

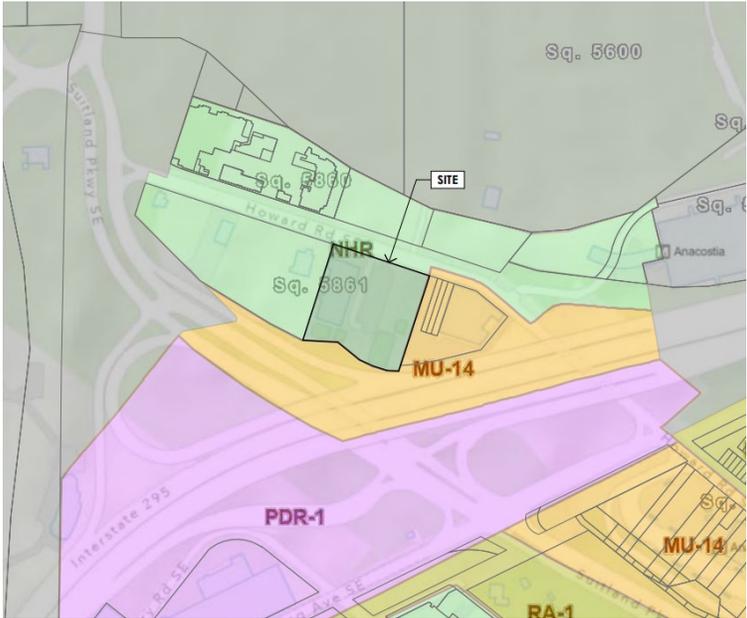
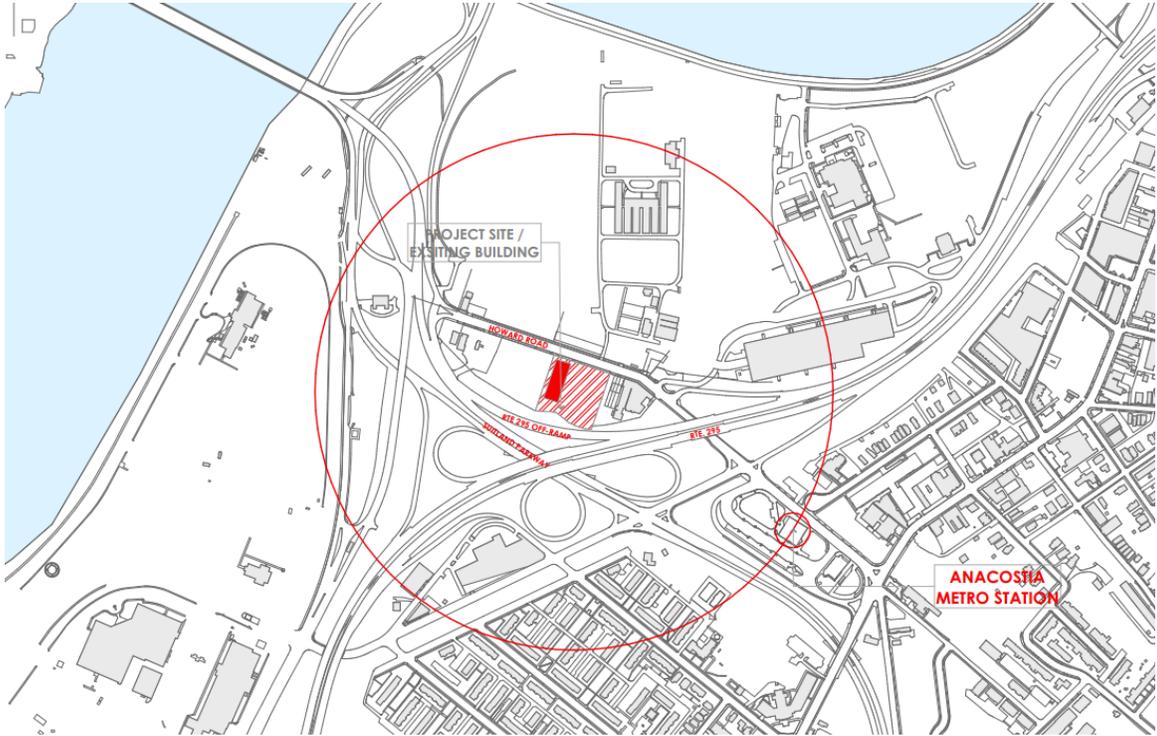
ZC Case No. 24-23A

Modification with Hearing
to Approved Design Review

Cedar Tree Academy
701 Howard Road SE



Subject Property



Project Background

- ZC Case 24-23
 - Mandatory design review approved in March 2025, with Order issued in August 2025
 - Proposal to demolish existing building and construct new school building with approx. 36,000 sq. ft.
 - 32 classrooms, gymnasium, cafeteria, and library
 - 33 parking spaces
 - Special exception from minimum residential FAR requirement
- Significant recent changes to project funding sources
 - OSSE's "uniform per student funding formula" results in reduced operating funding
 - Cuts to U.S. Department of Education create additional financing uncertainty

Modification Summary

- Incorporate existing school building with façade upgrades and new rear addition
- 32 classrooms with new cafeteria, kitchen, gymnasium, library and parent center
- 34 parking spaces access and loading area
- Substantial green space for student play with new bioretention and landscaping features
- No public space improvements due to existing heritage trees and transformer vault

