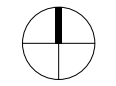
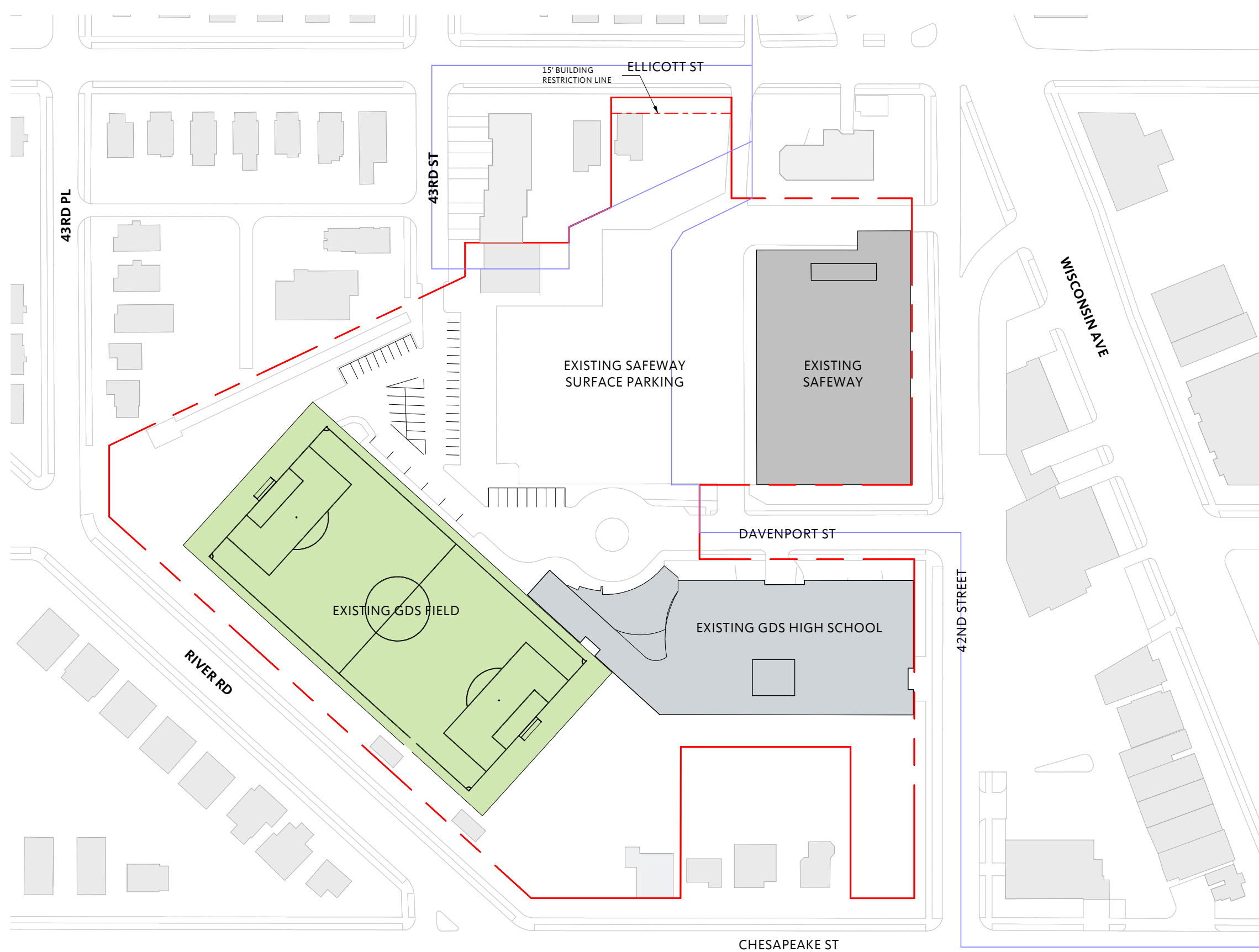


VICINITY MAP

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

Board of Zoning Adjustment
District of Columbia
GO.01
CASE NO. 19899
EXHIBIT W.59





