

- 01 EXISTING TREE
- 02 AUTUMN BRILLIANCE AMELANCHIERS
- 03 SECURITY GATE
- 04 BIO-RETENTION AREA: KARL FOERSTER GRASS (FEATHER REED GRASS), BLUE STAR, NEW ENGLAND ASTER, BLUE FALSE INDIGO, SUMMERSWEET CLETHRA, RED TWIG DOGWOOD
- 05 GRANITE CURB + CONCRETE GUTTER
- 06 8'-0" WIDE PEDESTRIAN PATHWAY: CONCRETE
- 07 ENTRY VESTIBULE
- 08 U-BIKE RACKS
- 09 WILDFIRE BLACK GUM; NYSSA SYLVATICA "WILDFIRE"
- 10 FENCE
- 11 PEDESTRIAN PATHWAY TO CONTINUE OVER DRIVEWAY
- 12 4'-0" WIDE LANDSCAPE STRIP WITH TURF GRASS AND CANOPY TREES



SUMMERSWEET CLETHRA



BLUE STAR



KARL FOERSTER



RED TWIG DOGWOOD



BLUE FALSE INDIGO



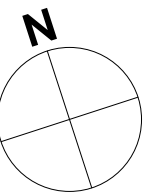
BLUE STAR



AUTUMN BRILLIANCE AMELANCHIERS



NYSSA SYLVATICA "WILDFIRE"



## CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

**A2 Design Inc**  
1440 N. Edgewood Street, Arlington, VA 22101  
703.448.6700

**Wiles Mensch**  
510 8th Street SE, Washington, DC 20003  
202.552.0248

**Symmetra Design**  
727 15th Street, NW 12th Fl Washington DC 20005  
202.370.6000

**Cozen O'Connor**  
2001 M Street NW, Ste 500, Washington DC 20036  
202.747.0769

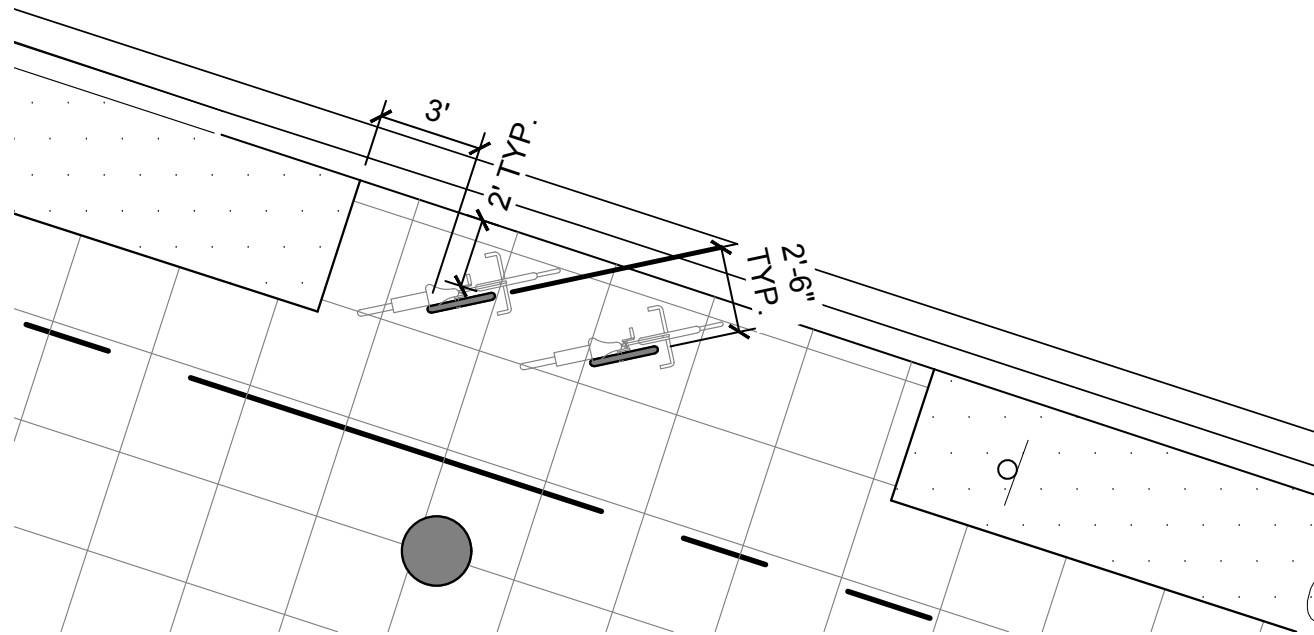
## ENLARGED SIDEWALK PLAN

scale: 1" = 20'