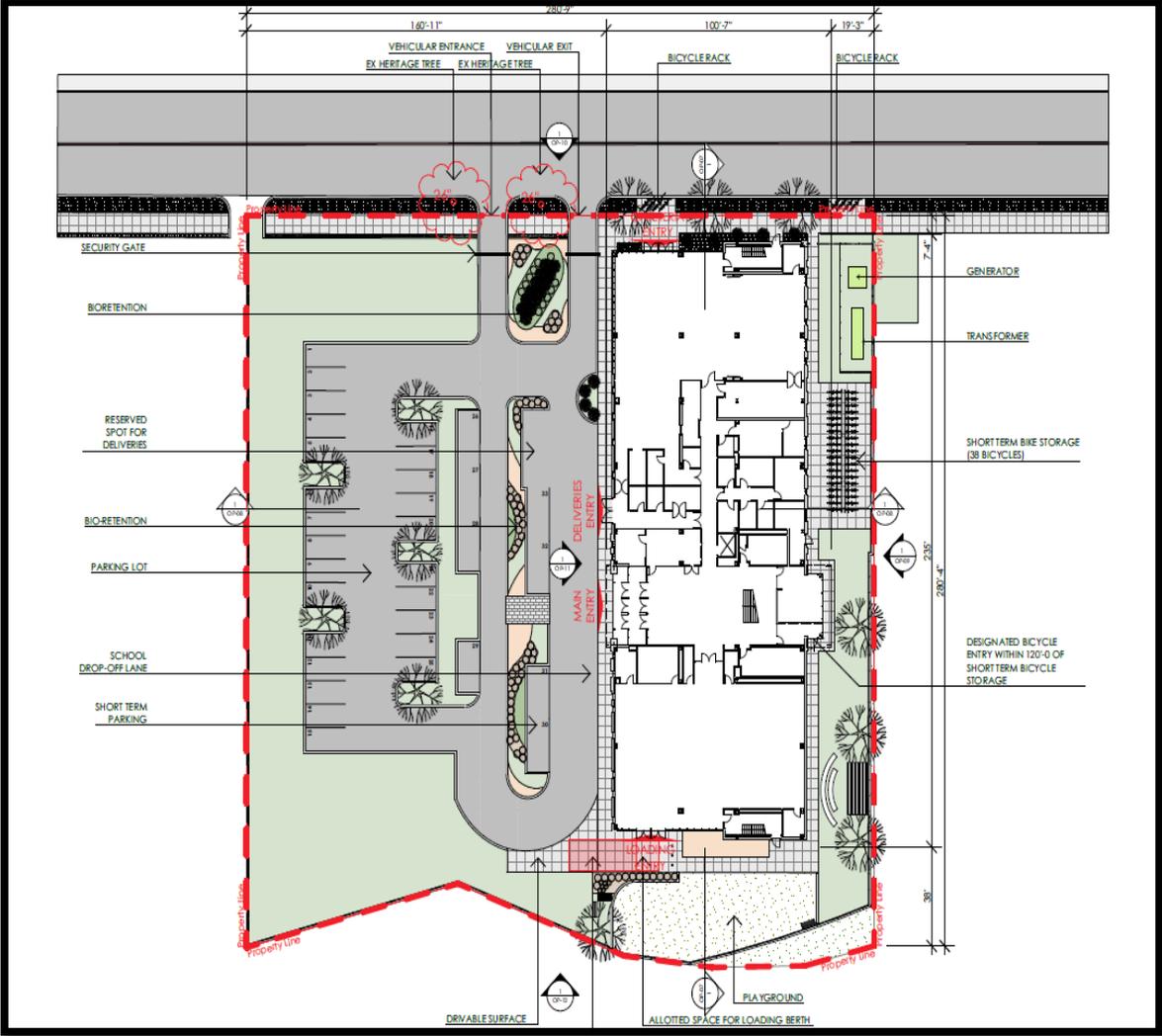
Zoning Data - Comparison

	NHR Zone Standards	Approved Project	Revised Project
FAR	9.0	0.99 (77,329 sq. ft.)	0.80 (62,541 sq. ft.)
Min. Residential FAR	2.5	None (Special Exception Relief)	None (Special Exception Relief)
Lot Occupancy	100%	25.3%	27%
Height	90 ft. (ROW + 20 ft.)	56'10"	42'6"
Penthouse Height	20 ft.	12'6"	12'6"
Front Setback	None Required	7'5"	35'2" (existing)
Rear Setback	2.5 in./1 ft. of height, 12 ft. min. (11.8 ft. for Project)	40 ft.	0 ft. (Special Exception Relief)
Side Yard	None required, 2 in./1 ft. of height, 5 ft. min. (9.47 ft. for Project)	22 ft. (eastern side) 163'4" (western side)	83'4" (eastern side) 14'10" (western side)
Vehicle Parking	37 spaces	33 spaces	34 spaces (Special Exception Relief)
Bicycle Parking	Long-Term: 1 space per 7,500 sq. ft. (4 spaces) Short-Term: 1 space per 2,000 sq. ft. (14 spaces)	Long-Term: 10 spaces Short-Term: 39 spaces	Long-Term: 4 spaces Short-Term: 14 spaces
Loading	None required	1 Loading Berth and 1 Service/Delivery Space	None provided

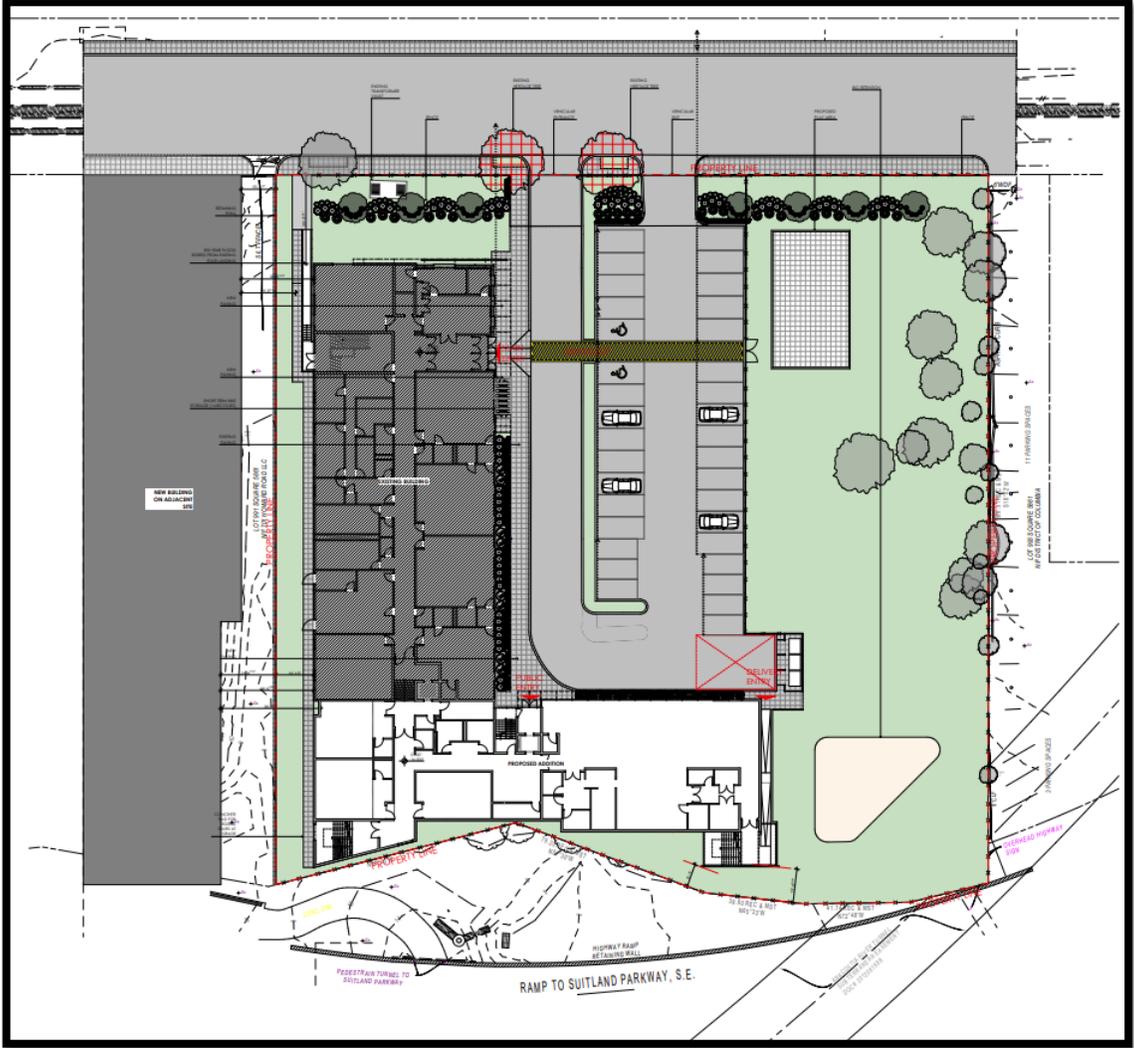
Community/Agency Engagement

- ANC 8A – Support
- Office of Planning – Support
- DDOT – No Objection
- 5 Letters of Support
 - Redbrick LMD (neighboring property owner)