— ZONING BOUNDARY
- - - PROPERTY LINE

SITE PLAN EXISTING

4200 Davenport St NW,
 Washington, DC 20016
 1" = 100'-0" | 11/29/17

G0.02





1. 42ND ST LOOKING NORTH



2. 42ND STREET LOOKING WEST



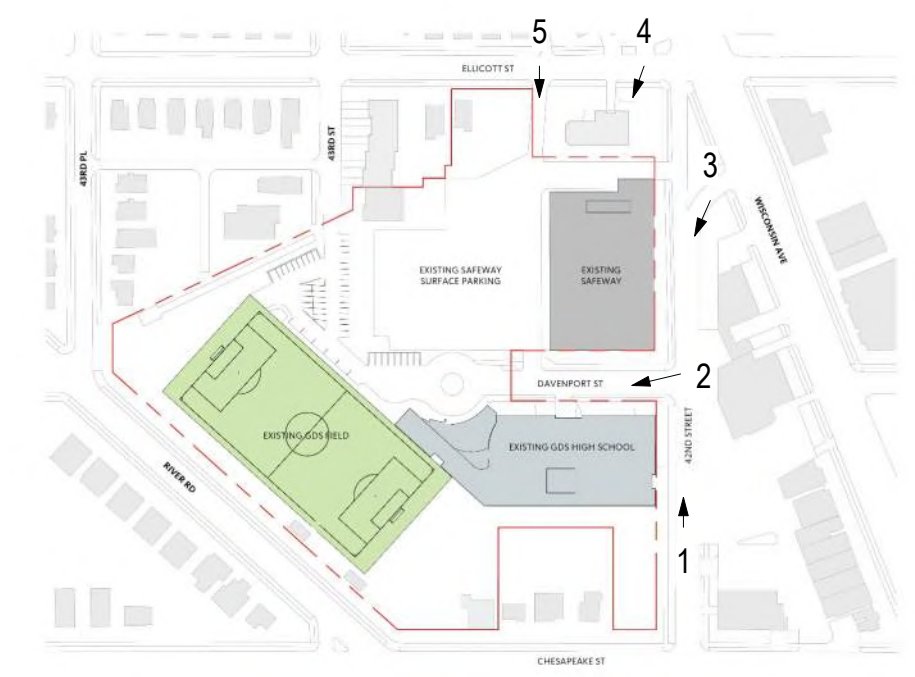
3. 42ND STREET LOOKING SOUTH



4. ELLICOTT ST WMATA FACILITY



5. ELLICOTT ST EXISTING PUBLIC ALLEY



SITE CONTEXT PHOTOS

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

G0.03



1. 43RD ST LOOKING SOUTH



2. DAVENPORT ST SURFACE PARKING



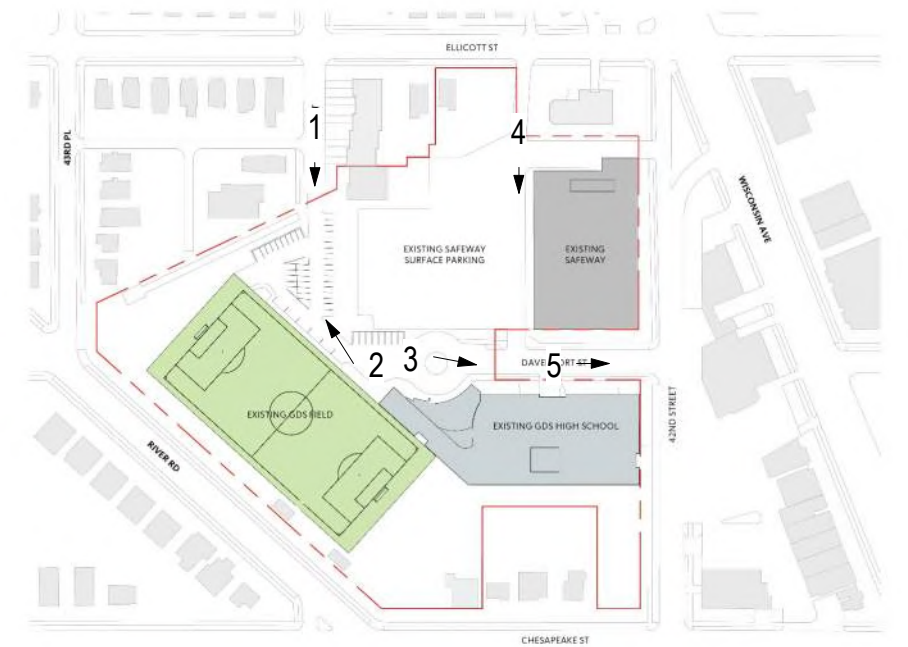
3. EXISTING HIGH SCHOOL LOOKING EAST



4. SAFEWAY BUILDING LOOKING SOUTH



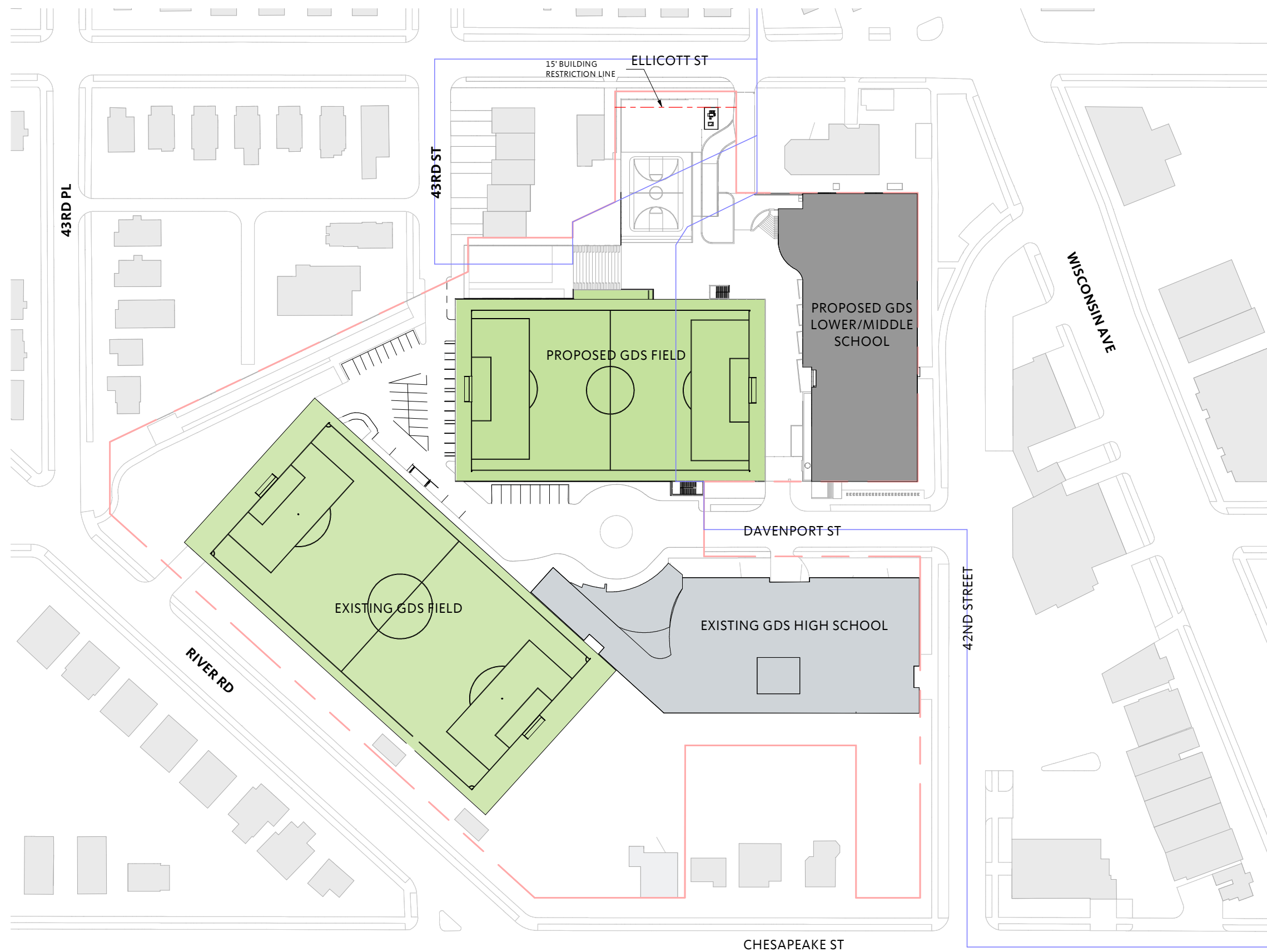
5. DAVENPORT ST LOOKING EAST



SITE CONTEXT PHOTOS

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

GO.04



— ZONING BOUNDARY
- - - PROPERTY LINE

SITE PLAN PROPOSED

4200 Davenport St NW,
 Washington, DC 20016
 1" = 100'-0" | 11/29/17

G0.05

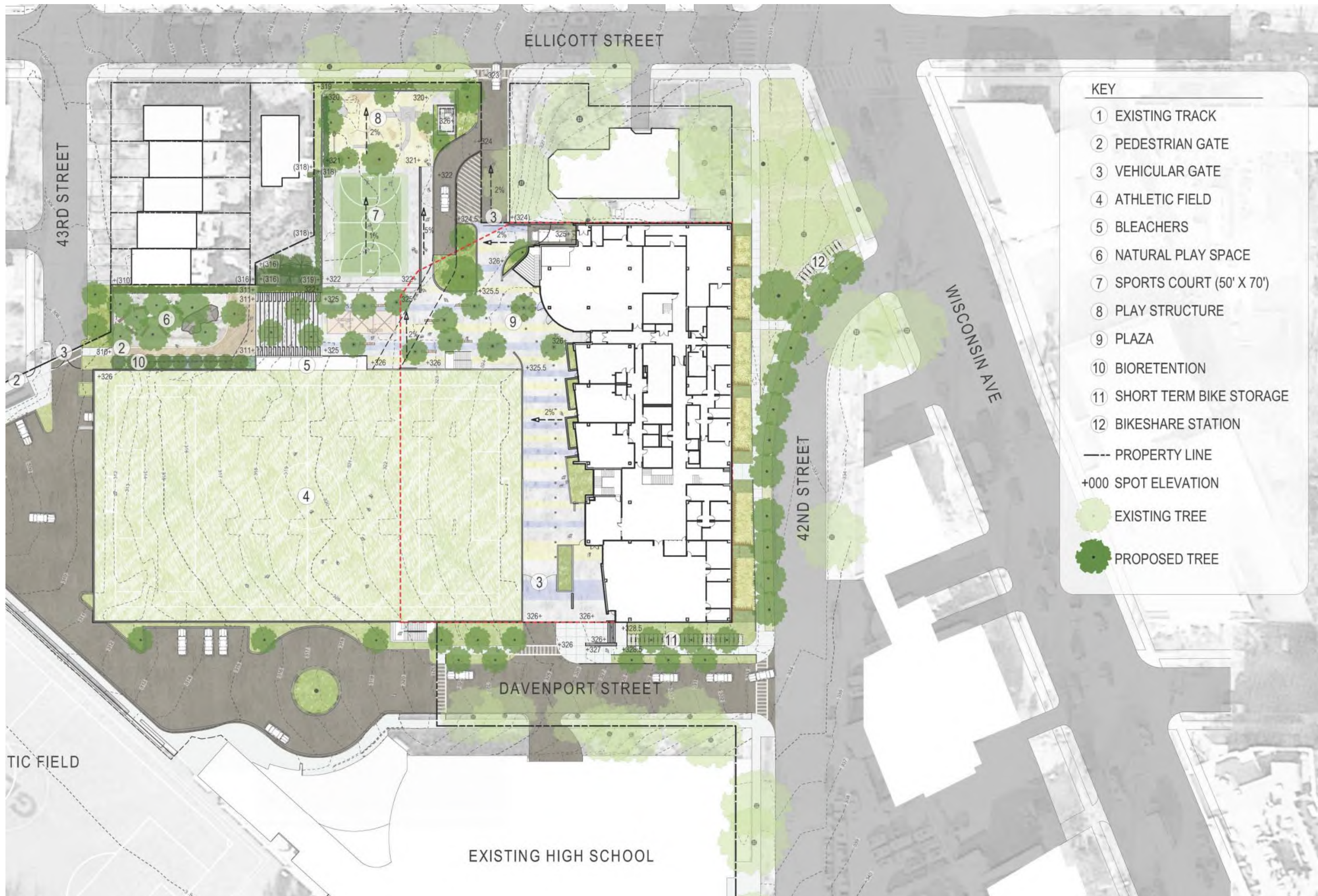


SITE PLAN ILLUSTRATIVE

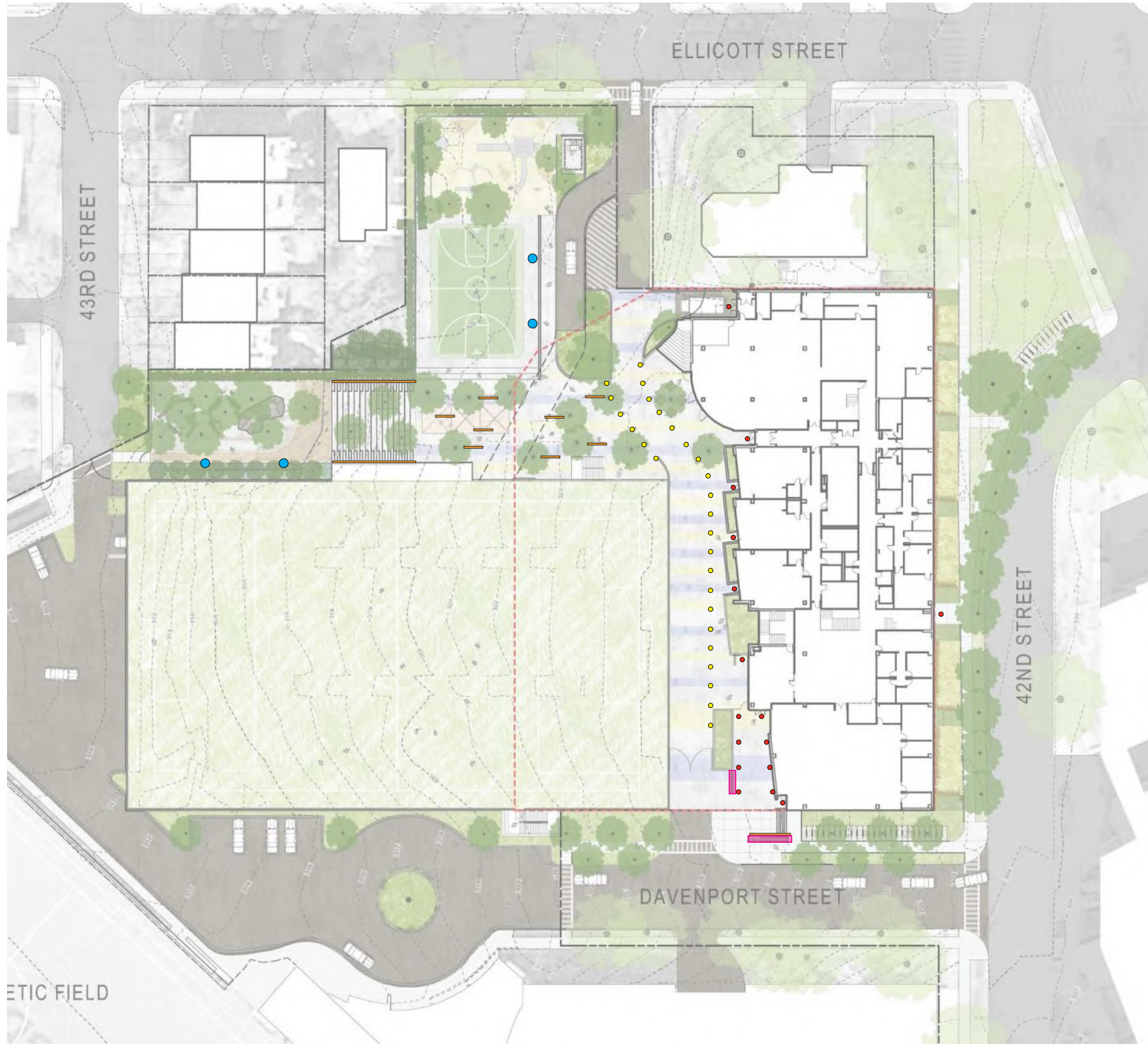
4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

G0.09





- KEY**
- ① EXISTING TRACK
 - ② PEDESTRIAN GATE
 - ③ VEHICULAR GATE
 - ④ ATHLETIC FIELD
 - ⑤ BLEACHERS
 - ⑥ NATURAL PLAY SPACE
 - ⑦ SPORTS COURT (50' X 70')
 - ⑧ PLAY STRUCTURE
 - ⑨ PLAZA
 - ⑩ BIORETENTION
 - ⑪ SHORT TERM BIKE STORAGE
 - ⑫ BIKESHARE STATION
 - PROPERTY LINE
 - +000 SPOT ELEVATION
 - EXISTING TREE
 - PROPOSED TREE



LEGEND & REFERENCE PRODUCT



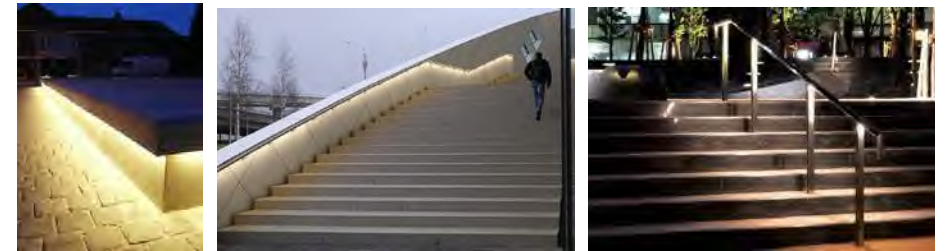
BOLLARD DOWN LIGHTS



SOFFIT RECESSED DOWN LIGHTS



LINEAR DOWN LIGHTS AT BENCHES & RAILING



TALL DOWN LIGHT TO MATCH EXISTING HIGH SCHOOL SITE FIXTURE



FUTURE SIGNAGE

Signage will comply with signage regulations. Materials will be compatible with new LMS building, campus identification, and wayfinding.