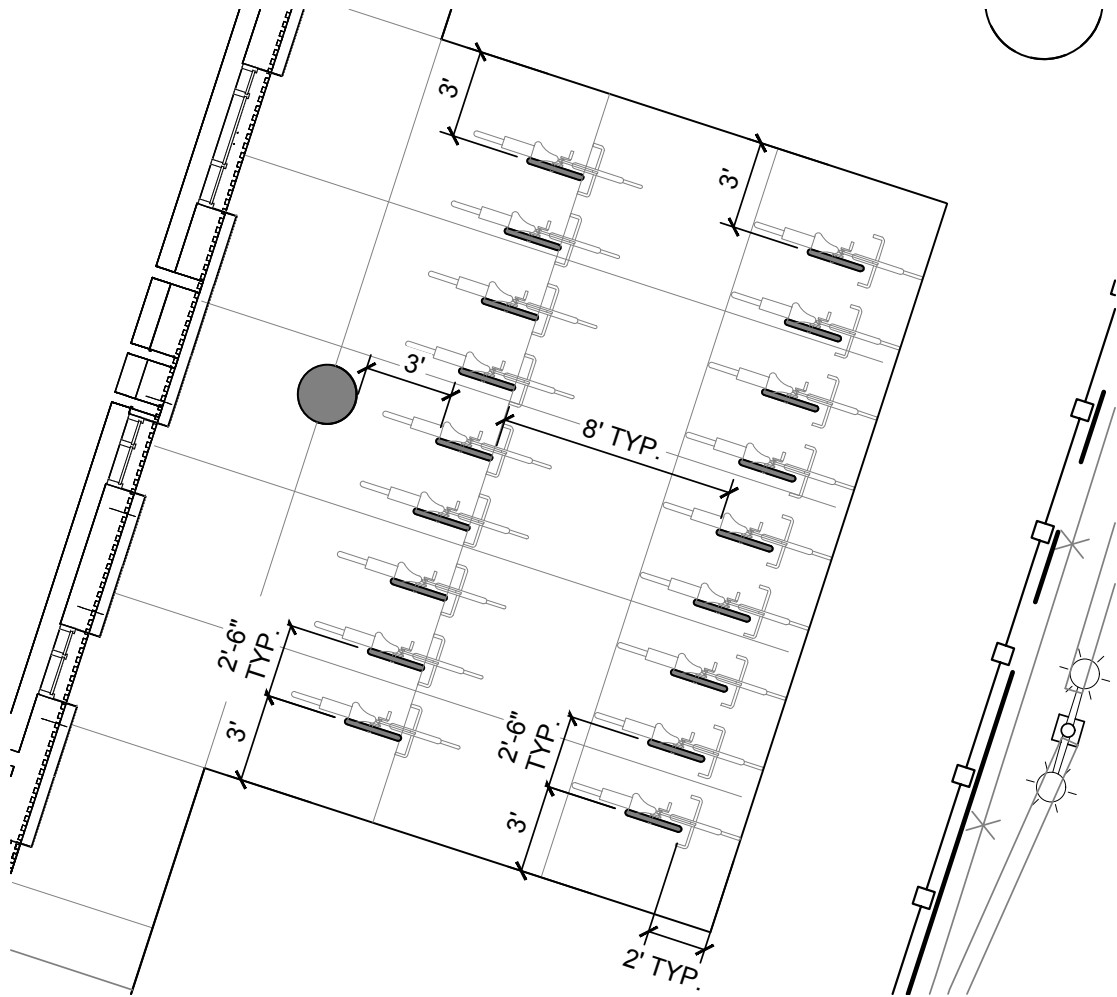
A-013

ZONING COMMISSION  
District of Columbia  
CASE NO.24-23  
EXHIBIT NO.15A3





# 1 BIKE RACK ENLARGEMENT



# 2 BIKE RACK ENLARGEMENT

Figure 1: Acceptable Bike Rack Designs (DDOT Bicycle Facility Design Guide)

## BICYCLE RACK DESIGNS

### PREFERRED "U Rack" DESIGN

Dimensions vary by manufacturer and model.