Site Plan - Comparison



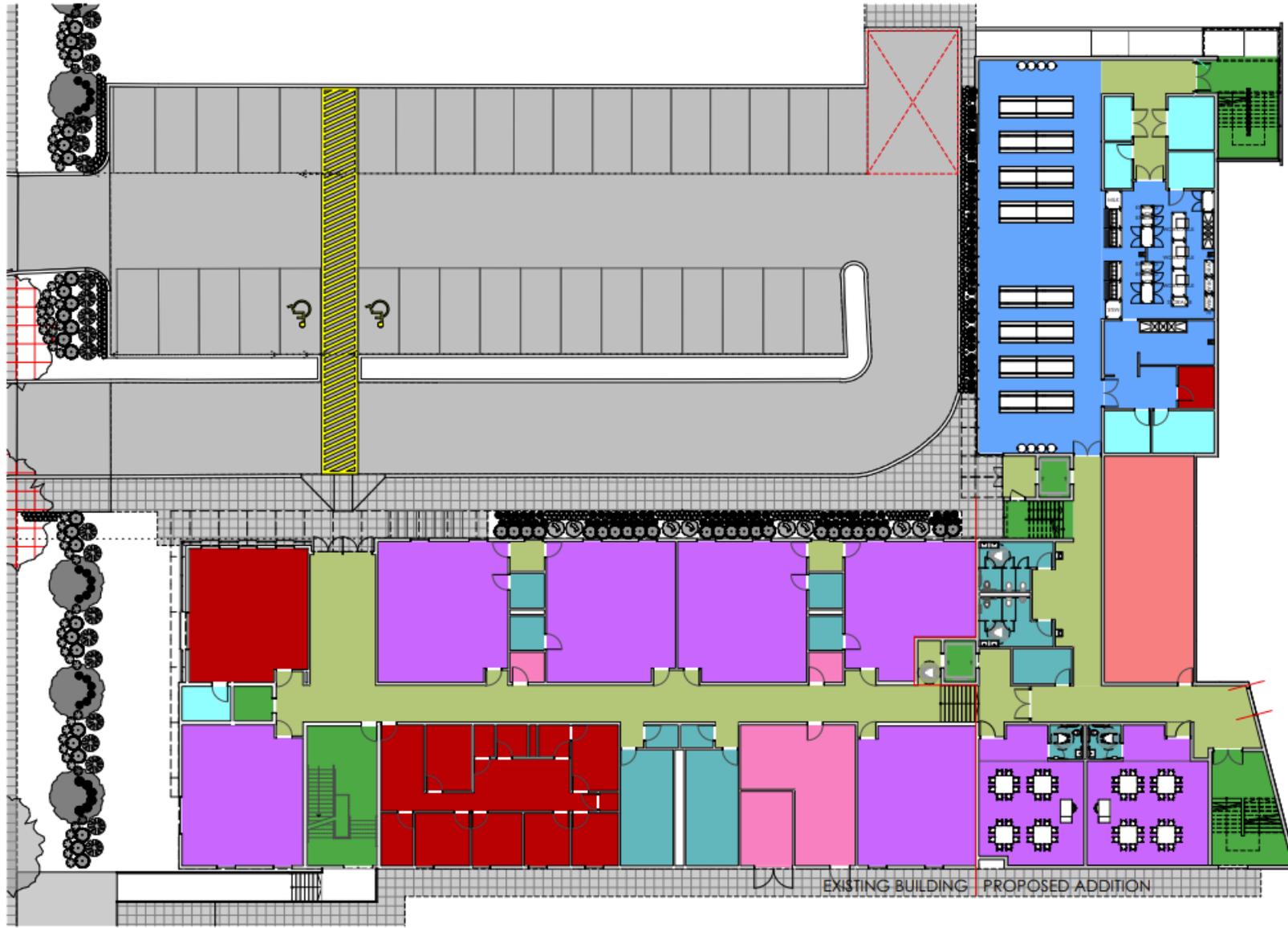
Approved



Modification

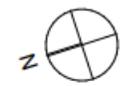
Modified Site Plan





LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
■	UTILITIES

EXISTING BUILDING PROPOSED ADDITION



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

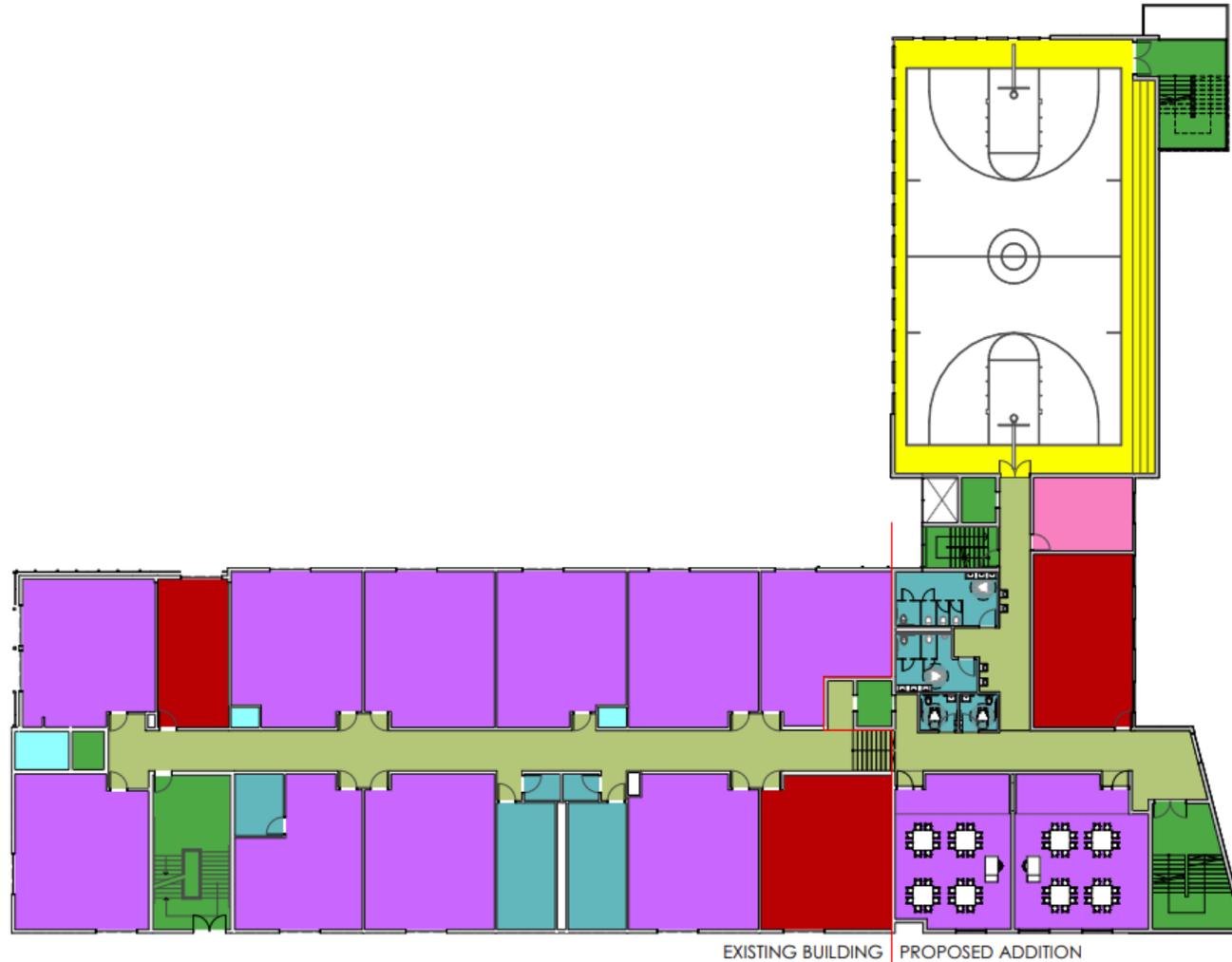
Wiles Mensch
310 0th Street SE, Washington, DC 20003
202.552.0248

Symetra Design
727 13th Street, NW 12th R, Washington DC 20005
202.370.6000

Cozen O'Conor
201 M Street NW, Ste 300, Washington DC 20036
202.747.0769

FIRST FLOOR PLAN
scale: 1" = 20'

A-013



LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
■	UTILITIES



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

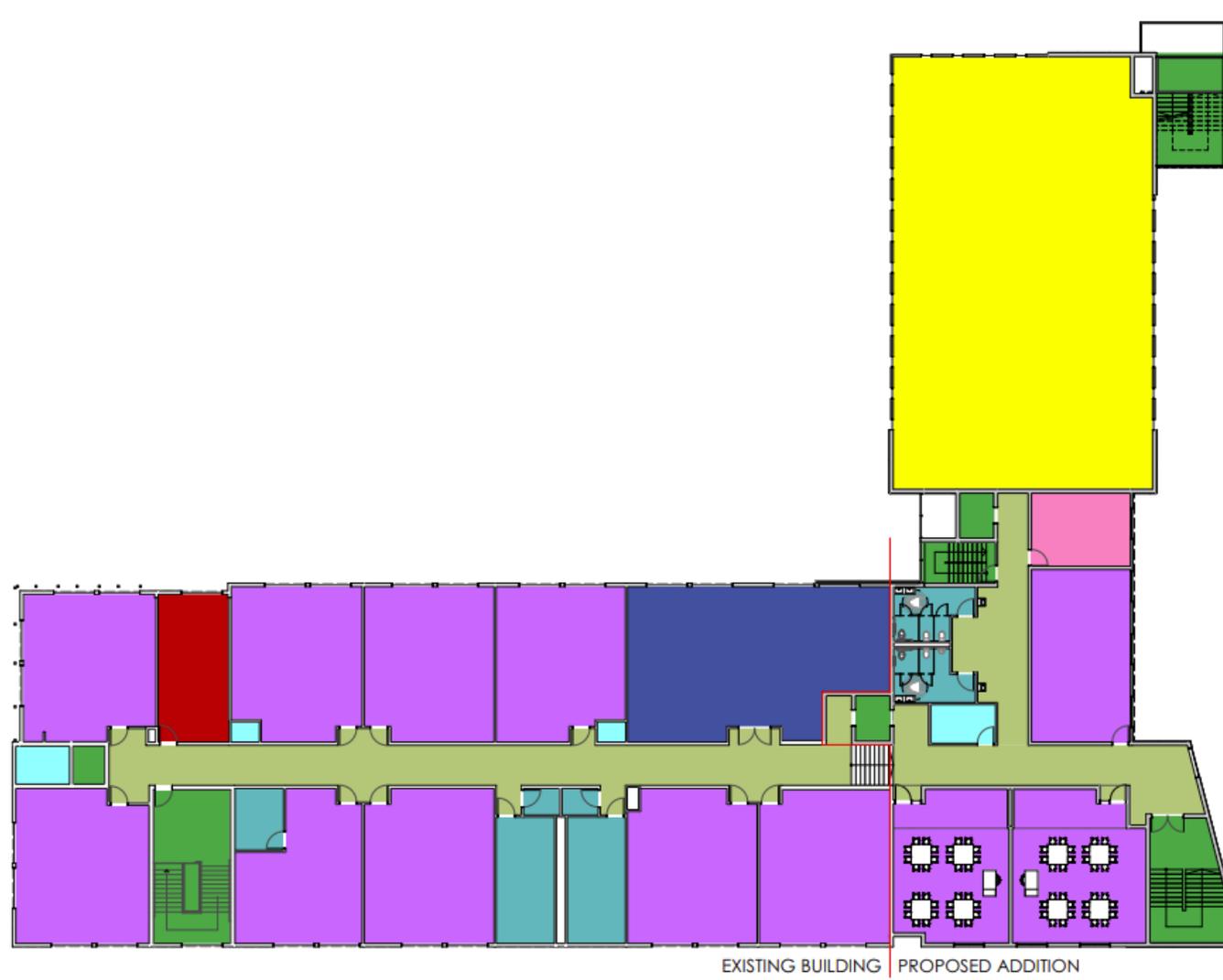
Wiles Mensch
510 8th Street SE, Washington, DC 20003
202.552.0248