SITE LIGHTING DETAILS

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

GO.12

LEGEND & REFERENCE PRODUCT



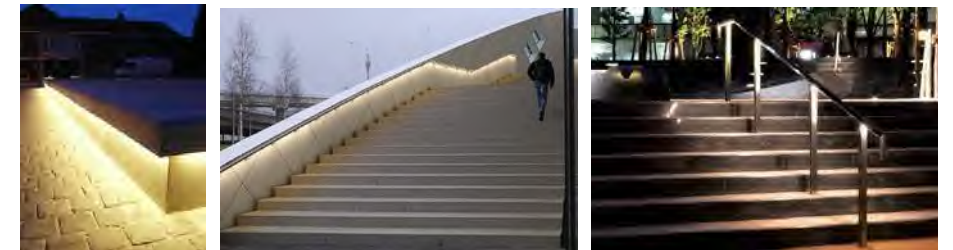
BOLLARD DOWN LIGHTS



SOFFIT RECESSED DOWN LIGHTS



LINEAR DOWN LIGHTS AT BENCHES & RAILING



TALL DOWN LIGHT TO MATCH EXISTING HIGH SCHOOL SITE FIXTURE



FUTURE SIGNAGE

Signage will comply with signage regulations. Materials will be compatible with new LMS building, campus identification, and wayfinding.

SITE LIGHTING DETAILS

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

GO.13



LEGEND & REFERENCE PRODUCT



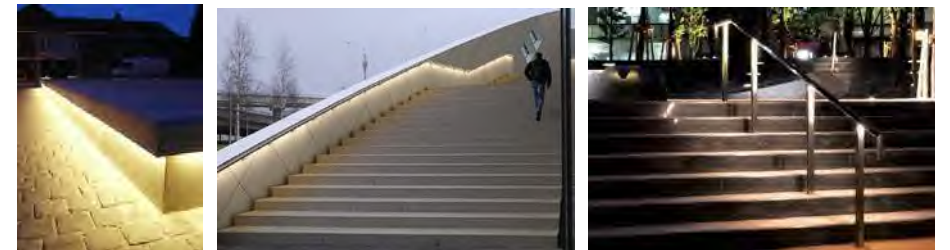
BOLLARD DOWN LIGHTS



SOFFIT RECESSED DOWN LIGHTS



LINEAR DOWN LIGHTS AT BENCHES & RAILING



TALL DOWN LIGHT TO MATCH EXISTING HIGH SCHOOL SITE FIXTURE



FUTURE SIGNAGE

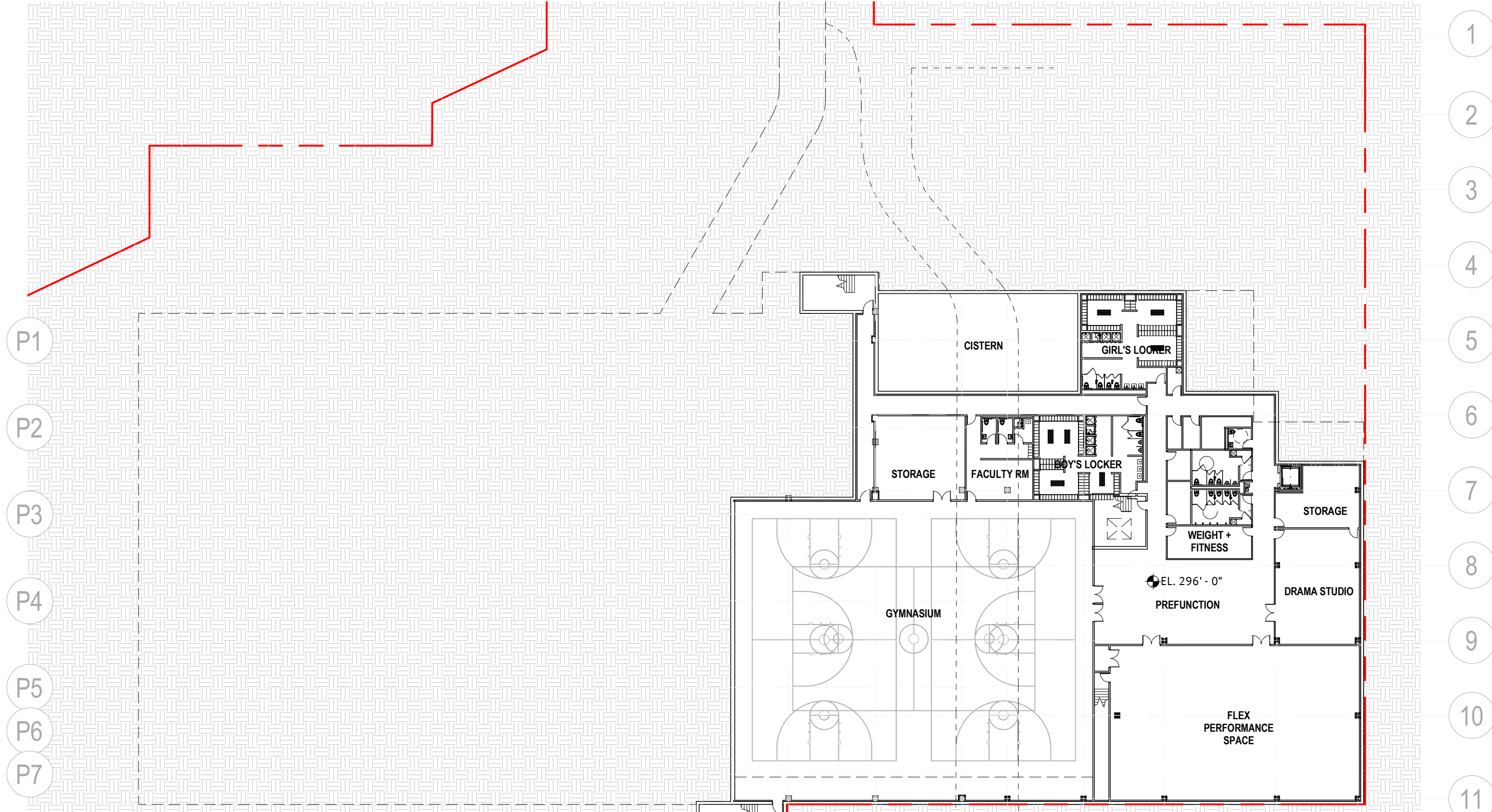
Signage will comply with signage regulations. Materials will be compatible with new LMS building, campus identification, and wayfinding.

SITE LIGHTING DETAILS

4200 Davenport St NW,
Washington, DC 20016
| 11/29/17

GO.14

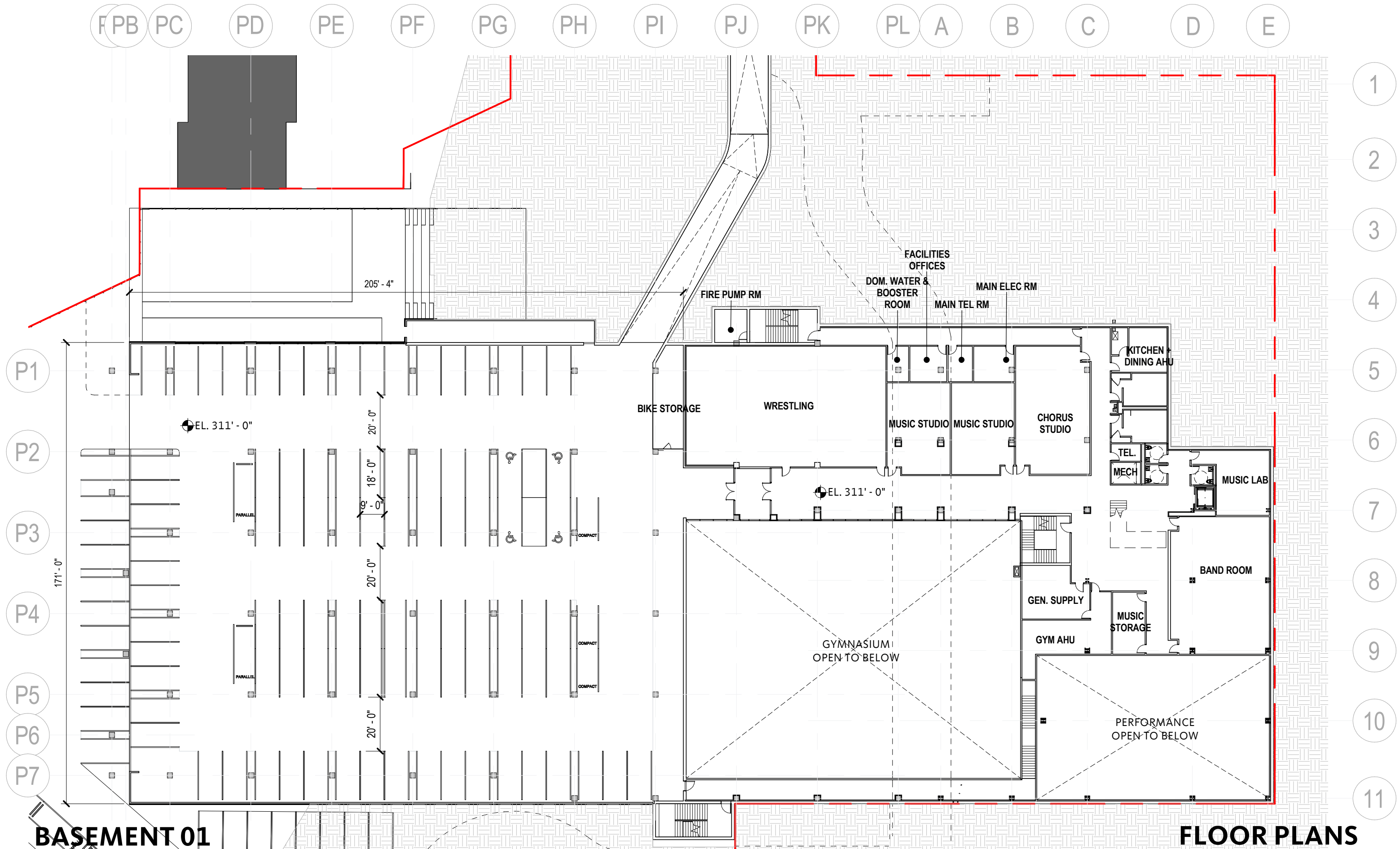
FPB PC PD PE PF PG PH PI PJ PK PL A B C D E