### ACCEPTABLE DESIGNS

Golden Triangle BID Style

Downtown BID Style

### UNACCEPTABLE DESIGNS

This type of rack can bend the wheel.

This type of rack does not support the bicycle frame in at least 2 places.

### RACK ELEMENTS

The rack must:

- Support the bicycle frame in at least 2 places, allowing the frame and wheel to be locked using a U-lock or cable lock.
- Prevent the wheel of the bicycle from tipping over.
- Not damage the bicycle.
- Be durable and securely anchored.
- Allow front-in or back-in parking.

District Department of Transportation Bicycle Facility Design Guide

REVISED: Dec. 2005

SCALE: 1" = 16'

26

# 3 BICYCLE RACK DESIGNS



## Short-term Bicycle Parking

Short-term bicycle parking is intended primarily to serve visitors, such as retail patrons making trips of up to a few hours. It is sometimes called "visitor parking;" however, it may serve other bicycle users as needed.

### Location

Short-term bicycle parking must be located in a publicly-accessible space within a maximum of 120 feet of pedestrian entrances<sup>14</sup> (25 feet is preferred). The location must be well-lit and convenient to the building it is meant to serve.<sup>15</sup>

Safe locations for short-term bicycle parking also have these features:

- They are in full view, near pedestrian traffic and windows, and in well-lit areas to maximize visibility and minimize vandalism.
- They are under cover to protect bicycles from inclement weather.
- They are far enough away from the street or parking spaces so that bicycles will not be damaged by cars, set back if possible (see Distance from Curb).
- They do not obstruct pedestrian traffic, including when a bike is parked and when empty.

### Additional Features of Accessible Locations

Accessible locations for short term parking have these characteristics:

- They are located between building entrances and roads, bike lanes, and paths.
- The pedestrian access route is at least 48 inches wide (60 inches or more is preferred).<sup>14</sup>
- The pedestrian access route does not have a slope greater than 5 percent (8 percent if level landing is provided every 30 feet of linear distance).



Examples of acceptable short-term rack designs in DC. (photo credits: Elvert Barnes)

<sup>14</sup> DC Zoning Code, Section 804.2  
<sup>15</sup> DC Zoning Code, Section 804.6  
<sup>16</sup> DC Zoning Code, Section 805.8 and DC Regs, Section 1215.

