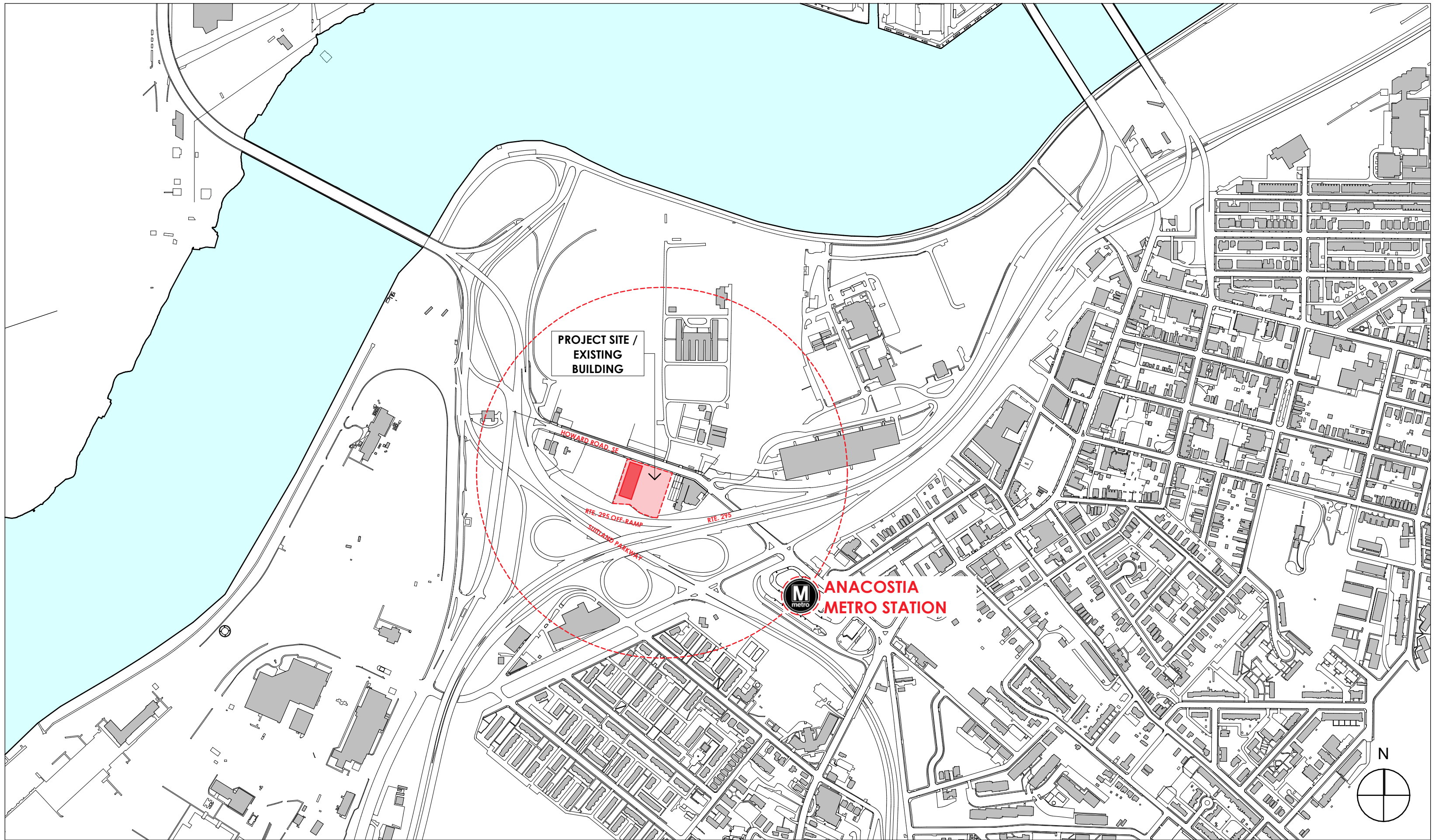
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VICINITY MAP
 scale: 1" = 500'

A-003



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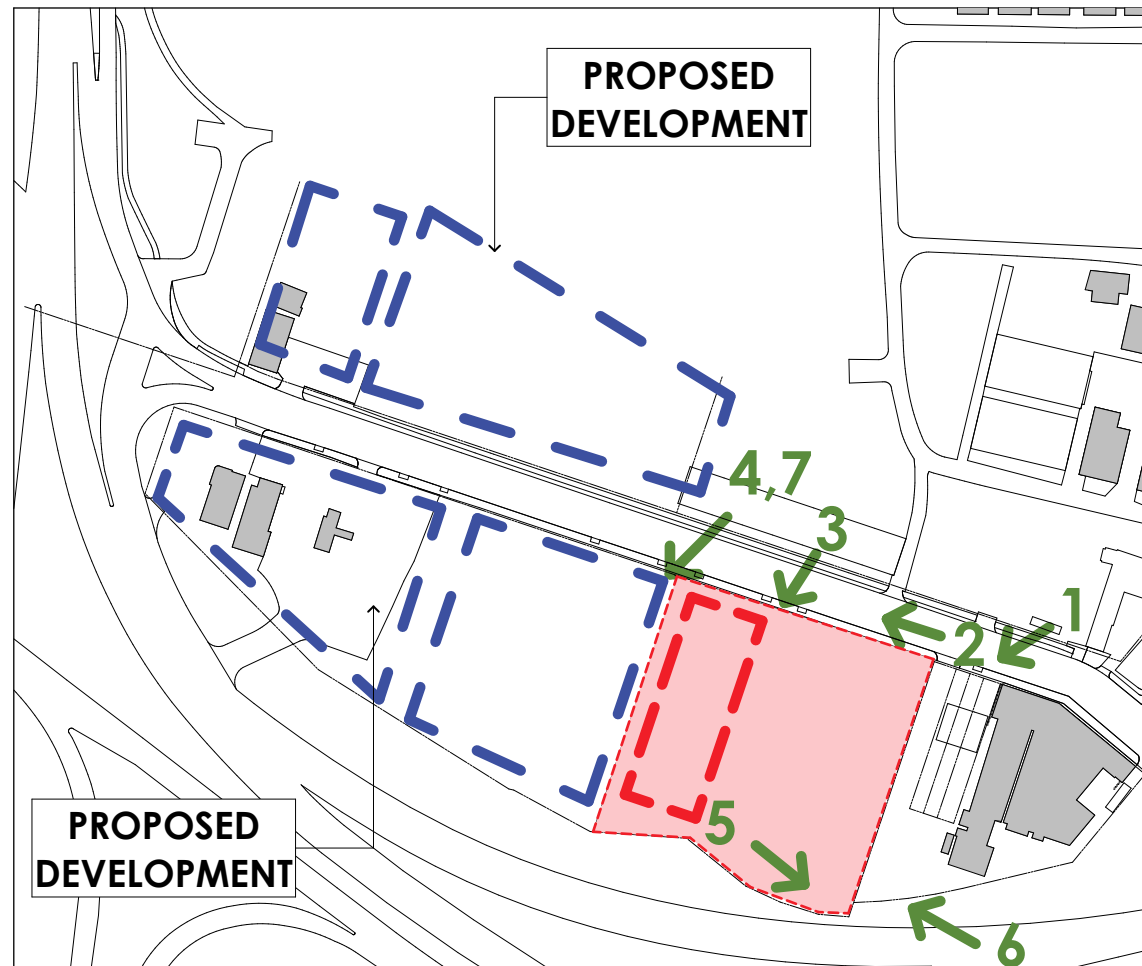
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DEVELOPMENT DATA - 701 HOWARD RD SE, WASHINTON DC 20020

LOT SITE AREA ZONE		89 SQUARE 5861 77,530 NORTH HOWARD ROAD ZONE (NHR)	PROPOSED USE PROPOSED BUILDING SF / FLRS PROPOSED FOOTPRINT	EXPANSION OF EXISTING CHARTER SCHOL IN A NEW BUILDING 77,329 4 Story 19,648	
	Section	ZONING (NHR)	ALLOWED/REQUIRED BUILDING 01	PROPOSED DEVELOPMENT BUILDING 01	FLEXIBILITY REQUESTED
FAR	1001.2	9	9.0 TOTAL MAXIMUM, 2.5 RESIDENTIAL MINIMUM	COMMERCIAL: 0 SF EDUCATIONAL 77,329 SF PARKING/LOADING: 0 RESIDENTIAL: 0 TOTAL: 77,329 SF (.99 FAR)	NONE
RESIDENTIAL MINIMUM FAR	1001.3	2.5 FAR	9.0 TOTAL MAXIMUM, 2.5 RESIDENTIAL MINIMUM	0 SF	REQUIRED PROPOSED DEVELOPMENT FAR FOR EDUCATIONAL. NO PLANNED RESIDENTIAL