BASEMENT 02

FLOOR PLANS

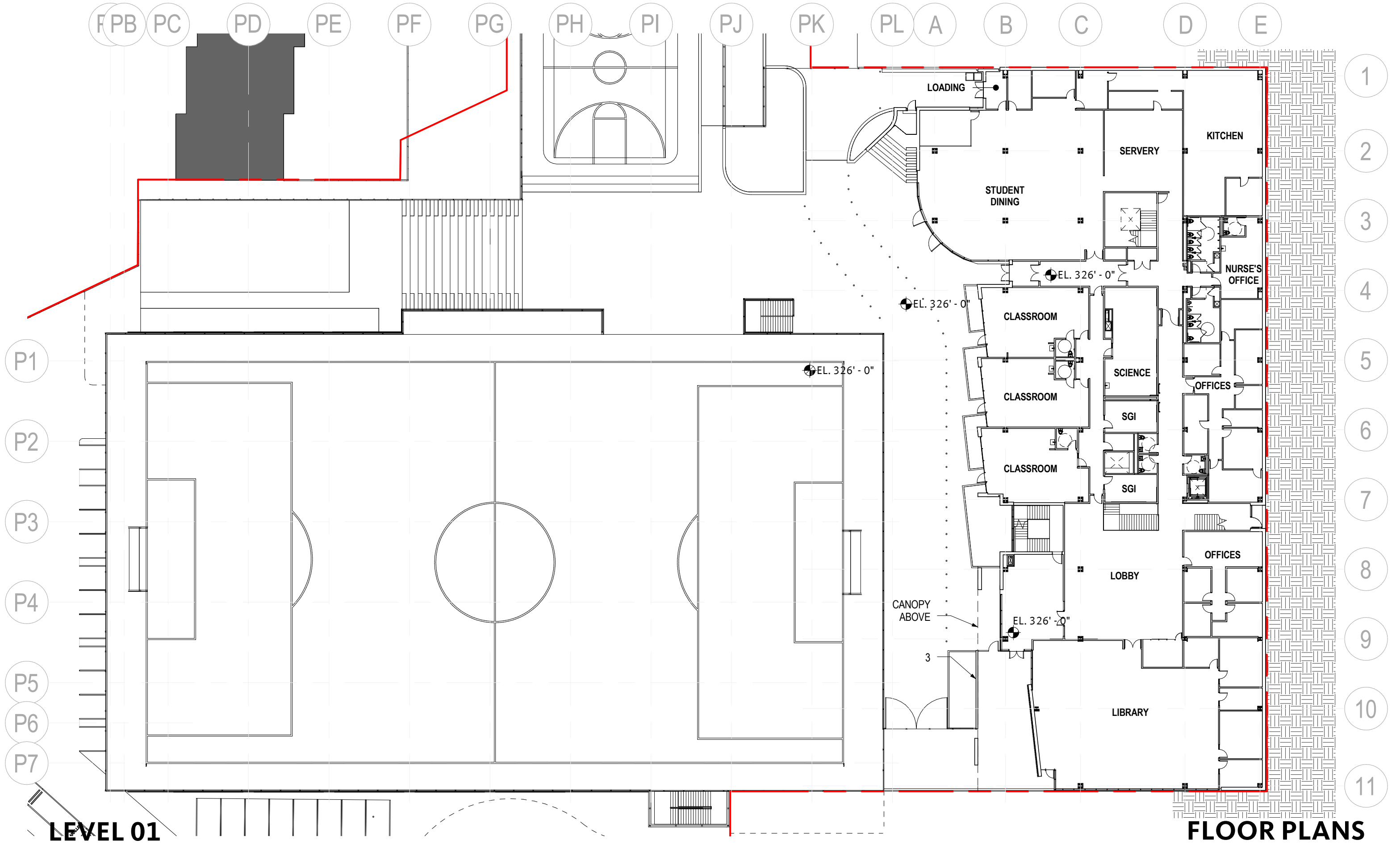




BASEMENT 01

FLOOR PLANS

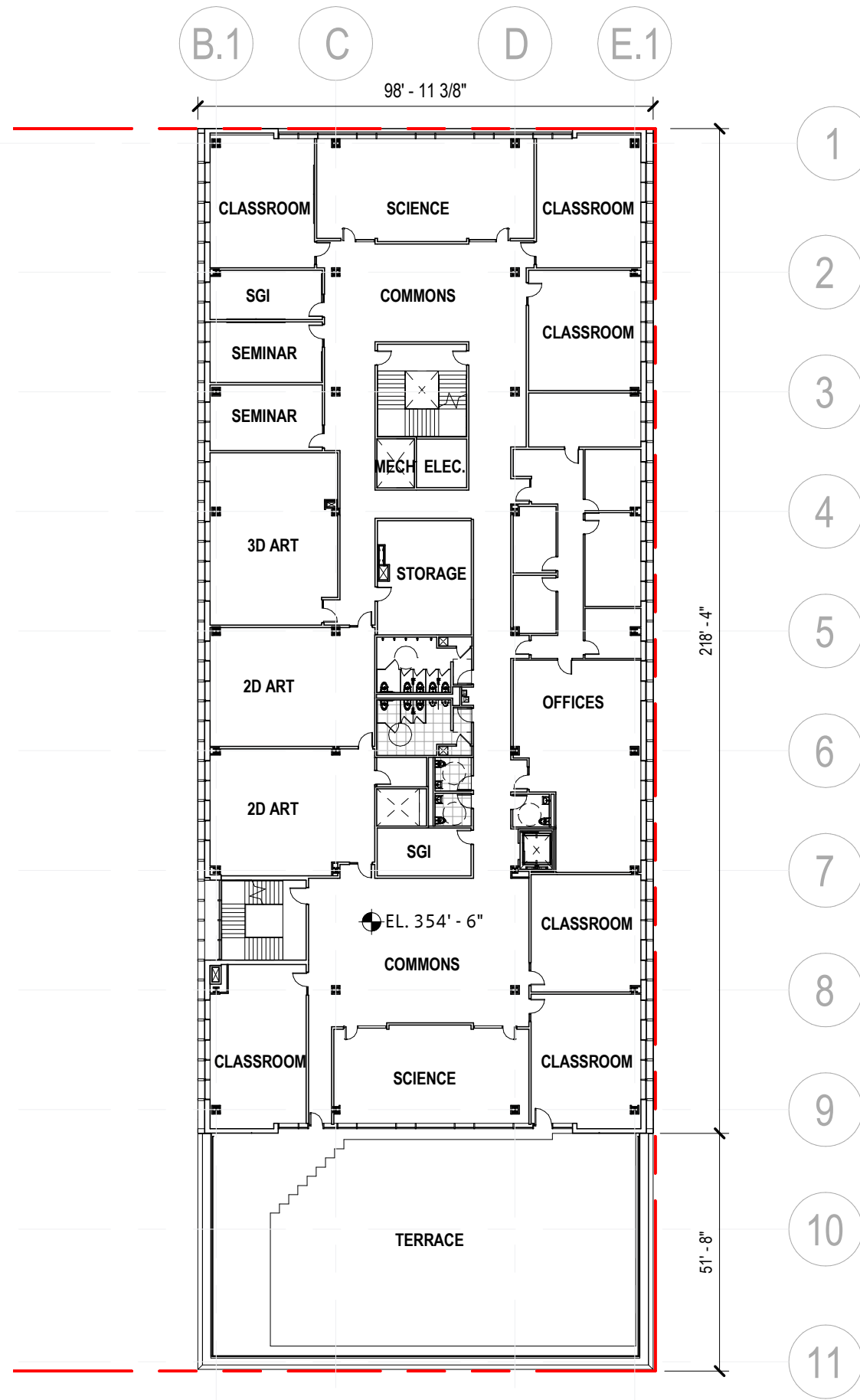




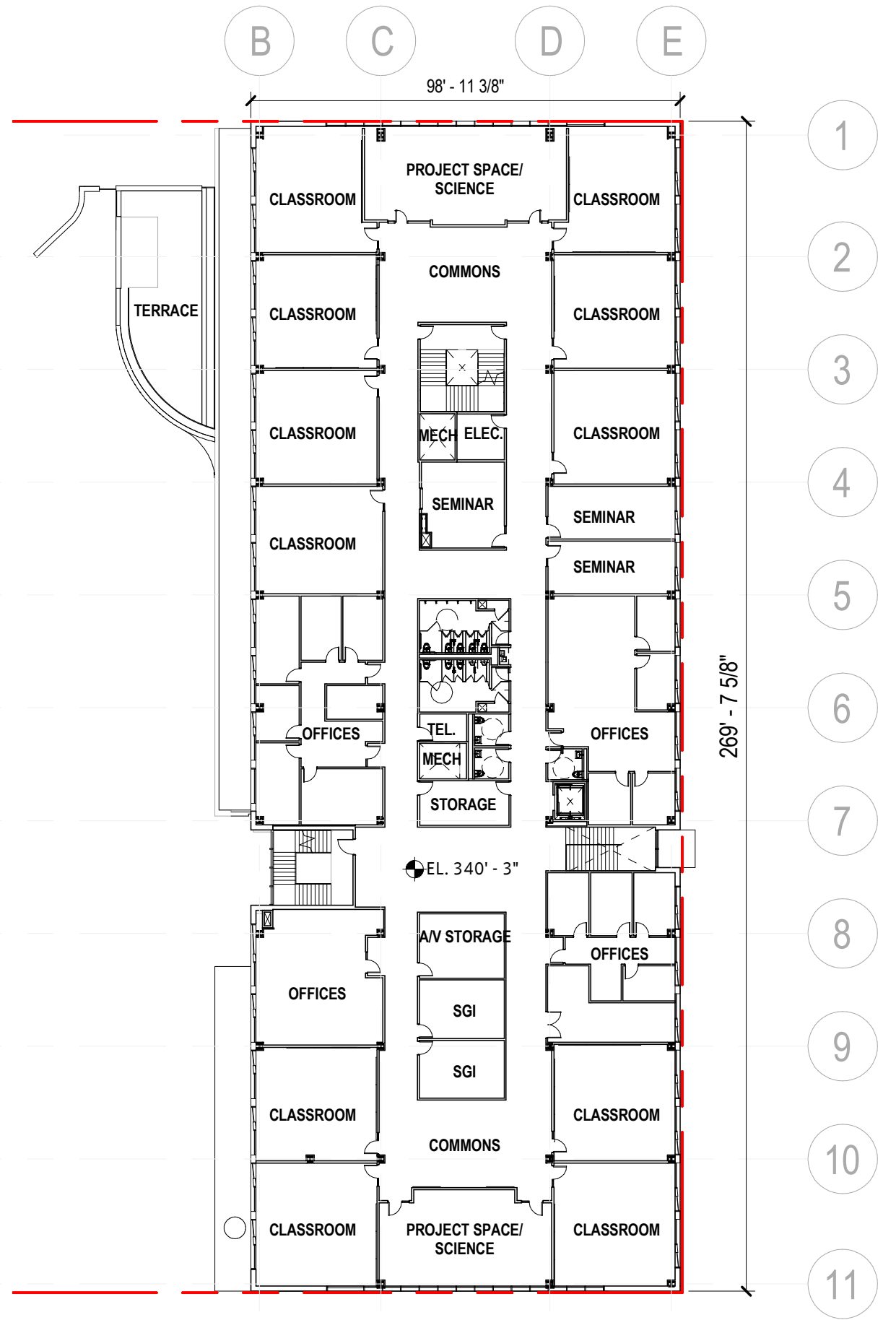
LEVEL 01

FLOOR PLANS





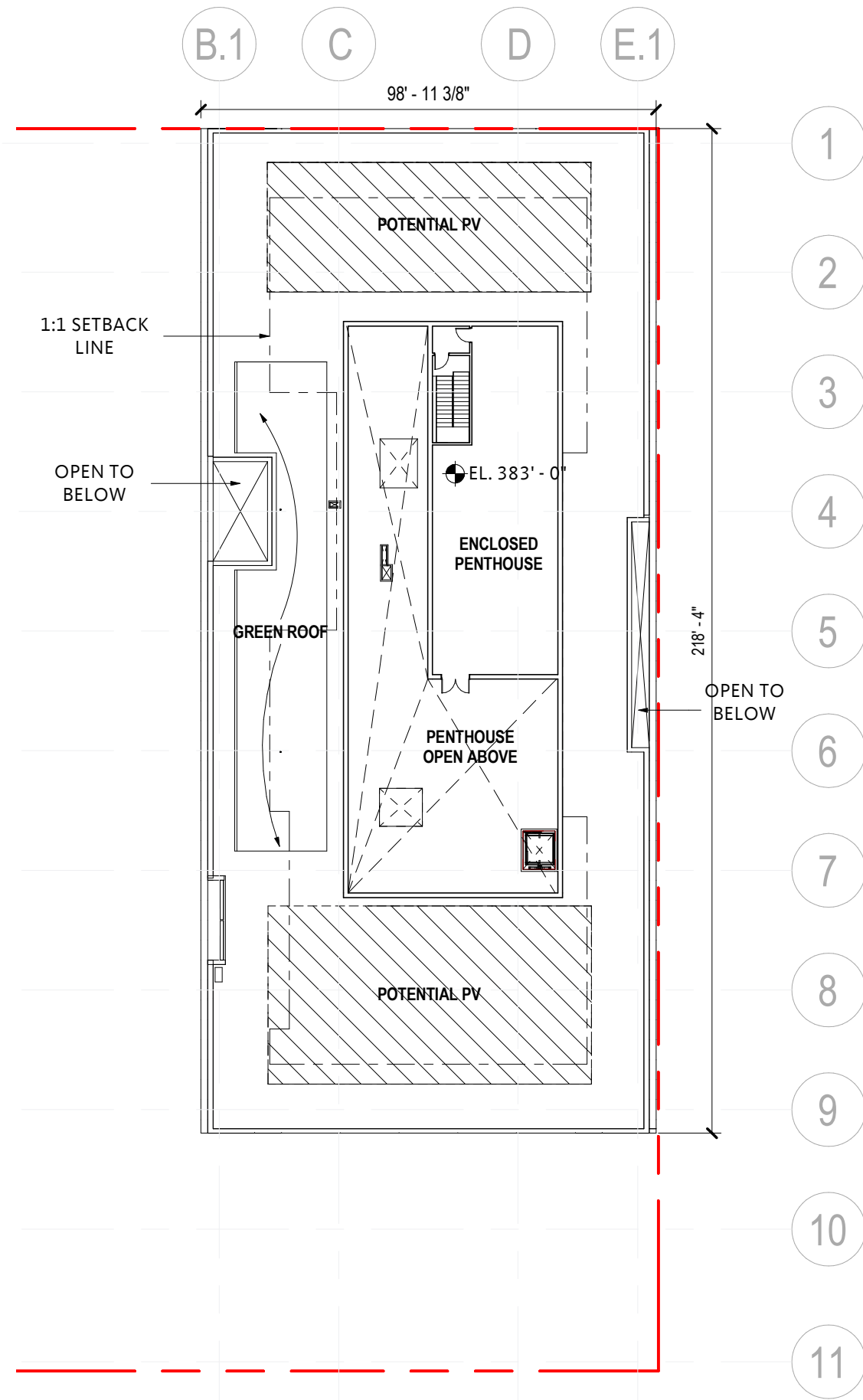
LEVEL 03



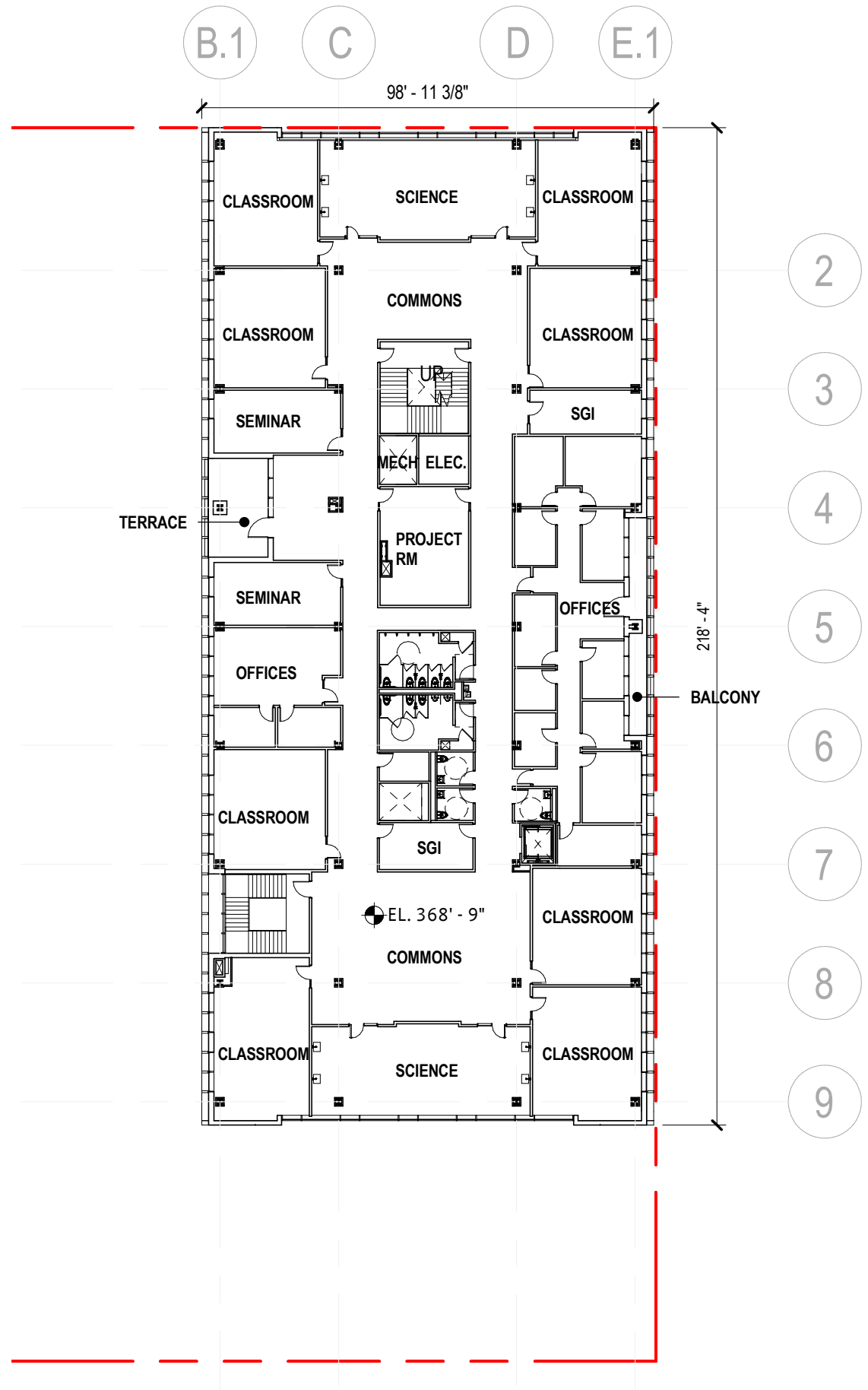
LEVEL 02

FLOOR PLANS