Symetra Design
727 13th Street, NW 12th Fl Washington DC 20005
202.370.6000

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

SECOND FLOOR PLAN
scale: 1" = 20'

A-014



LEGEND	
■	CAFETERIA
■	CIRCULATION
■	CLASSROOMS
■	GYMNASIUM
■	LIBRARY
■	OFFICE
■	SERVICE
■	STAIRS AND ELEVATOR
■	STORAGES
■	TOILETS
■	UTILITIES

EXISTING BUILDING PROPOSED ADDITION



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

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703.448.6700

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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'

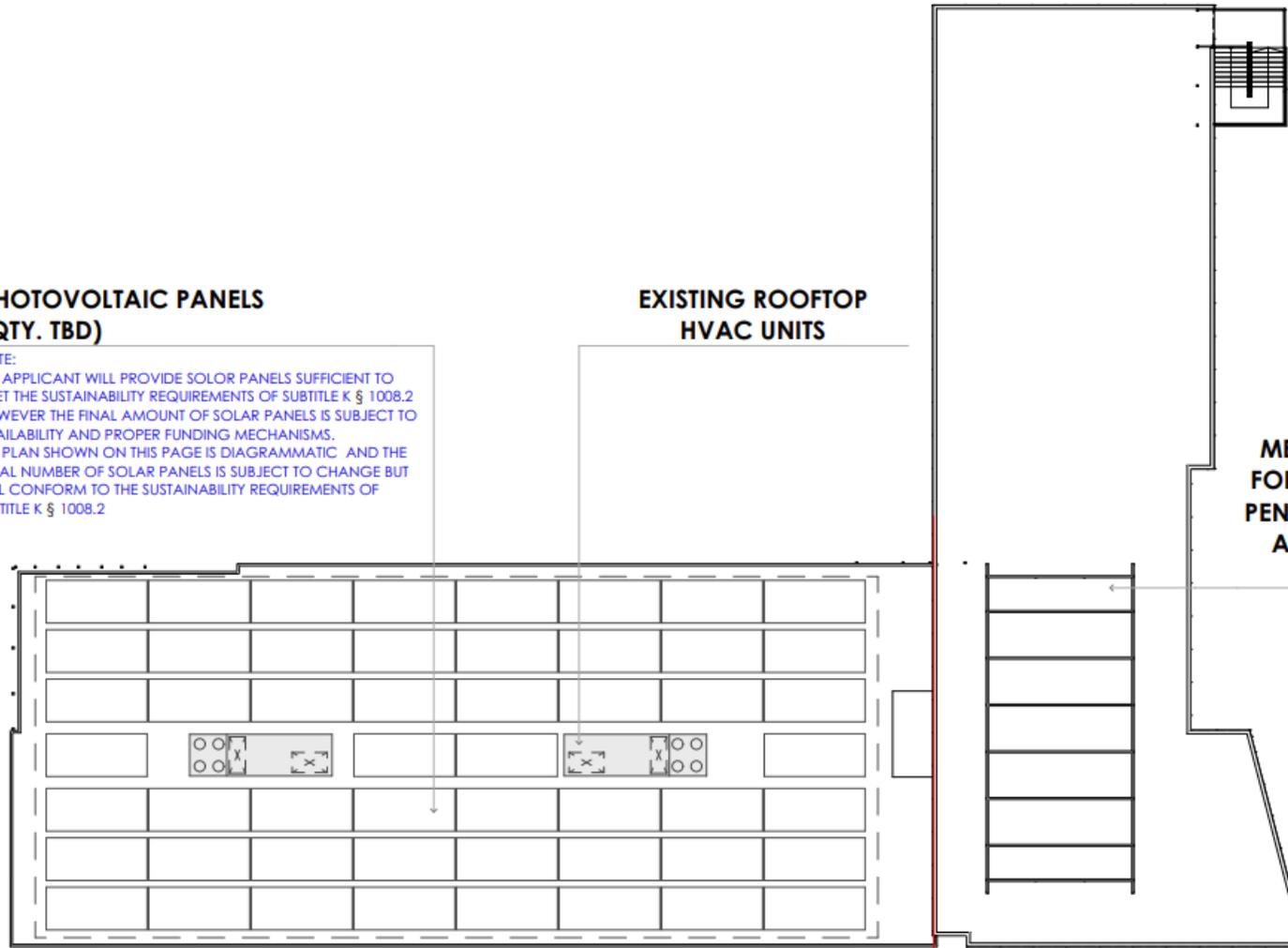
A-015

**PHOTOVOLTAIC PANELS
(QTY. TBD)**

NOTE:
THE APPLICANT WILL PROVIDE SOLAR PANELS SUFFICIENT TO MEET THE SUSTAINABILITY REQUIREMENTS OF SUBTITLE K § 1008.2 HOWEVER THE FINAL AMOUNT OF SOLAR PANELS IS SUBJECT TO AVAILABILITY AND PROPER FUNDING MECHANISMS. THE PLAN SHOWN ON THIS PAGE IS DIAGRAMMATIC AND THE TOTAL NUMBER OF SOLAR PANELS IS SUBJECT TO CHANGE BUT WILL CONFORM TO THE SUSTAINABILITY REQUIREMENTS OF SUBTITLE K § 1008.2

**EXISTING ROOFTOP
HVAC UNITS**

**MECHANICAL PENTHOUSE
FOR ROOFTOP HVAC UNITS.
PENTHOUSE IS SCREENED ON
ALL SIDES AND OPEN TO
ABOVE.**



EXISTING BUILDING | PROPOSED ADDITION



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
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Wiles Mensch
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202.552.0248

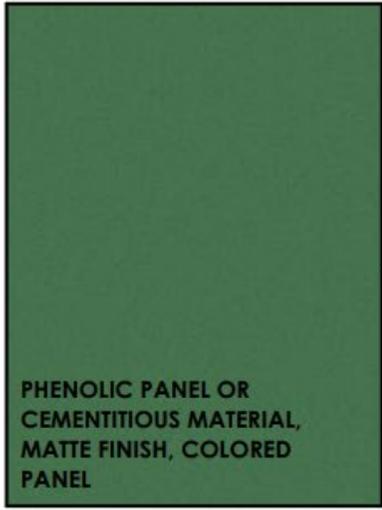
Symmetra Design
727 15th Street, NW 12th Fl Washington DC 20005
202.370.6000

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

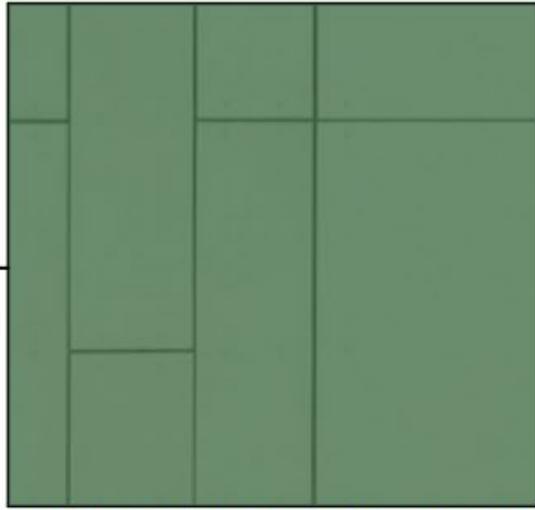
ROOF TOP FLOOR PLAN
scale: 1" = 20'