# 4 SHORT-TERM BICYCLE PARKING



## CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

**A2 Design Inc**  
 1440 N. Edgewood Street, Arlington, VA 22101  
 703.448.6700

**Wiles Mensch**  
 510 8th Street SE, Washington, DC 20003  
 202.552.0248

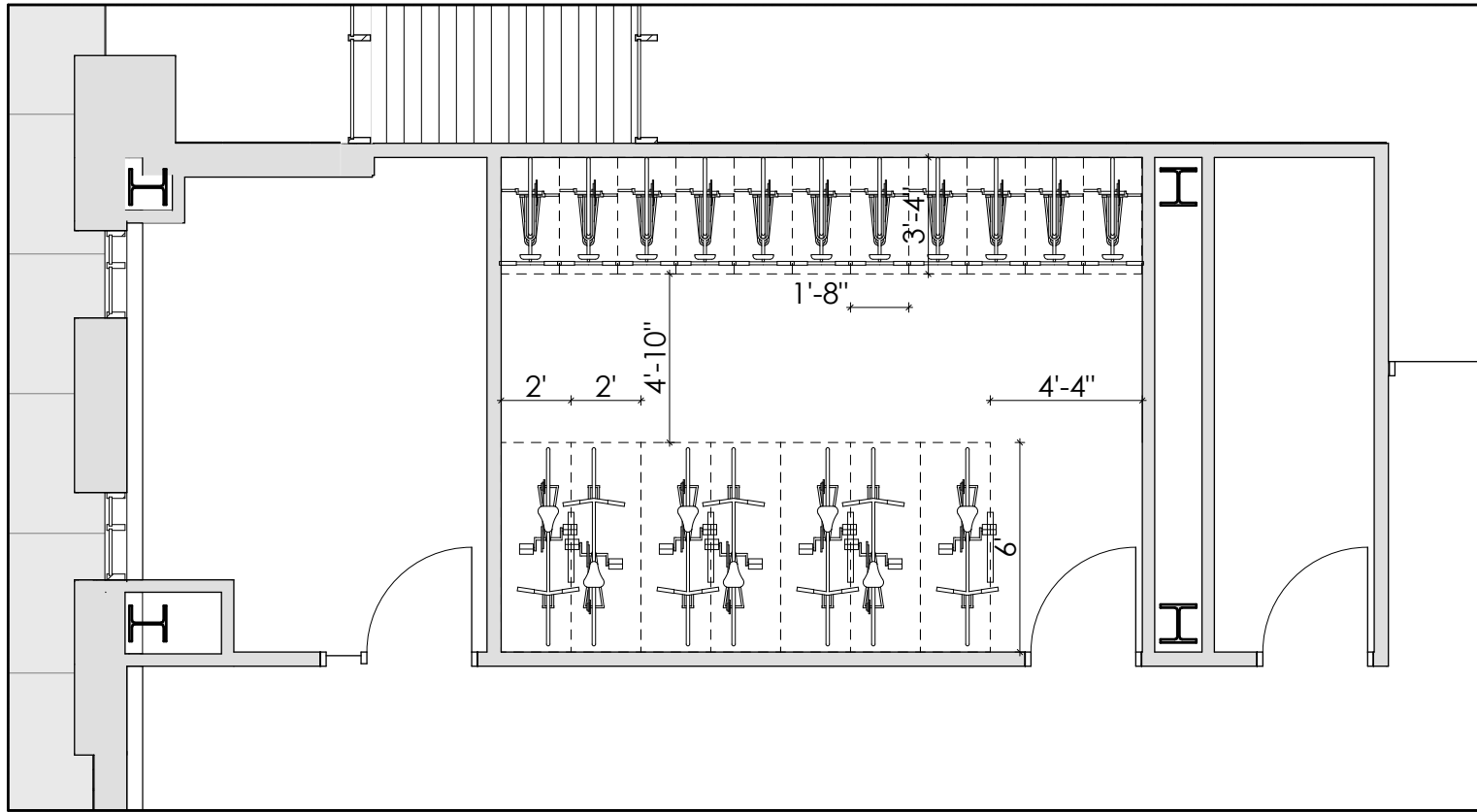
**Symmetra Design**  
 727 15th Street, NW 12th Fl Washington DC 20005  
 202.370.6000

**Cozen O'Connor**  
 2001 M Street NW, Ste 500, Washington DC 20036  
 202.747.0769

## ENLARGED SHORT-TERM BICYCLE PARKING

scale:

A-013A



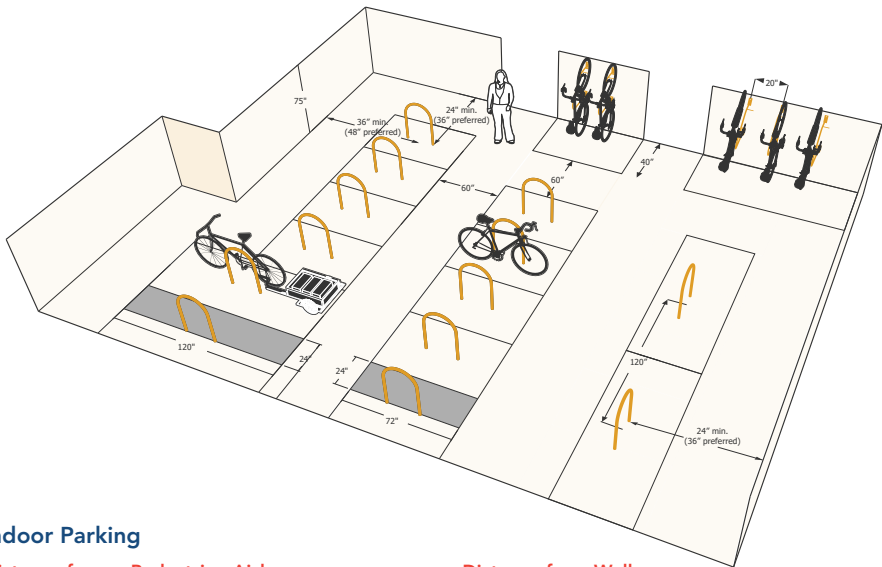
1

ENLARGED LONG-TERM BICYCLE PARKING

SCALE: 3/16" = 1'-0"

DDOT BIKE PARKING GUIDE

Figure 3: Bike Room Rack Dimension/Spacing



Indoor Parking

Distance from a Pedestrian Aisle:

For long-term parking, a 60 inch wide pedestrian aisle must be provided, measured from the perimeter of the 72-inch bike parking space.

Where 20 or more bicycle parking spaces are required, at least 5 percent of the spaces should be 120 inches long to allow space for tandems and trailers.

Distance from Wall:

- Rack units placed perpendicular to a wall should be at least 48 inches from the wall to the center of the rack; 36 inches is the minimum required.
- Rack units parallel to a wall should be at least 36 inches from the rack to the wall; 24 inches is the minimum required.

BICYCLE PARKING REQUIREMENTS | 15

DDOT BIKE PARKING GUIDE

Layout Dimensions

Proper layout of bicycle racks is essential to ensure that they will safely and conveniently accommodate the intended number of bicycles. Racks must be located in a safe and accessible place with adequate space to maneuver a bicycle in and out. Each required bicycle parking space must be accessible without moving another bicycle.<sup>17</sup>

Layout Must Follow These Minimum Dimensions:

Each required long-term bicycle parking space shall be:

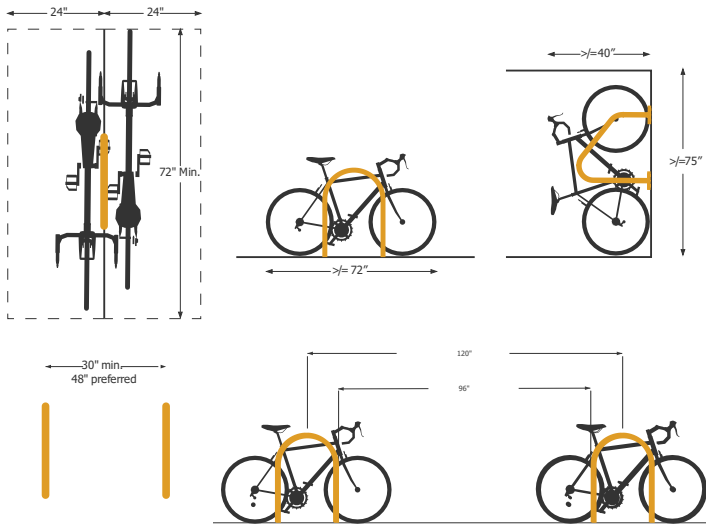
- A minimum width of 24 inches, and shall be:
  - » A minimum of 72 inches in length if the bicycles are to be placed horizontally; or
  - » A minimum of 40 inches in length if the bicycles are to be placed vertically<sup>18</sup>

Distance to other Racks:

Rack units aligned parallel to each other (side by side) must be at least 30 inches apart; 48 inches is recommended. This includes racks that are sold as multiple rack units attached together.