ROOF

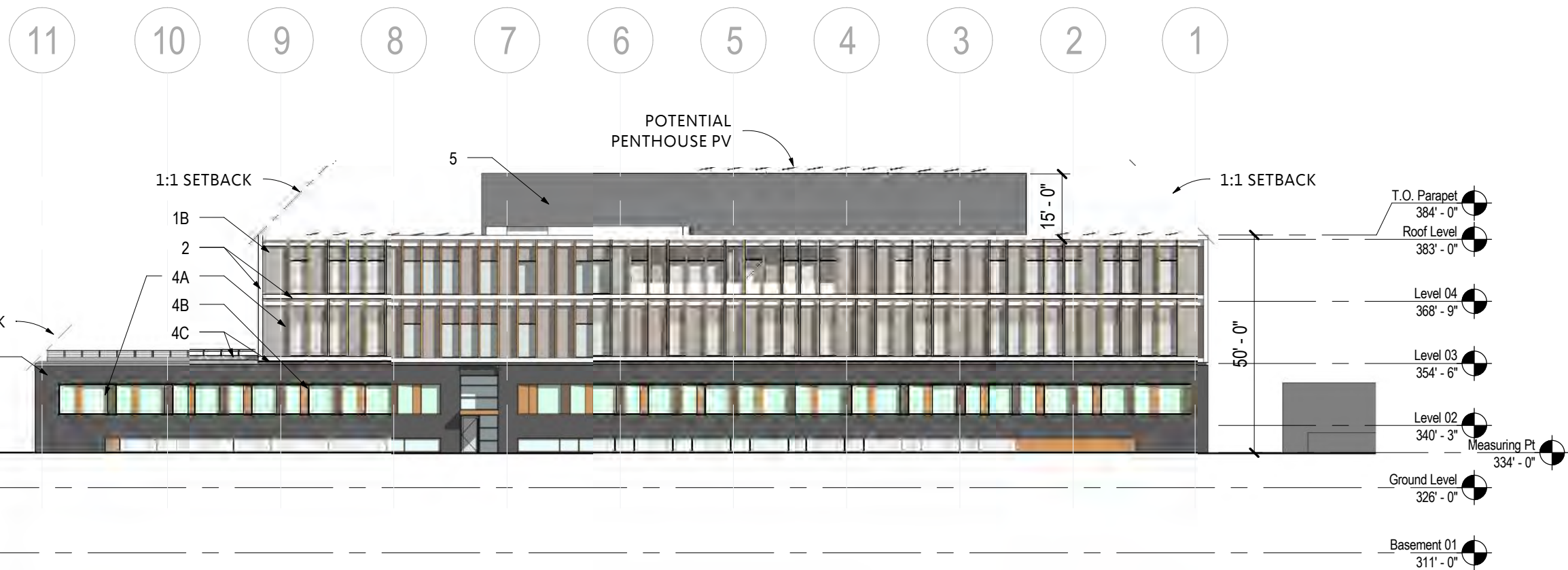


LEVEL 04

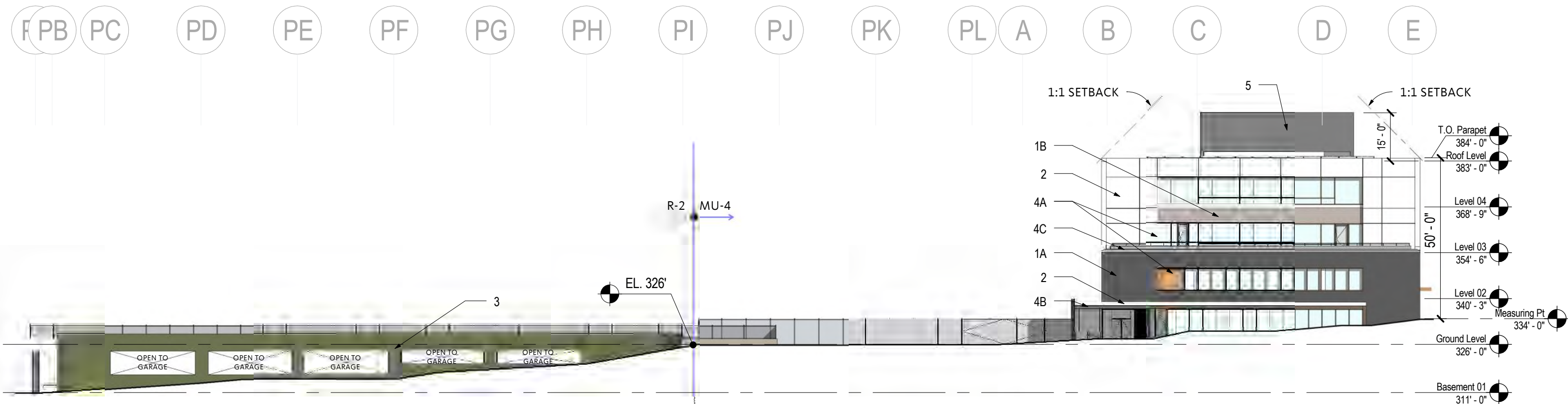
FLOOR PLANS



MATERIAL LEGEND	
1.	BRICK MASONRY
A.	DARK
B.	LIGHT
2.	CONCRETE PANEL
3.	GREEN SCREEN
4.	ARCHITECTURAL TRIM
A.	ENGINEERED WOOD (LIGHT)
B.	ENGINEERED WOOD (DARK)
C.	PAINTED METAL
5.	PAINTED METAL PANEL