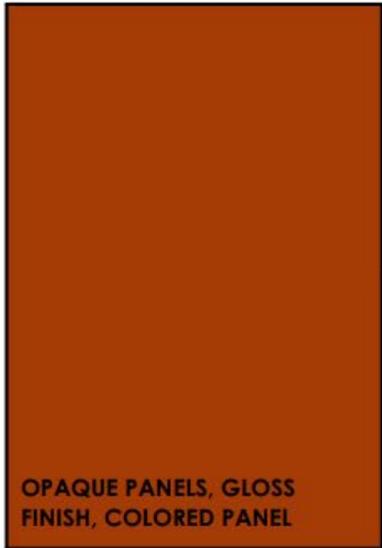
A-016



PHENOLIC PANEL OR CEMENTITIOUS MATERIAL, MATTE FINISH, COLORED PANEL



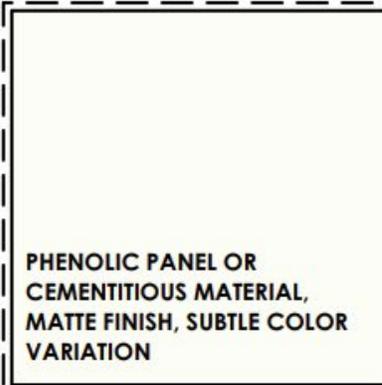
PHENOLIC PANEL OR CEMENTITIOUS MATERIAL W/ REVEALS



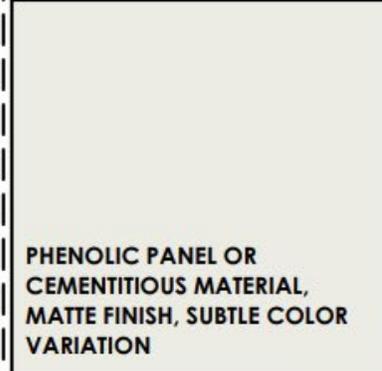
OPAQUE PANELS, GLOSS FINISH, COLORED PANEL



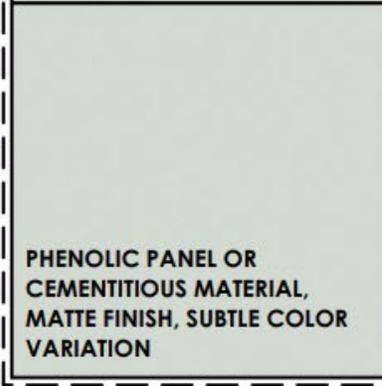
CORRUGATED OR PERFORATED PANEL



PHENOLIC PANEL OR CEMENTITIOUS MATERIAL, MATTE FINISH, SUBTLE COLOR VARIATION



PHENOLIC PANEL OR CEMENTITIOUS MATERIAL, MATTE FINISH, SUBTLE COLOR VARIATION



PHENOLIC PANEL OR CEMENTITIOUS MATERIAL, MATTE FINISH, SUBTLE COLOR VARIATION



VARIGATED TEXTURE + COLORED PANELS



VARIGATED TEXTURE + COLORED PANELS



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

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202.512.0248

Symmetra Design
727 15th Street, NW, 12th Fl Washington DC 20005
202.570.6000

Cozen O'Connor
2001 M Street NW, Ste 300, Washington DC 20036
202.747.0769

scale: 1:0.67, 1' = 1'-0", 1:3.33, 1:2.19

MATERIALS

A-024



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

A2 Design Inc
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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

NORTH BUILDING ELEVATION
scale: 1" = 20'

A-020



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

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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

SOUTH BUILDING ELEVATION

scale: 1" = 20'

A-021



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
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

EAST BUILDING ELEVATION

scale: 1" = 20'

A-022



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

Wiles Mensch
310 8th Street SE, Washington, DC 20003
202.552.0348

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

Cozen O'Connor
2001 M Street NW, Ste 300, Washington DC 20036
202.747.0769

WEST BUILDING ELEVATION
scale: 1" = 20'

A-023



A2 CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL
701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1407 N. Edgewood Street, Arlington, VA 22201
703.448.4700

Wiles Mensch
110 8th Street SE, Washington, DC 20003
202.370.0248

Symmetra Design
727 12th Street, NW, 12th Fl Washington DC 20005
202.370.0229

Cazen O'Cononor
2001 M Street NW, Ste 300, Washington DC 20036
202.747.0248

PREVIOUSLY APPROVED RENDERING
scale: 1" = 1'-0"

A-025
ZONING COMMISSION
District of Columbia
CASE NO. 24-23A
EXHIBIT NO. 305

Approved



A2 CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL
701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1407 N. Edgewood Street, Arlington, VA 22201
703.448.4700

Wiles Mensch
110 8th Street SE, Washington, DC 20003
202.370.0248

Symmetra Design
727 12th Street, NW, 12th Fl Washington DC 20005
202.370.0229

Cazen O'Cononor
2001 M Street NW, Ste 300, Washington DC 20036
202.747.0248

RENDERING
scale: 1:1.50

A-028
ZONING COMMISSION
District of Columbia
CASE NO. 24-23A
EXHIBIT NO. 306

Modification



A2 CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL
701 HOWARD ROAD SE, WASHINGTON DC 20020

PREVIOUSLY APPROVED RENDERING scale: 1" = 1'-0" A-026

A2 Design Inc. 1440 N. Edgewood Street, Arlington, VA 22201 703.486.6700
 Wiles Mensch 110 8th Street SE, Washington, DC 20003 202.552.0248
 Symmetra Design 722 13th Street, NW, 12th Fl, Washington DC 20005 202.370.4030
 Cozen O'Connor 2001 16th Street, NW, 3rd, 303, Washington DC 20036 202.747.0149

Approved



A2 CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL
701 HOWARD ROAD SE, WASHINGTON DC 20020

RENDERING scale: 1:1.50 A-029

A2 Design Inc. 1440 N. Edgewood Street, Arlington, VA 22201 703.486.6700
 Wiles Mensch 110 8th Street SE, Washington, DC 20003 202.552.0248
 Symmetra Design 722 13th Street, NW, 12th Fl, Washington DC 20005 202.370.4030
 Cozen O'Connor 2001 16th Street, NW, 3rd, 303, Washington DC 20036 202.747.0149

Modification



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

Wiles Mensch
530 8th Street SE, Washington, DC 20003
202.552.0248

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

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

RENDERING
scale: 1:1.50

A-027



CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL

701 HOWARD ROAD SE, WASHINGTON DC 20020

A2 Design Inc
 1440 N. Edgewood Street, Arlington, VA 22201
 703.448.6700

Wiles Mensch
 510 8th Street SE, Washington, DC 20003
 202.552.0245

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

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

RENDERING

scale: 1:1.50

A-028

ZONING COMMISSION
 District of Columbia
 CASE NO. 24-23A
 EXHIBIT NO. 3G6



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

A2 Design Inc
1445 N. Edgewood Street, Arlington, VA 22201
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
202.370.6200

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

RENDERING
scale: 1:1.50

A-029



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703.448.6700

Wiles Mensch
510 8th Street SE, Washington, DC 20003
202.532.0248

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

RENDERING
scale:1:1.50

A-030

ZONING COMMISSION
District of Columbia
CASE NO. 24-23A
EXHIBIT NO. 3G7



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

A2 Design Inc
1440 N. Edgewood Street, Arlington, VA 22201
703-448-6700

Wiles Mensch
310 8th Street SE, Washington, DC 20003
202-552-0248

Symetra Design
727 F Street NW, 12th Fl Washington DC 20005
202-370-6000

Cozen O'Connor
2201 M Street NW, Ste 500, Washington DC 20036
202-747-0769

RENDERING
scale:1:1.50

A-031

Cedar Tree Academy

Comprehensive Transportation Review

Zoning Commission Case No. 24-23A

Date of Hearing: February 5, 2026

Presenter: Nicole White, P.E., PTOE



symmetra design

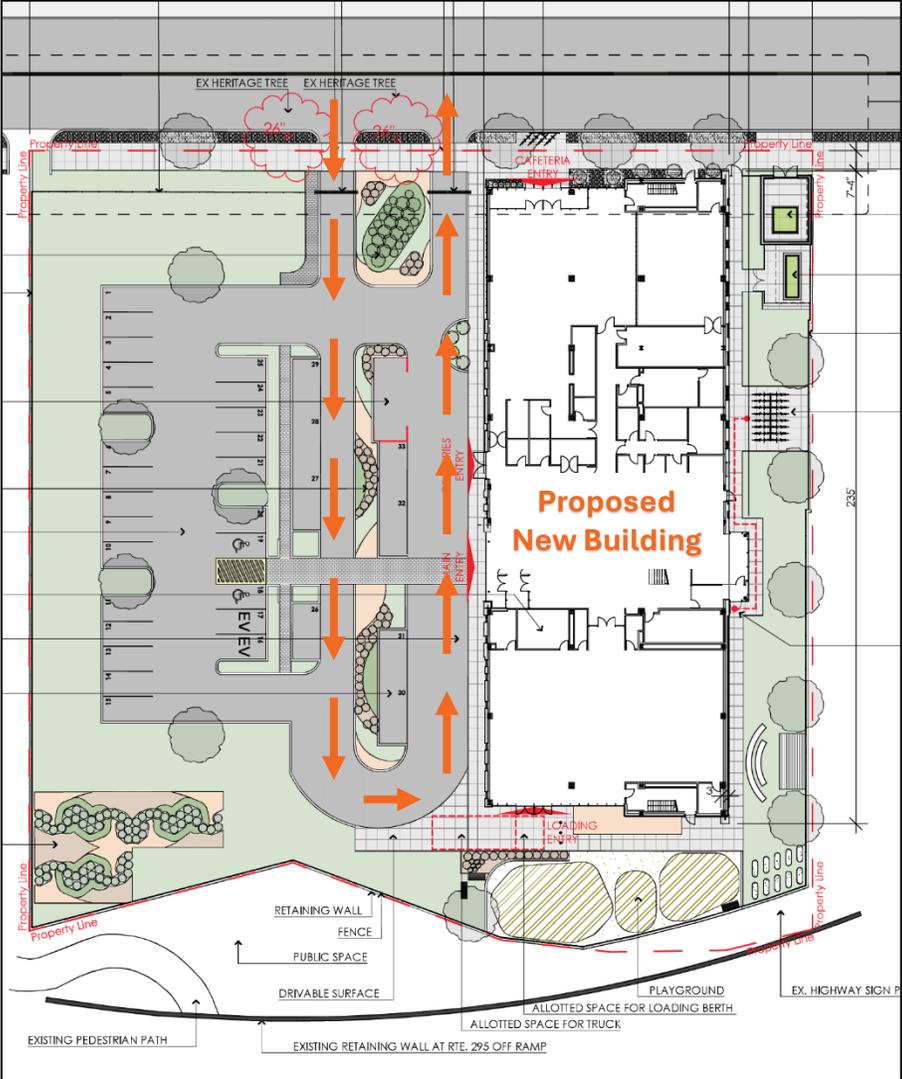
Comparison to Previous Plan

Transportation Topic	Update
Off-Site Multimodal	No Change
Traffic Analysis	No Change
Site Access & Circulation	Minor – Site Plan
Queuing	Minor – Site Plan
Parking	Minor – Zoning & Site Plan
Bike Parking	Minor – Zoning & Site Plan
Transportation Management Plan (TMP)	Minor – Zoning
Performance Monitoring Plan (PMP)	Minor – Administrative
Loading Plan	No Change