LOT OCCUPANCY	1001.7		100% ALLOWED	25.34%	NONE
BUILDING HEIGHT	1001.4		90'	56'-10"	NONE
NUMBER OF STORIES		NO LIMIT		4 STORIES	NONE
PENTHOUSE	1001.12 1001.5	GFA 1:1 SETBACK MAX. HEIGHT	20 FT	8538 SF 1:1 SETBACK 12'-6"	NONE
REAR YARD SETBACK*	1001.9	2.5 IN/FT OF HEIGHT, MIN 12'	2.5" X 56.83' = 11.83'	40 FT	NONE
SIDE YARD SETBACK*	1001.8	N/A IF PROVIDED 2" PER 1' NOT REQUIRED, IF PROVIDED	2" X 56.83' = 9.47'	22 FT EAST SIDE, 163'-4" WEST SIDE	NONE
COURTS	1001.18	4 IN/FT OF HEIGHT W/IO FT MIN, WIDTH (RESIDENTIAL) 2.5 IN FTOF HEIGHT W 6 FIT MIN. WIDTH NON RESIDENTIAL	NA	NA	NONE
GREEN AREA RATIO	1011.12		.2 MIN.	0.255	NONE
INCLUSIONARY ZONING	1001	NO RESIDENTIAL PROPOSED			
USE PERMISSIONS	1003.2		MU-Use Group F	Allowed in R, RF and RA - R Use Group: (n) Public School	
DESIGNATED STREET	1004.4	APPLICABLE			
USE REQUIREMENT DESIGNATED STREET	1005.2		EDUCATION	EDUCATION	NONE