EAST ELEVATION - 42ND STREET



SOUTH ELEVATION - DAVENPORT STREET

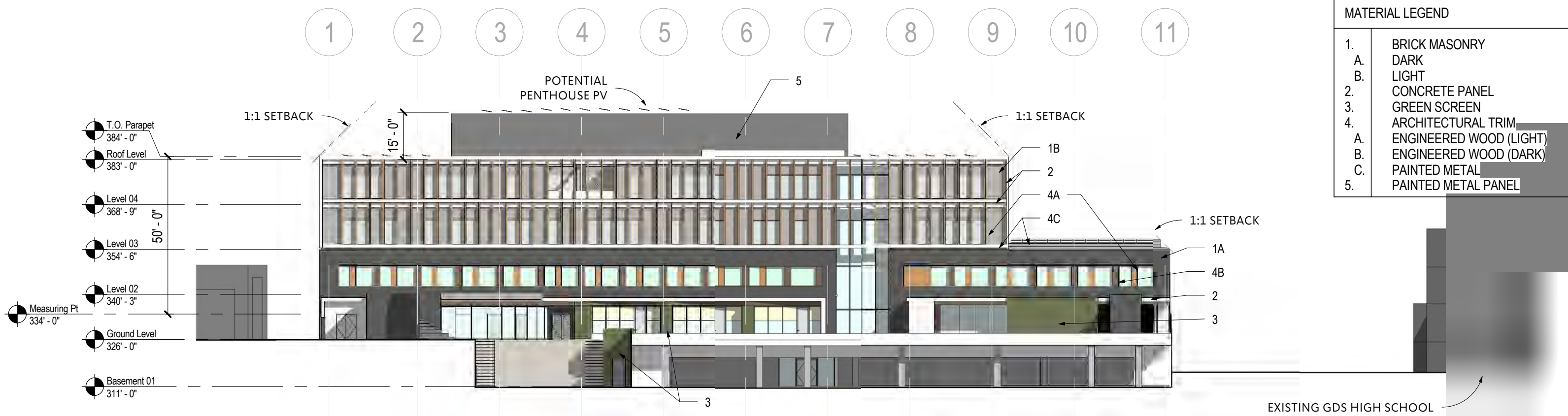
NOTE: FINAL EXTERIOR MATERIAL COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

EXTERIOR ELEVATIONS

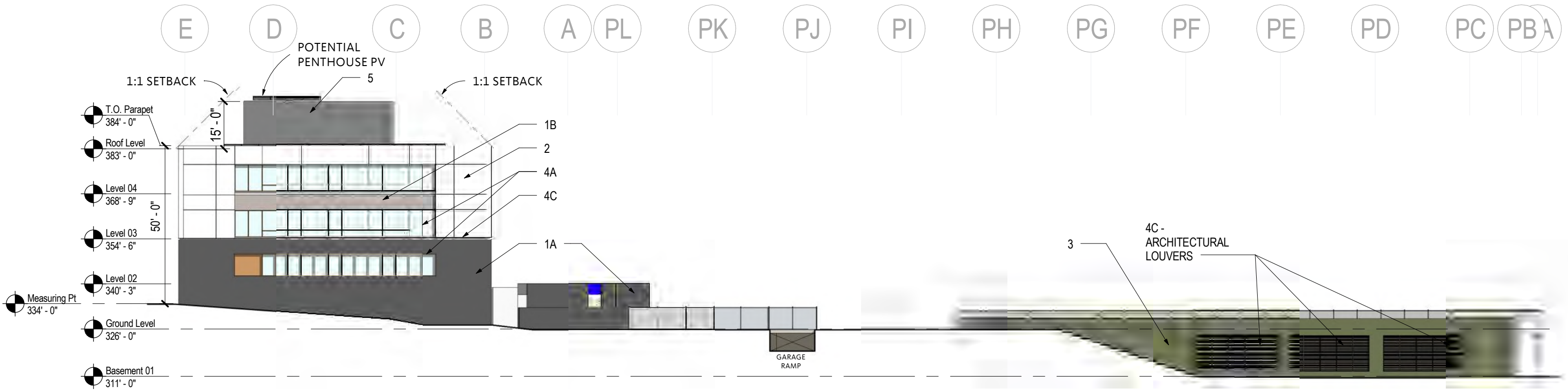
4200 Davenport St NW,
Washington, DC 20016
1/32" = 1'-0" | 11/29/17

A2.01

MATERIAL LEGEND	
1.	BRICK MASONRY
A.	DARK
B.	LIGHT
2.	CONCRETE PANEL
3.	GREEN SCREEN
4.	ARCHITECTURAL TRIM
A.	ENGINEERED WOOD (LIGHT)
B.	ENGINEERED WOOD (DARK)
C.	PAINTED METAL
5.	PAINTED METAL PANEL



WEST ELEVATION



NORTH ELEVATION - ELLICOTT STREET

NOTE: FINAL EXTERIOR MATERIAL COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

EXTERIOR ELEVATIONS

4200 Davenport St NW,
Washington, DC 20016
1/32" = 1'-0" | 11/29/17

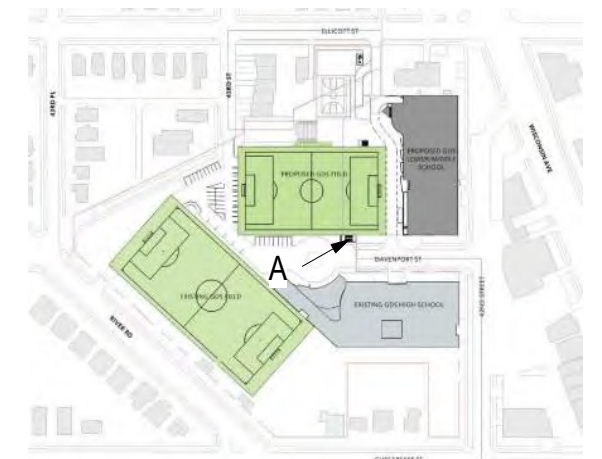
A2.02



NOTE:

FINAL EXTERIOR MATERIALS COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

REFER TO SHEETS G0.09 AND G0.10 FOR SITE PLANTINGS AND FENCING. SOME PLANTINGS, FENCING, SIDEWALKS, AND UTILITY POLES HAVE BEEN MODIFIED IN IMAGES FOR CLARITY OF BUILDING MASSING AND DESIGN INTENT.



DAVENPORT STREET

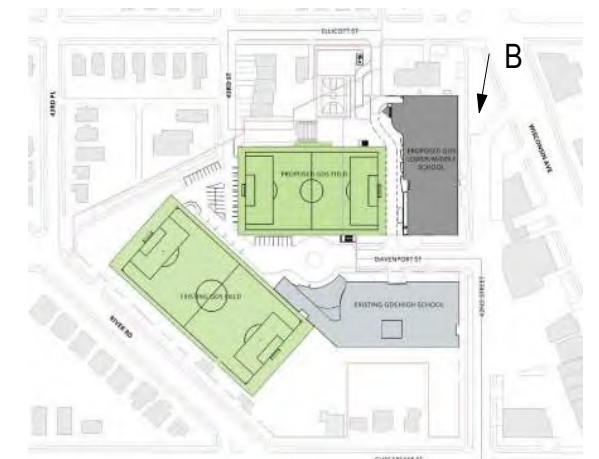
RENDERED PERSPECTIVES



NOTE:

FINAL EXTERIOR MATERIALS COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

REFER TO SHEETS G0.09 AND G0.10 FOR SITE PLANTINGS AND FENCING. SOME PLANTINGS, FENCING, SIDEWALKS, AND UTILITY POLES HAVE BEEN MODIFIED IN IMAGES FOR CLARITY OF BUILDING MASSING AND DESIGN INTENT.