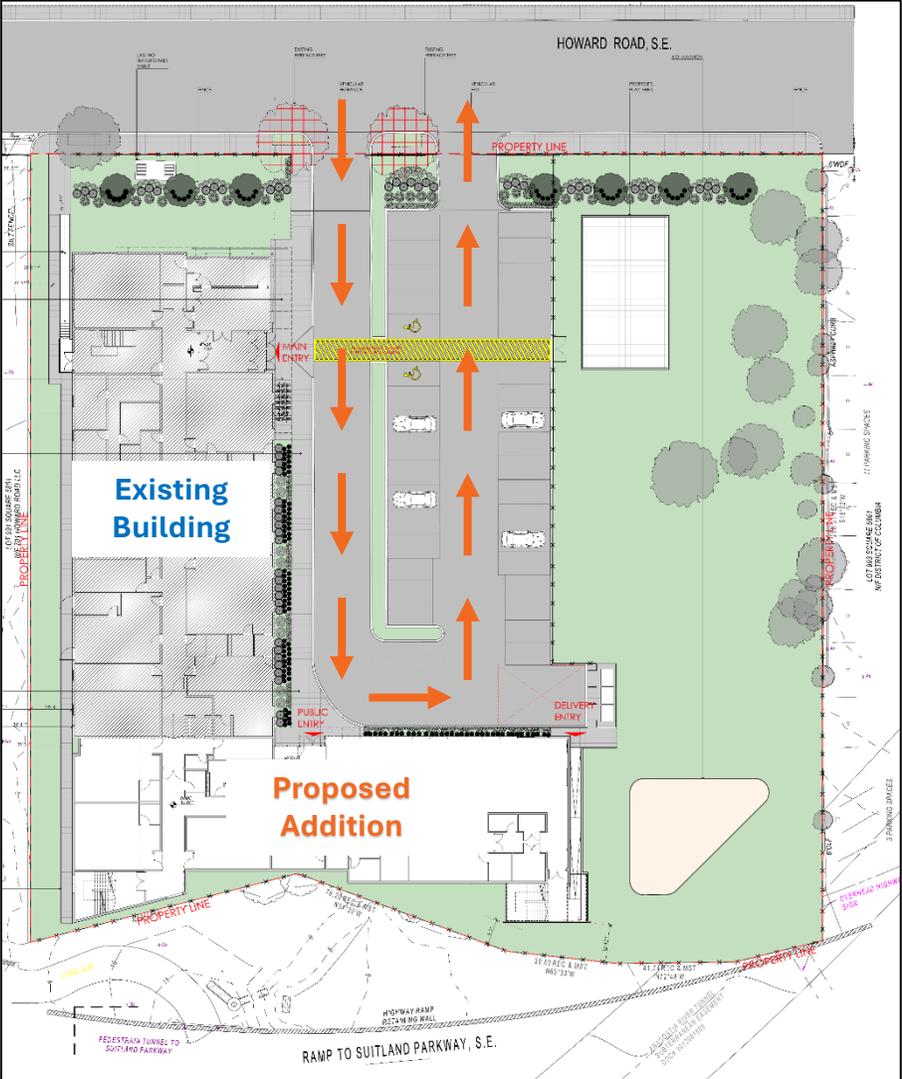
DDOT Report

- DDOT has no objection to the approval of this application with the following condition:
 - The Applicant will implement the revised Transportation Demand Management (TDM) Plan, as proposed by the Applicant in the January 5, 2026, Transportation Statement (Exhibit 7B), for the life of the project, unless otherwise noted. This TDM Plan shall supersede the prior TDM commitments from the original Design Review approval ZC 24-23.

Previously Approved Site Plan



Proposed Site Plan



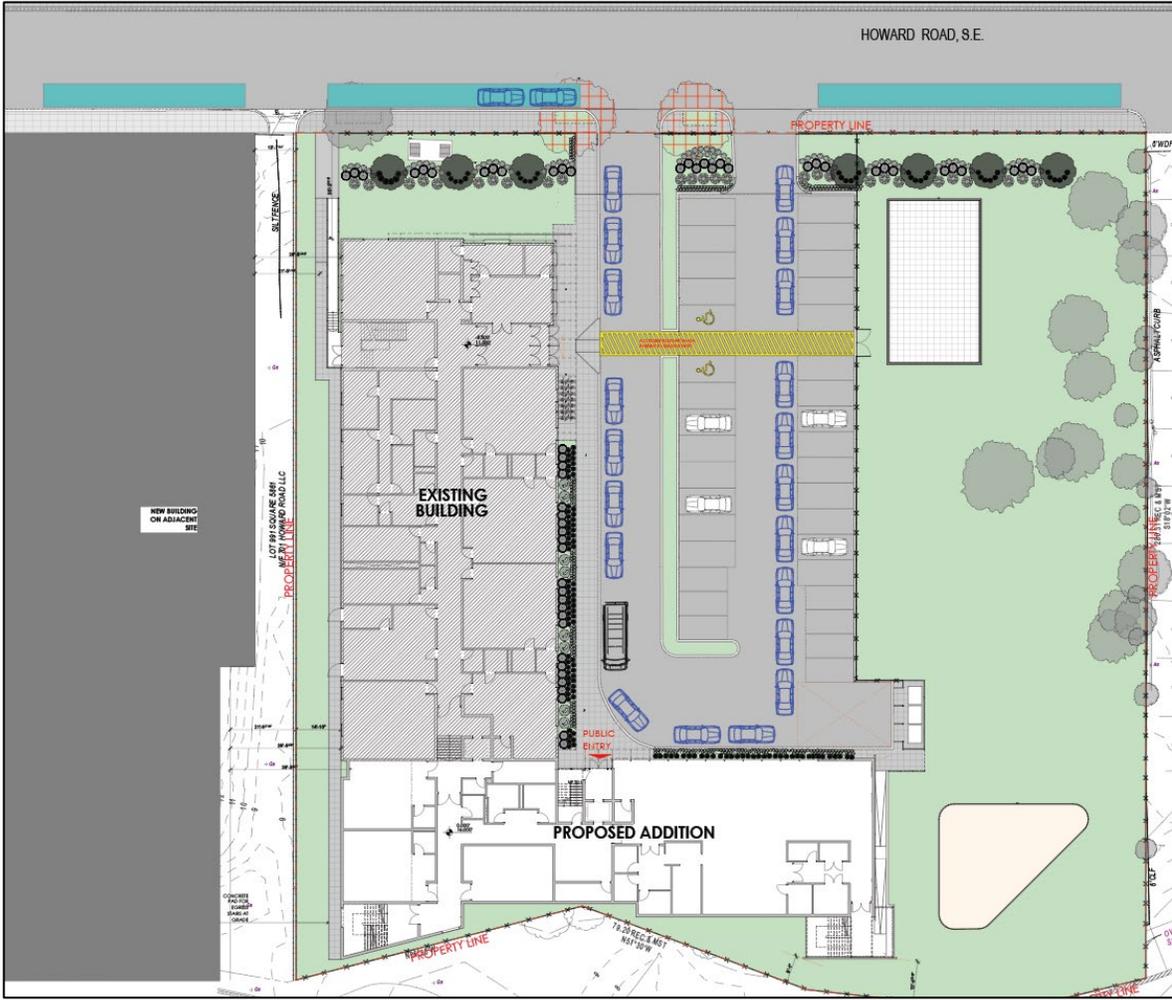
→
Vehicular Flow

Key Updates

	Approved Project		Revised Project	
	Required	Proposed	Required	Proposed
Ground Floor Area	N/A	77,329 SF	N/A	62,541 SF
Vehicular Parking	8 spaces	33 Spaces	37 Spaces	34 spaces*
Bicycle Parking				
<i>Long-Term:</i> (1 space per 7,500 sq. ft)	10 spaces	11 spaces	4 spaces	4 spaces
<i>Short-Term:</i> (1 space per 2,000 sq. ft)	39 spaces	39 spaces	14 spaces	14 spaces

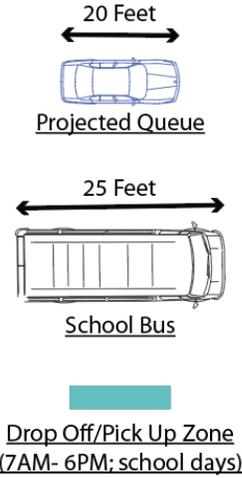
*The existing building was constructed pursuant to the Zoning Regulations of 1958 which state that parking spaces cannot be reduced or removed so long as the structure and use it serves remain in existence. Special exception relief is needed because the revised project will remove three parking spaces to provide a loading area.