Rack units aligned end to end must be at least 96 inches apart (120 inches from center to center), leaving a 48 inch clear space between bicycles.<sup>19</sup>

Figure 2: Linear Rack Spacing



17 DC Zoning Code, Section 801.4  
18 DC Zoning Code, Section 805.10  
19 DC Zoning Code, Section 801.3

14 | BICYCLE PARKING REQUIREMENTS

DDOT BIKE PARKING GUIDE

Long-term Bicycle Parking

Long-term parking is intended for people making longer stays at a location, and shall be available for employees, residents, and other building occupants.<sup>9</sup>

Location and Level

Bicycle parking must be designed for convenient daily use, not simply for short-term storage of bicycles. All required long-term bicycle parking spaces must be located within the building for which they are required.

Required long-term bicycle parking must be no lower than the first cellar level or the first complete parking level below ground, and no higher than the first above-ground level.

Access may be provided by an elevator with interior dimensions of 80 inches by 54 inches.

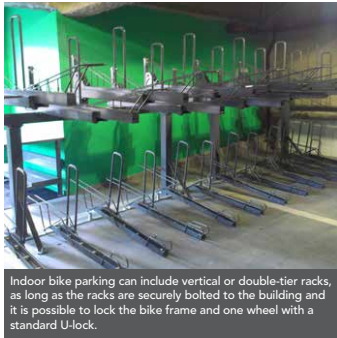
Long-term Bicycle Parking Types

All residential buildings must provide long-term parking in the form of acceptable bicycle racks or lockers.<sup>10</sup> In new and substantially renovated buildings, the zoning requires that all required long-term spaces must be provided indoors (in a parking garage or a bicycle storage room). A minimum of 50 percent of required long-term bicycle parking spaces shall allow the bicycles to be placed horizontally on the floor or ground, without the bicycle being suspended.<sup>11</sup> For older buildings, indoor parking is preferred but may not always be feasible. In these cases, if bicycle parking spaces must be located outside of the building, the spaces shall be secure, covered, and adjacent to the building.<sup>12</sup>

Parking Garages

Bicycle parking in parking garages must be clearly marked and separated from motor vehicle parking by a physical barrier, such as a wheel stop or bollards.<sup>13</sup> Bicycle racks inside parking garages must meet the security standards of short-term racks or lockers.

9 DC Regs, Section 1215.4  
10 DC Zoning Code, Section 805.3  
11 DC Zoning Code, Section 805.9  
12 DC Regs, Section 1215.1  
13 DC Zoning Code, Section 805.4 and DC Regs, Section 1215.7



Indoor bike parking can include vertical or double-tier racks, as long as the racks are securely bolted to the building and it is possible to lock the bike frame and one wheel with a standard U-lock.

Bicycle Rooms

Where long-term parking is provided in a bicycle room, the room shall have solid walls or floor-to-ceiling fencing. The room shall have locked doors. The entire room must be visible from the entry door. A motion-activated security light in a tamper-proof case must be provided in each bicycle room.