42ND STREET - WITH STREET TREES

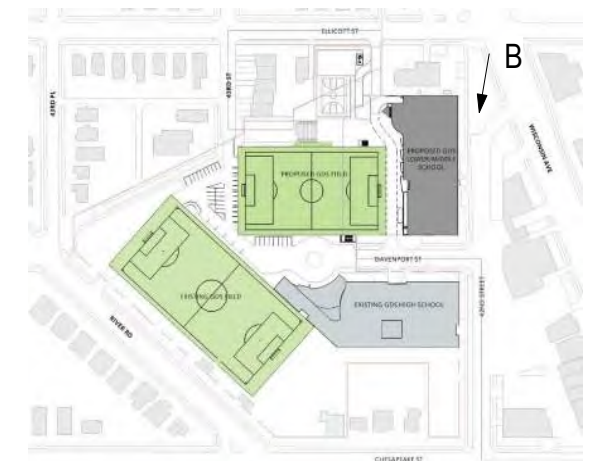
RENDERED PERSPECTIVES



RENDERED PERSPECTIVE



EXISTING PERSPECTIVE

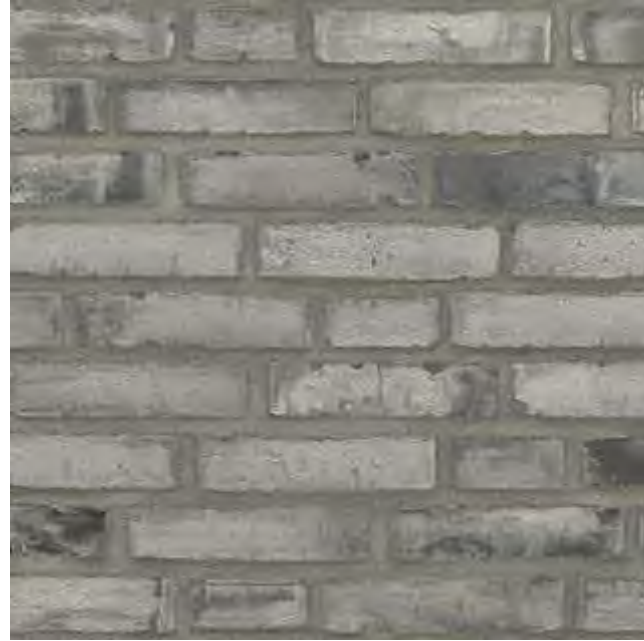


42ND STREET - WITH STREET TREES

PERSPECTIVE COMPARISON

1. BRICK MASONRY

A. DARK



B. LIGHT



2. CONCRETE PANEL

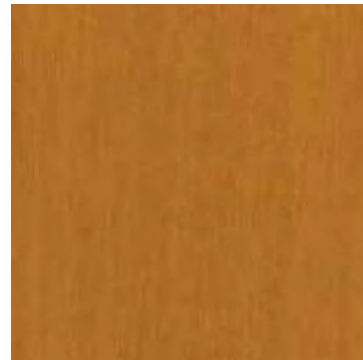


3. VEGETATIVE WALL

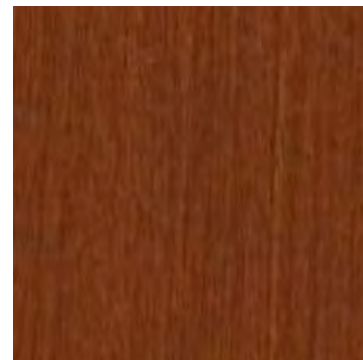


4. ARCHITECTURAL TRIM

A. ENGINEERED WOOD



B. ENGINEERED WOOD



C. PAINTED METAL



5. PAINTED METAL PANEL



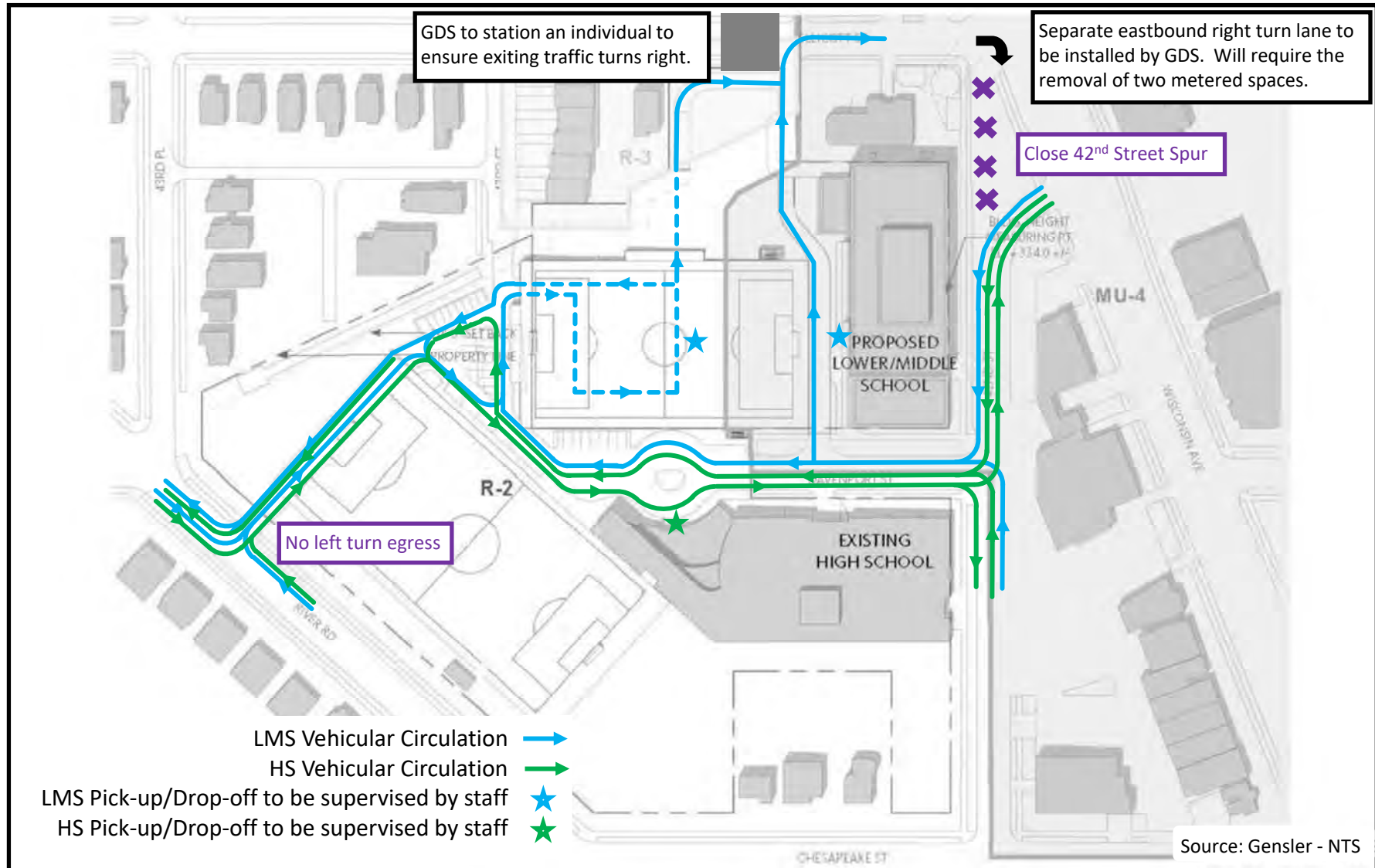
NOTE: FINAL EXTERIOR MATERIALS WILL BE WITHIN THE COLOR RANGES OF THE MATERIAL TYPES PROPOSED BASED ON THE AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF THE MATERIALS

MATERIAL PALETTE

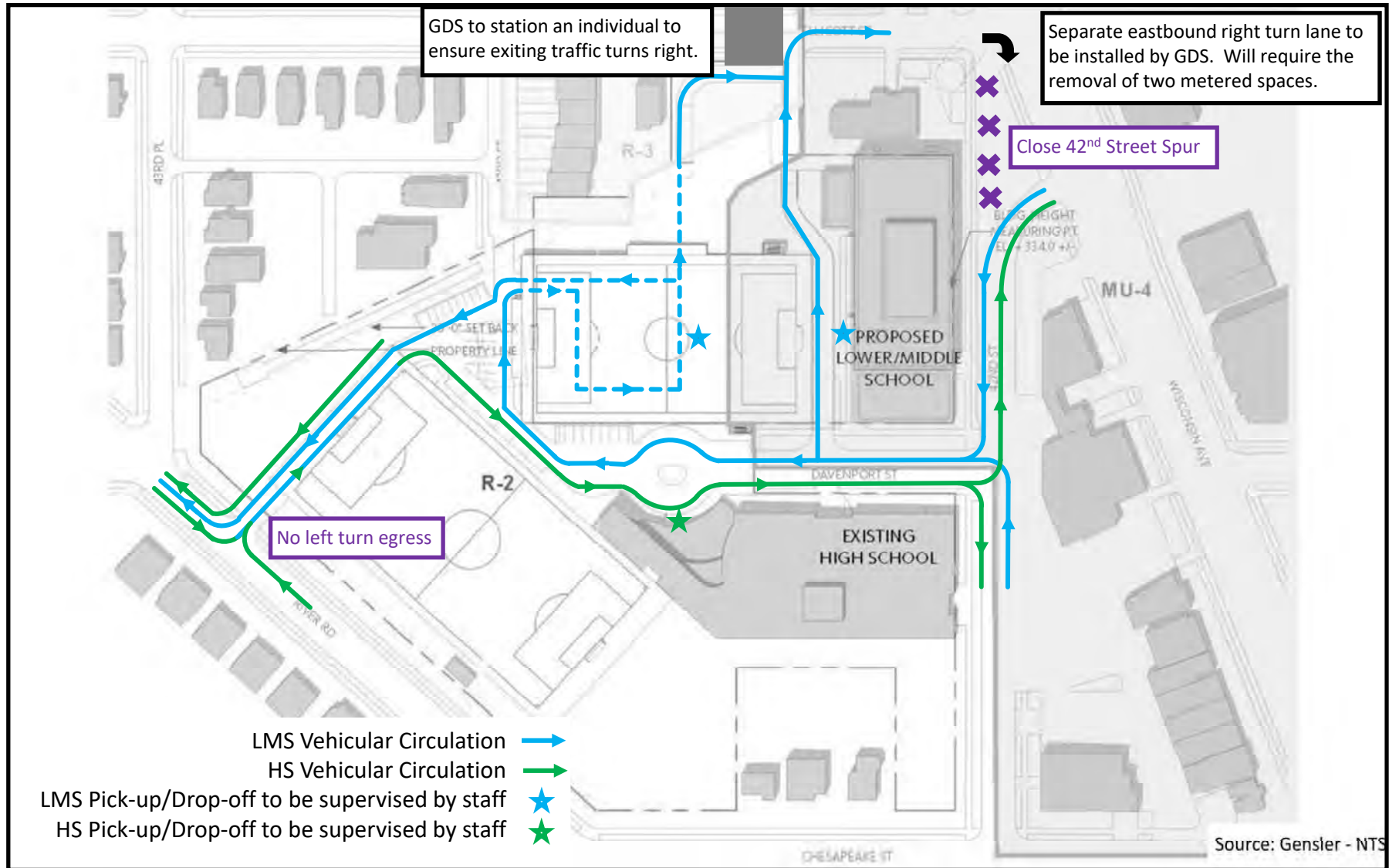
Existing Site Circulation



AM Drop-Off Circulation



PM Pick-Up Circulation



Anticipated Trip Generation

Existing Site Trip Generation

	AM PEAK HOUR	PM SCHOOL PEAK HOUR	PM COMMUTER PEAK HOUR
High School	483	178	148
Safeway Trips	116	152	140
Total	599	330	288



Anticipated Trip Generation

Proposed Site Trip Generation

	AM PEAK HOUR	PM SCHOOL PEAK HOUR	PM COMMUTER PEAK HOUR
High School	483	178	148
Lower/Middle School	622	280	111
Add. 125 Students	118	47	29
Sub-total	1,223	505	288
TDM Reduction*	(628)	(40)	(23)
Total	595	465	265

This commitment reflects a 51 percent reduction in traffic during the morning compared to what would be generated without the TDM plan and an 8 percent reduction during the afternoon.