Pick-Up/Drop-off Plan



	Previous Site Plan	Proposed Site Plan
Projected Maximum Queue (Demand)	22 vehicles	22 vehicles
On-Site Queuing Capacity*	24 vehicles	20 vehicles
Off-Site Queuing Capacity (Designated PUDO Zone with signage)	14 vehicles	14 vehicles
Total Available Queuing Capacity	38 vehicles	34 vehicles
Queue Storage Surplus (Total Capacity – Demand)	+16 vehicles	+12 vehicles

* In addition to one small school bus



Modification Standard

“The scope of a hearing conducted pursuant to this section shall be limited to impact of the modification on the subject of the original application, and shall not permit the Commission to revisit its original decision”

Subtitle Z § 704.4

Zoning Relief

- Minimum residential FAR (approved in original case)
- Rear yard
 - Required – 11.8 feet; Provided – None
- NHR zone designated street design requirements
 - Minimum ground floor height of 14 feet; Provided – 8’6”
 - 50% of frontage dedicated to display windows/entrances
- Vehicular parking
 - Required – 37 spaces; Provided - 34 spaces
- LEED Gold certification (Variance)
 - Rear addition will be LEED-Silver but cannot achieve LEED Gold due to incorporating existing building

Special Exception Relief – Rear Yard (Subtitle K § 1001.9)

- ***Relief is harmonious with purpose and intent of Zoning Regulations***
 - Unique lot shape allows for 9-13 foot setback along eastern side of property
 - Standard exemption for public schools when abutting open public property, but not present within NHR zone
- ***Relief will not adversely affect the use of neighboring property***
 - Land abutting rear of property is open green space owned by federal government and I-295
 - No active uses to rear of property
- ***Relief results in design that still complies with purposes of NHR zone***
 - Relief allows for rear egress stair and does not otherwise impact compliance with purposes of NHR zone, which are largely focused on the property's frontage
- ***Special conditions for rear yard relief***
 - All special conditions are met

Special Exception Relief – Designated Street Design Standards (Subtitle K § 1004.3(a-b))

- ***Relief is harmonious with purpose and intent of Zoning Regulations***
 - Project is incorporating existing building, which was constructed well before the NHR zone was created
 - Changes to floorplate height and entire façade would be cost prohibitive
- ***Relief will not adversely affect the use of neighboring property***
 - Compliance with design standards will not impact neighboring properties
- ***Relief results in design that still complies with purposes of NHR zone***
 - Façade improvements aimed at meeting design goals of NHR zone and modernizing existing building
 - Rear addition complies with minimum glazing requirement for facade

Special Exception Relief – Vehicular Parking (Subtitle C § 703.2)

- ***Relief is harmonious with purpose and intent of Zoning Regulations***

- By keeping existing building, school is required to maintain same number of parking spaces (37 spaces)
 - ZTA 25-12 – Commission took proposed action to eliminate these grand-fathering regulations
- New building of same size would only require 8 parking spaces under ZR-16

- ***Relief will not adversely affect the use of neighboring property***

- Original proposal had 33 spaces, which DDOT found to be more than sufficient for project
- Proximity to Metrorail
- TDM plan

- ***Special Conditions for vehicular parking relief***

- Physical constraints – Existing parking area largely remains as-is, with new loading area creating the decreased parking count
- Access to transit – Excellent access to Anacostia Metrorail station and bus lines

Variance Relief – LEED-Gold (Subtitle K § 1008.1)

- ***Exceptional or Unique Condition***

- Revised project incorporates existing school building, which was constructed in 2002 prior to creation of NHR zone and LEED-Gold requirement

- ***Practical Difficulty***

- Several LEED certification disciplines are reliant on conditions within the existing building, including water use reduction, energy performance and indoor air quality

- ***No Substantial Detriment to Public Good or Zone Plan***

- Rear addition will meet LEED-Silver certification
- Solar panels being incorporated
- DOEE and OP support relief

Proposed Changes to Condition Language

- ***Design Flexibility - Condition A(1)(f)***

- “Sustainability Features: To vary the features, means and methods of achieving the required LEED-~~Gold~~ **Silver** Certification, including as to the amount **and location** of photovoltaic panels.”

- ***TDM - Condition B(1)(u-v)***

- u. Provide at least ~~40~~ **14** short-term bicycle parking spaces, ~~11~~ **4** long-term bicycle parking spaces, and ~~four~~ **three** bicycle showers with ~~eight~~ **three** lockers for use by employees; and
- v. Provide a long-term bicycle storage room to accommodate the ~~11~~ **4** bicycle parking spaces with no fee for employee usage of the bicycle storage room.

- ***Performance Monitoring Plan – Condition C(1)***

- 1. Beginning in ~~Fall 2027~~ **Fall 2028**, for a period of two years, the Applicant shall conduct counts and provide a monitoring report to DDOT’s Policy, Planning, and Sustainability Administration twice per year during fall and spring semesters...

Appendix

Transportation Demand Management Plan

- a. Prior to the issuance of a building permit, Transportation Coordinators will be identified for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo;
- b. Transportation Coordinator will conduct an annual commuter survey of employees on-site and parents, and report TDM activities and data collection efforts to goDCgo once per year;
- c. Check in with goDCgo's School Services Team halfway through the year to track progress;
- d. Transportation Coordinator(s) will develop, distribute, and market various transportation alternatives and options to the employees and families, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications;
- e. Transportation Coordinator(s) will receive TDM training from goDCgo prior to the issuance of a building permit to learn about the transportation conditions for this project and available options for implementing the TDM Plan;
- f. The school will comply with the Parking Cash-Out Law. Transportation Coordinator will report to goDCgo every two years detailing how the school is complying with the law or if an exemption applies;
- g. Transportation Coordinator will implement a carpooling system a least one month before the first day of school such that individuals working in the building who wish to carpool can easily locate other employees who live nearby;
- h. Facilitate car/vanpool formation meetings and ride matching;
- i. Sign up for and promote SchoolPool, a ride matching platform for students and families;
- j. Promote the Carpool Now App and Commuter Connections' ride matching platform annually;
- k. Designate a minimum of two preferential carpooling spaces in a convenient location within the parking lot for employee use prior to issuance of a certificate of occupancy;