BICYCLE PARKING REQUIREMENTS | 11

2

INDOOR BICYCLE PARKING

3

LAYOUT DIMENSIONS

4

LONG-TERM BICYCLE PARKING



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc

1440 N. Edgewood Street, Arlington, VA 22101  
703.448.6700

Wiles Mensch

510 8th Street SE, Washington, DC 20003  
202.552.0248

Symmetra Design

727 15th Street, NW 12th Fl Washington DC 20005  
202.370.6000

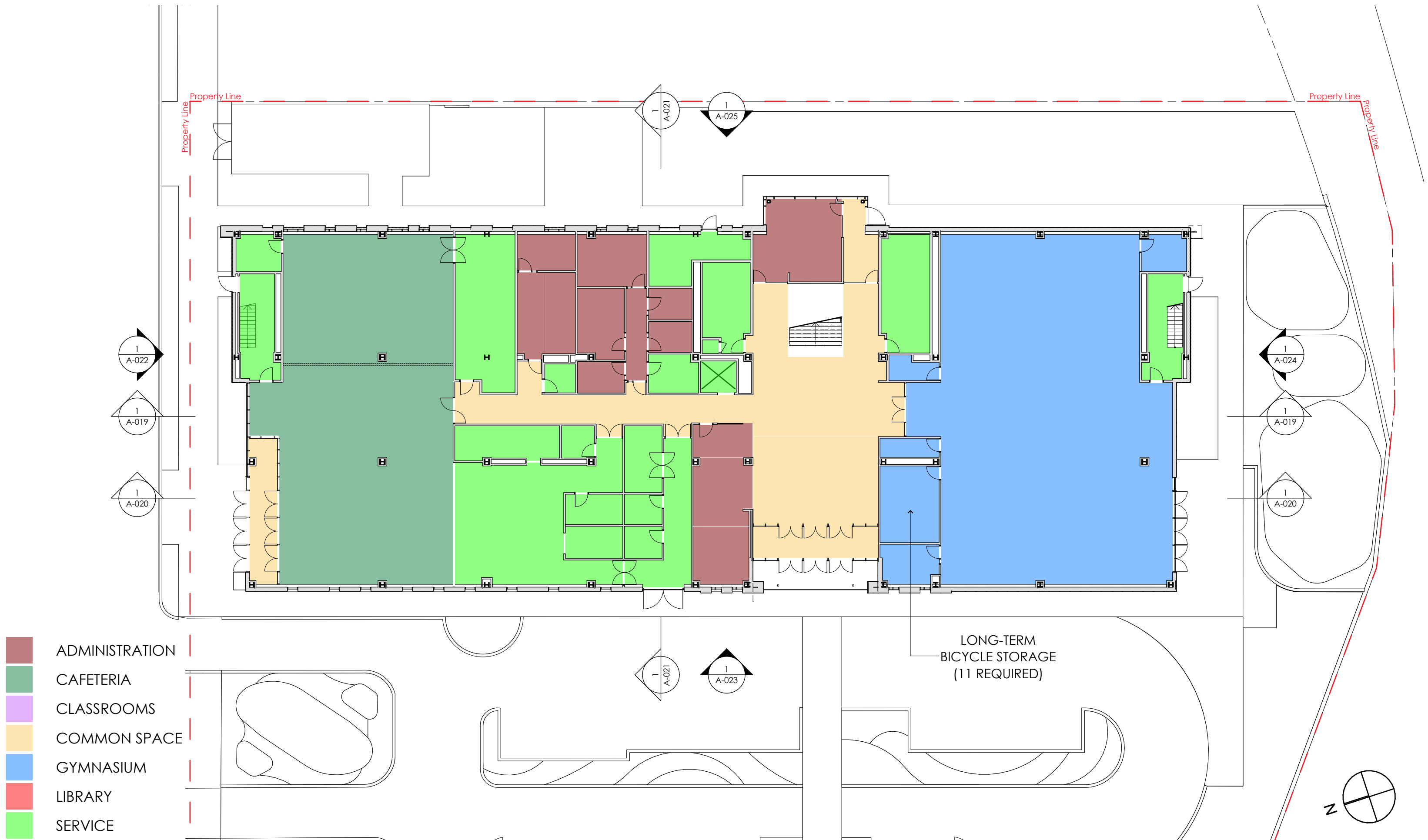
Cozen O'Cononor

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

ENLARGED BICYCLE STORAGE PLAN

scale:

A-013B



# **CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL** 701 HOWARD ROAD SE, WASHINGTON DC 20020

**A2 Design Inc**  
1440 N. Edgewood Street, Arlington, VA 22101  
703.448.6700

**Wiles Mensch**  
510 8th Street SE, Washington, DC 20003  
202.552.0248

**Symmetra Design**  
727 15th Street, NW 12th Fl Washington DC 20005  
202.370.6000

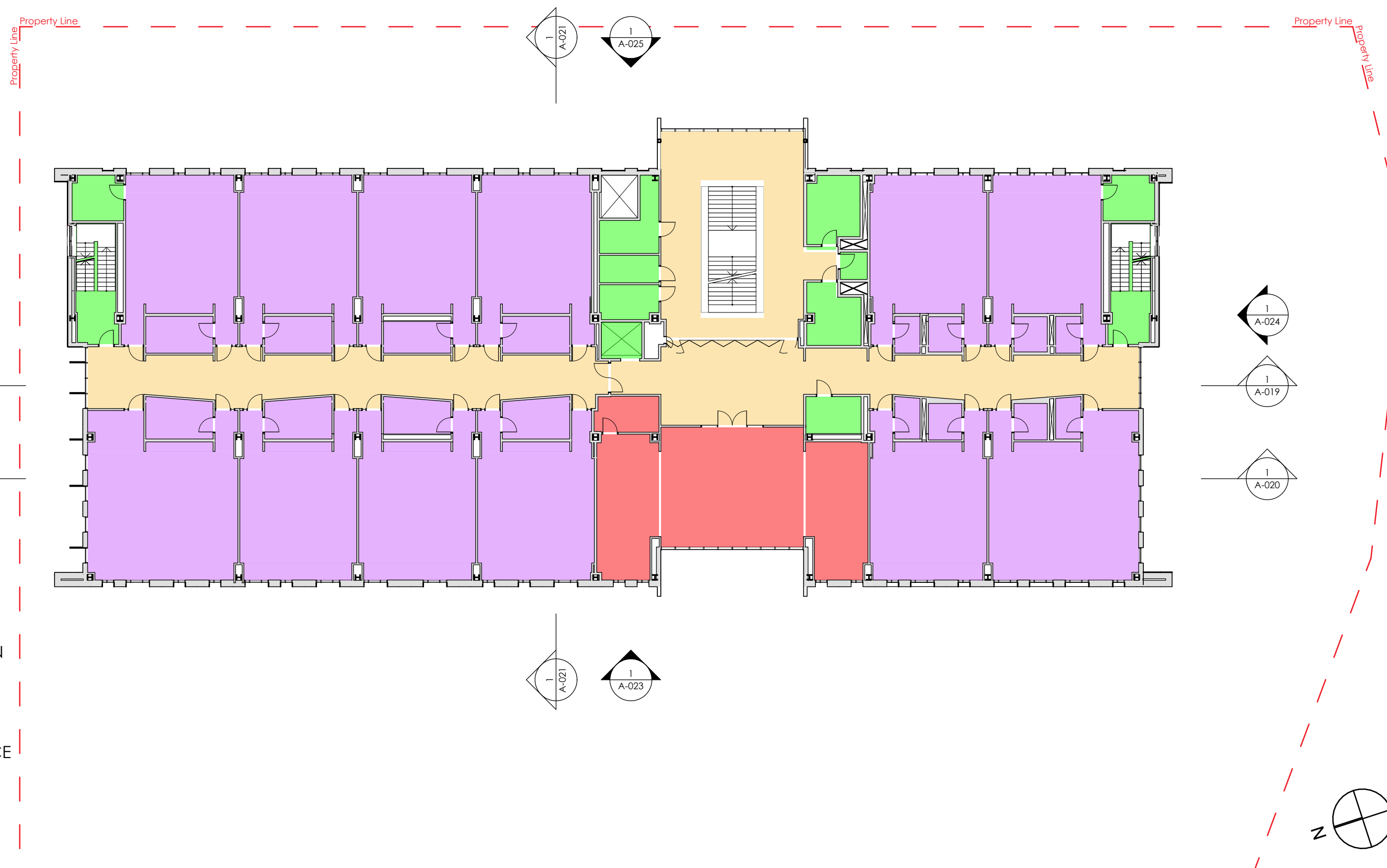
**Cozen O'Connor**  
2001 M Street NW, Ste 500, Washington DC 20036  
202.747.0769

**FIRST FLOOR PLAN**  
scale: 1" = 20'

**A-014**







- ADMINISTRATION
- CAFETERIA
- CLASSROOMS
- COMMON SPACE
- GYMNASIUM
- LIBRARY
- SERVICE



## CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

**A2 Design Inc**  
 1440 N. Edgewood Street, Arlington, VA 22101  
 703.448.6700

**Wiles Mensch**  
 510 8th Street SE, Washington, DC 20003  
 202.552.0248

**Symmetra Design**  
 727 15th Street, NW 12th Fl Washington DC 20005  
 202.370.6000

**Cozen O'Connor**  
 2001 M Street NW, Ste 500, Washington DC 20036  
 202.747.0769

**THIRD FLOOR PLAN**  
 scale: 1" = 20'

A-016