STREET FRONTAGE REQUIREMENT	1005.3		100%	100%	NONE
GROUND FLOOR HEIGHT	1006.1a		14	14	NONE
GROUND FLOOR DISPLAY WINDOWS	1006.1b		50%	57%	NONE
GROUND FLOOR PEDESTRIAN ENTRANCE	1006.1c			NA	NONE
GARAGE ENTRANCE	1006.1d	40' SEPARATION MINIMUM	NA	NA	NONE
LOADING BERTHS	1009.4		1	1	NONE
LOADING PLATFORMS	1009.4		1	1	NONE
DELIVERY / SERVICE SPACES	1009.4		1	1	NONE
PARKING	1009.2 Subtitle C 701.5	EDUCATIONAL .25 PER 1000 SF	10	33	
SHORT TERM BICYCLE PARKING	1009.3	EDUCATIONAL 1 PER 2000 SF	39	40	NONE
LONG TERM BICYCLE PARKING	1009.3 Subtitle C 802.1	EDUCATIONAL 1 PER 7500	10	11	NONE
COMMERCIAL & LODGING SHOWERS		MIN. 2 AT 25,000 SF, 2 EVERY 50000 SF	4 SHOWERS	4 SHOWERS	
COMMERCIAL & LODGING LOCKERS		0.6 X REQUIRED LONG TERM SPACES	6 LOCKERS	8 LOCKERS	
SUSTAINABILITY	1010.1	LEED V 4.1	GOLD	GOLD	NONE
RENEWABLE ENERGY	1010.2	SOLAR AT 1% MINIMUM	1%	1%	NONE



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