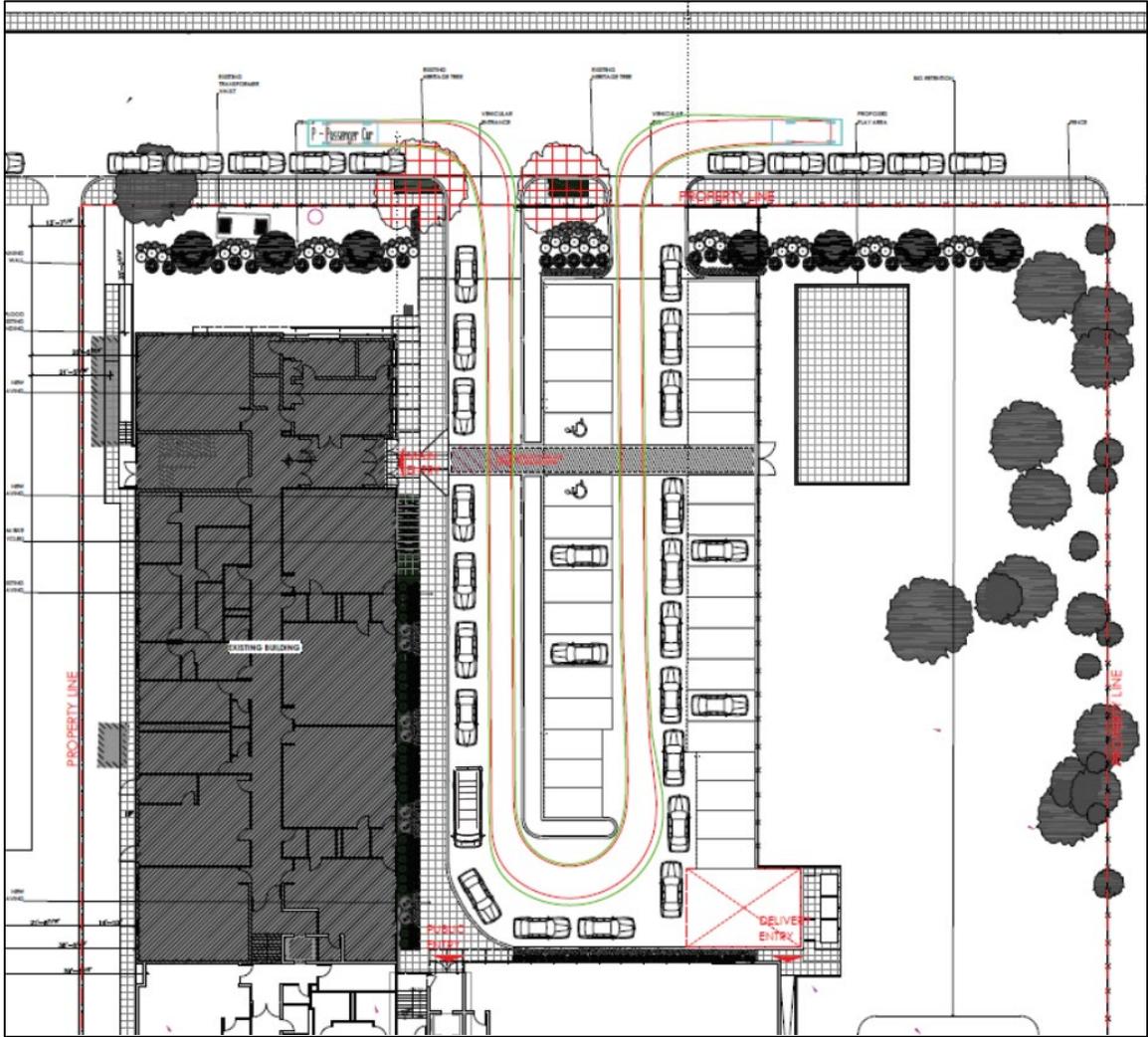
Transportation Demand Management Plan *continued*

- l. Provide links to CommuterConnections.com and goDCgo.com on school website prior to issuance of a certificate of occupancy;
- m. Comprehensive bicycle/walking program (showers, bike racks, lockers, financial incentives):
 - o. Work with WABA's bicycle and pedestrian education program for charter schools to schedule bicycle safety course for staff and students annually.
 - o. Promote WABA bicycling classes to staff annually.
 - o. Participate in the annual Capital Bikeshare corporate membership by offering it to employees who bike to school at least once a week; and
 - o. Provide one (1) complimentary Capital Bikeshare coupon good for a free ride to each new employee.
- n. Send out reminders for Commuter Benefits Open Enrollment;
- o. Promote commuter benefits and other sustainable transportation programs to new and existing hires annually;
- p. Host a tabling event with goDCgo to sign staff up for commuter benefits within the first month of each school year;
- q. Provide information on nearby transportation options on the school's website prior to certificate of occupancy;
- r. Work with DDOT and WMATA to distribute Kids Ride Free SmarTrip cards to students annually;
- s. Participate in at least one of the three transportation benefits outlined in the D.C. Commuter Benefits Law (employee-paid pre-tax benefit; employer-paid direct benefit; or shuttle service) as well as any other commuter benefits related laws that may be implemented in the future. The Transportation Coordinator will maintain records to establish compliance with the requirements;
- t. Offer a SmartTrip card with \$100 per month per employee to subsidize the use of transit;
- u. Provide at least ~~40~~ **14** short-term bicycle parking spaces, ~~11~~ **four** long-term bicycle parking spaces, and ~~four~~ **three** bicycle showers with ~~eight~~ **three** lockers for use by employees; and
- v. Provide a long-term bicycle storage room to accommodate the ~~11~~ **four** bicycle parking spaces with no fee for employee usage of the bicycle storage room.

Performance Monitoring Plan

- Cedar Tree Academy shall conduct counts and provide a monitoring report to DDOT's Policy, Planning, and Sustainability Administration twice per year (fall and spring semesters, not to coincide within a week before or after any extended school breaks) for two years beginning in the ~~Fall 2027~~ **Fall 2028** semester and again when the school reaches the proposed cap of 680 students.
 - Trip generation counts and queuing shall be observed from 7:30AM – 9:00AM and 2:30PM – 4:30PM.
 - Vehicle trip generation shall include all vehicle trips to the site, including vehicles traveling to the site but not entering the driveway.
 - The number of trips in the AM peak hour must not exceed 464 total trips, and the number of trips in the PM peak hour must not exceed 314 total trips.
 - If site trips exceeds the vehicle trip generation count, Cedar Tree Academy shall employ additional Transportation Demand Management measures and continue monitoring twice per year for two years for a total of four successful monitoring reports.

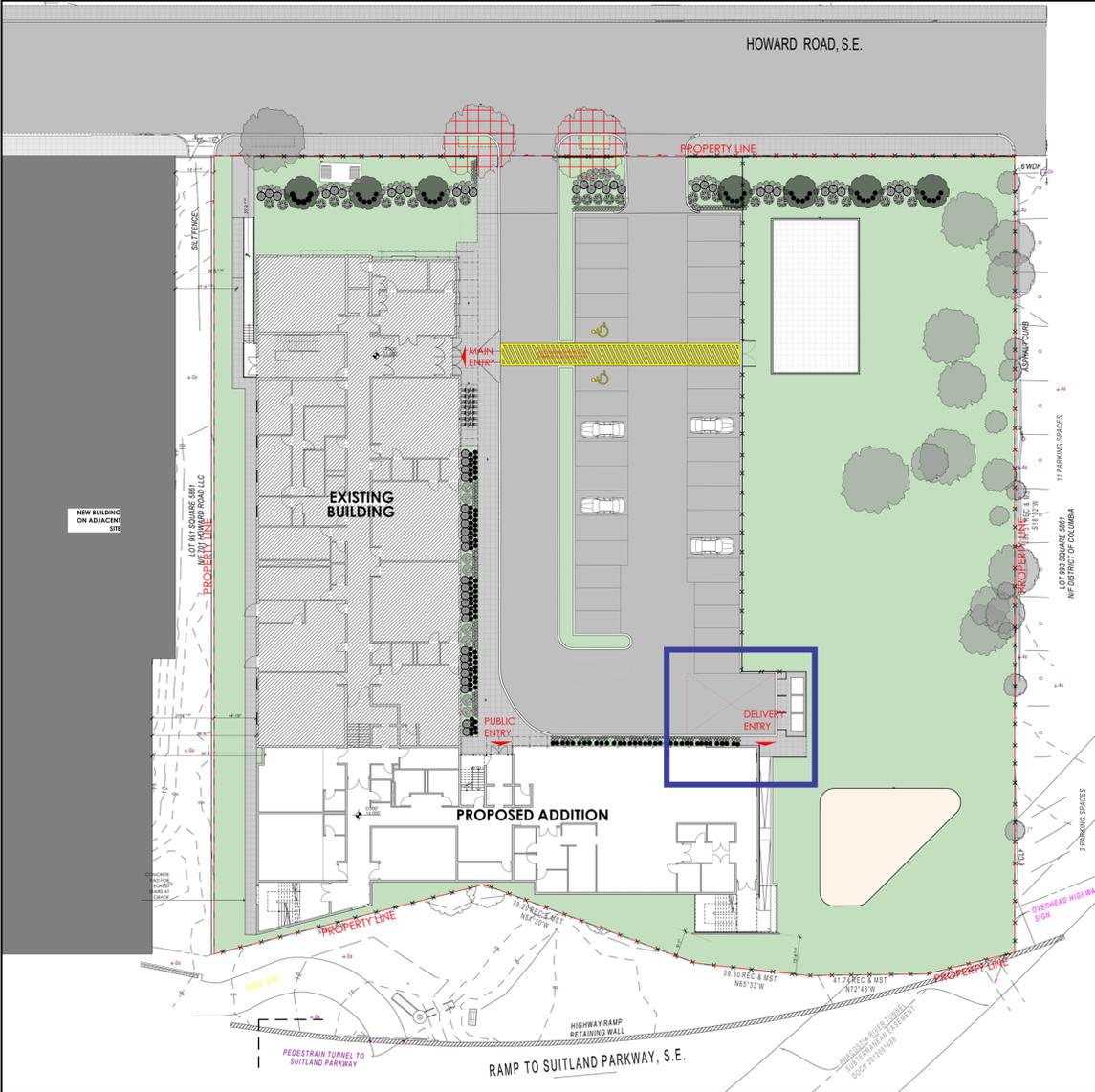
Pick-Up/Drop-off Maneuvering Diagram



Curbside Management



Loading Zone Location



- The loading zone is located on the southeastern corner of the site.
- Both trash trucks and a 30-foot delivery truck can access the loading zone without issue.

30 Foot Truck Maneuvering Diagram

