

March 10, 2025

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VIA IZIS

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: ZC Case No. 24-23
Applicant's Post-Hearing Submission**

Chairperson Hood and Honorable Members of the Commission:

On behalf of the Applicant Cedar Tree Academy (the “**Applicant**”), the following information is being provided in response to comments and questions from the Zoning Commission during the public hearing on February 24, 2025. As set forth in the case record, the Applicant seeks mandatory design review and approval in order to construct a new school building (the “**Project**”) at 701 Howard Road SE (Lot 89, Square 5861) (the “**Property**”) in the NHR zone district.

I. Updated Landscape Design

During the hearing, the Commission requested the Applicant to revise and further develop the landscape design, including with improved buffering of the surface parking area. In response to these comments, the Applicant is enclosing a revised site plan to depict additional plantings and thoughtful landscape design. See **Exhibit A**. The key changes to the landscape plan include:

- Setting back the fencing to allow for accessible open green space at the northwest corner of the Property along Howard Road.
- Providing additional plantings and a row of trees at the northwest corner of the Property. The types of plants and trees will be consistent with the types shown on the landscape plan filed at Exhibit 15A3, Sheet A-011. The plantings and trees create a visual buffer between public space and the parking area on site.
- Shifting the bioretention plantings from the southwest corner of the Property to along the western lot line. As outlined below, the revision to the bioretention allows for additional play space for students.
- Adding new trees along the southern end of the parking area and drive aisle.

II. Additional Play Space for Students

The Commission noted that the play space for students was limited to a small area at the southeastern corner of the Property. The Commission expressed concern the Project would provide significantly less play space than the existing building at the Property.

Since the hearing, the Applicant worked to incorporate additional exterior play space as reflected in the revised site plan at **Exhibit A**. First, the Applicant reconfigured and moved bioretention plantings from the southwestern corner of the Property to the western lot line. This revision created an additional 6,159 sq. ft. of open play area that can be used by students.

Second, the Applicant is working with the Department of Transportation (“DDOT”) to authorize the use of an approximately 3,531 sq. ft. portion of public space directly to the rear of the Property. This public space is unused and located directly adjacent to the Property’s rear lot line. The Applicant has corresponded with DDOT, the Office of Planning, and Department of General Services regarding the use of this space. The Applicant will be applying for a public space permit to construct a retaining wall around the public space and incorporate the area to be used by students.

With or without the public space, the Project will provide play space for students that is consistent with the existing building at the Property, as reflected in the comparison diagram included with **Exhibit A**. Notably, the Project will feature a 3,569 sq. ft. cafeteria, which also functions as a multi-purpose room, and a 4,399 sq. ft. gymnasium. This interior space can be used for student activities and play. The existing building does not have a designated cafeteria or gymnasium space.

After accounting for the interior recreation space and the additional open play area identified above, the Project will have approximately 24,119 sq. ft. of play area, including a 6,459 sq. ft. playground area. By comparison, the existing site has a total of 25,808 sq. ft. of play area, with 5,997 sq. ft. of fenced playground area. The Applicant believes that the more than 24,000 sq. ft. of play area on site will meet the needs of its students.

III. Draft Findings of Fact and Conclusions of Law

In accordance with Subtitle Z § 601.1, the Applicant is enclosing proposed findings of fact and conclusions of law at **Exhibit B**.

IV. Conclusion

The Applicant thanks the Commission for its consideration of this filing and looks forward to the Commission’s decision meeting on March 27, 2025.

Sincerely,
COZEN O’CONNOR



Eric J. DeBear

Certificate of Service

I HEREBY CERTIFY that on this 10th day of March, 2025, a copy of this Post-Hearing Submission with attachments was served, via email, on the following:

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