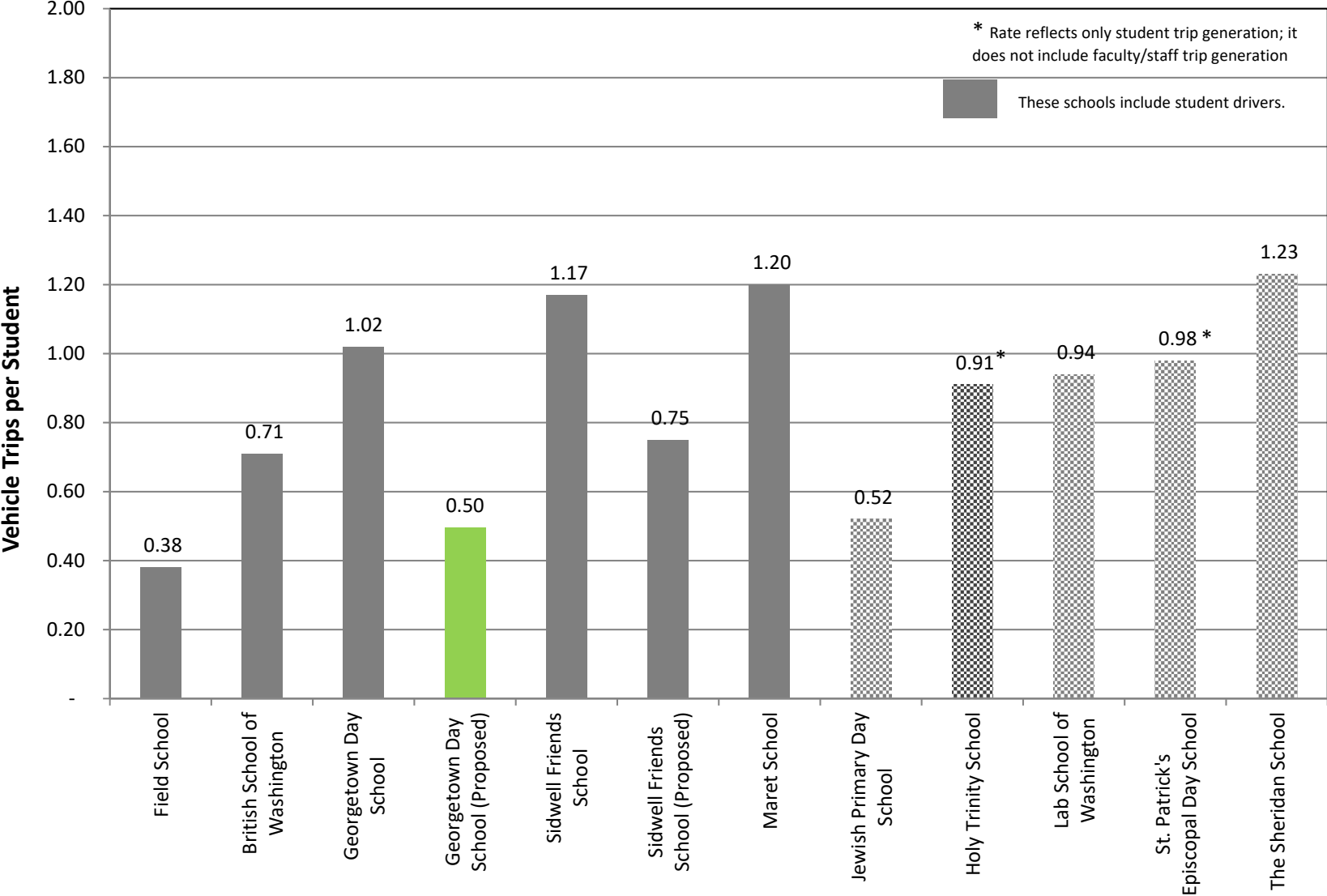
Anticipated Trip Generation

Net New Vehicle Trips

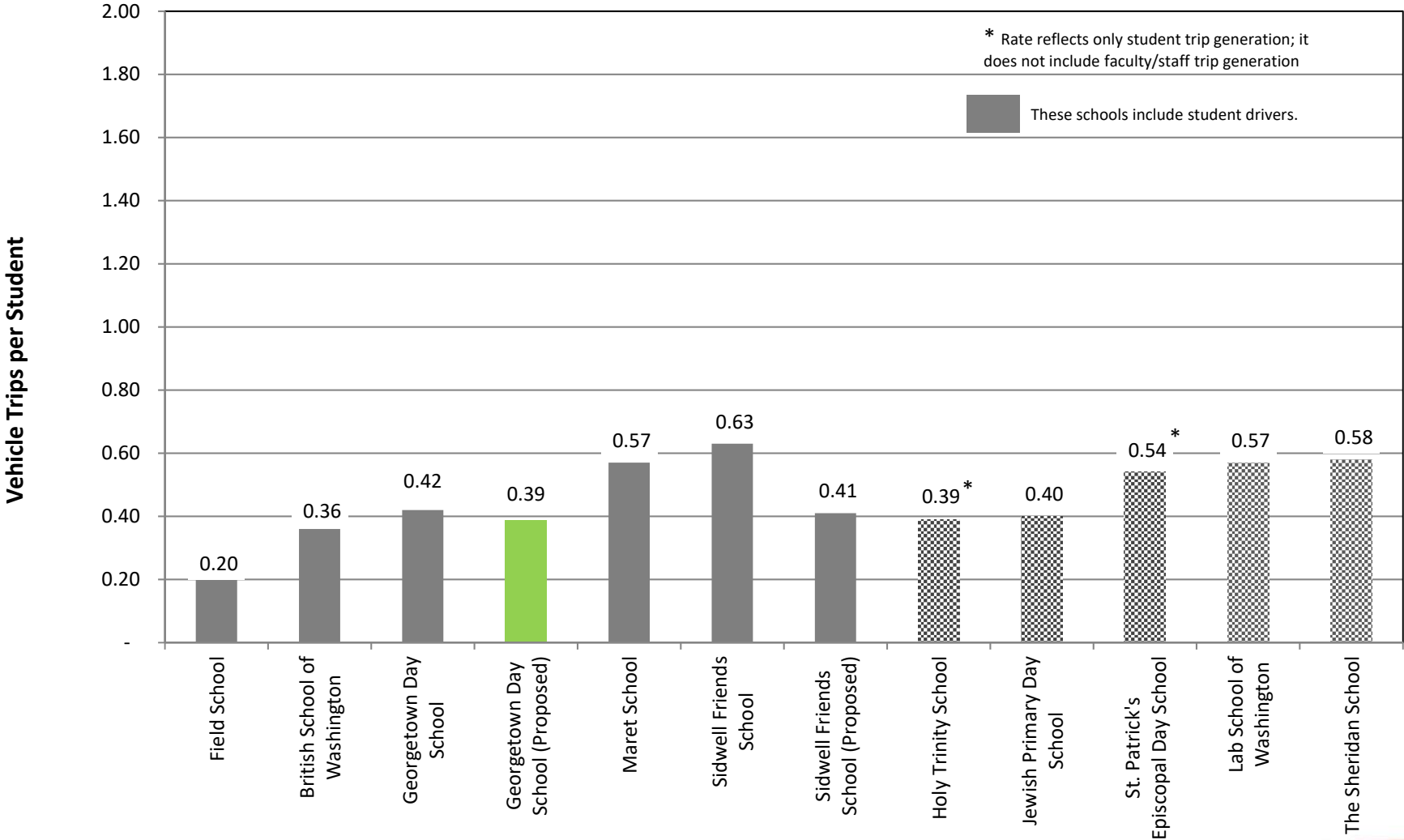
	AM PEAK HOUR	PM SCHOOL PEAK HOUR	PM COMMUTER PEAK HOUR
Proposed Trips	595	465	265
Existing Trips	599	330	288
Difference	(4)	135	(23)



Trip Generation Comparison – AM Peak Hour



Trip Generation Comparison – PM School Peak Hour



Transportation Management Plan

- Demand Management
 - Trip Reduction Commitment
 - Toolbox of Strategies
- Operations Management
 - Establish Drop-off/Pick-up protocol for parents/guardians
- Monitoring
 - Establish Methodology
 - Determine Sequencing and Duration

Demand Management Plan

- Significant commitments to strategies to reduce vehicle trips
 - Mandatory carpooling for morning drop-off with exceptions for Pre-K to 1st grade students, student drivers, and students with special transportation needs
 - Implementation of busing program with a minimum of three buses to off-site locations
 - Assist parents and faculty/staff with carpool matching
 - Provide discounted parking for faculty/staff and students who carpool
 - Provide reserved carpool parking spaces
 - Assist students in obtaining the DC One Card and/or the Student Unlimited Transit Pass
 - Provide monthly SmarTrip subsidies to Virginia and Maryland students who do not qualify for the DC One Card
 - Provide monthly SmarTrip cards for faculty/staff who take transit to school
 - Provide annual subsidies for faculty/staff who bike to work OR provide Capital Bikeshare membership or carshare membership
- Other Elements
 - Designate a transportation coordinator to implement the TDM plan and act as a liaison with the community and DDOT
 - Install transit screens in High School and Lower/Middle School
 - Provide a bike maintenance facility on-site
 - Provide showers/locker rooms for those who jog or bike to school
 - Hold quarterly meetings with the community
 - Incorporate compliance with the TDM plan into the student contract
 - Enrollment remains at 1,075 students until GDS reaches trip cap of 595

Operations Management

- Drop-off/pick-up operation will be accommodated on-site
- Parents will be assigned a drop-off/pick-up location
 - Pre-K – 1st Grade drop-off/pick-up will occur in lane between LMS building and athletic field
 - 2nd – 8th Grade drop-off/pick-up will occur in new LMS garage
 - High School drop-off/pick-up will occur in front of High School
- Parents with children in multiple grades will drop-off/pick-up at the designated location for the youngest child in the vehicle
- Parents will not be allowed to drop-off or pick-up in any location other than their assigned location
- Staff will monitor Ellicott Street, 42nd Street, 43rd Street, 43rd Place, Chesapeake Street, River road and their associated alleys to ensure they are not being used for pick-up/drop-off
- Color-coded tags will be used to ensure parents are adhering to their designated drop-off/pick-up location
- Parents must remain in vehicle while dropping-off/picking-up students
- LMS staff members will be stationed at each drop-off/pick-up location to direct traffic and assist students

Annual Monitoring Study

- Elements of the Monitoring Studies
 - Traffic counts on a typical weekday during Fall Semester from 7:00-9:00 AM and 2:30-7:00 PM
 - Determine trip generation for each of the peak hours
 - Determine Average vehicle occupancy during the drop-off/pick-up periods
 - Determine queues at each drop-off/pick-up location
 - A mode split survey will be conducted during the Fall Semester to determine the modes of transportation for students and faculty/staff
 - A list of TDM measures in effect, the number of enrolled students, and the number of employed faculty/staff will be reported.
 - Notes from the ANC meetings
 - Submitted annually to ANC 3E and DDOT
- Sequencing of the Monitoring Studies
 - Annually during Fall Semester in Years 1 – 4
 - If Trip Thresholds are not met, repeat monitoring in Spring Semester
 - Triennially in Years 5 – 17
 - If Trip Thresholds are not met, repeat monitoring in Spring Semester and resume annual monitoring until Trip Thresholds have been met for two consecutive years
 - Triennial studies resume until Year 17 or until two consecutive triennial studies demonstrate compliance, whichever is later

Other Transportation Improvements

- Close 42nd Street “slip lane”
- Install eastbound right turn lane on Ellicott Street at its intersection with Wisconsin Avenue
- Design and Install Traffic Signal at Wisconsin Avenue/Chesapeake Street

DDOT Report

DDOT Recommendation	Action
PM School Peak Hour Trip Cap of 465 PM Commuter Peak Hour Trip Cap of 265	Applicant agrees
Provide an ADA connection between the north-south and east-west sidewalks internal to the site	Applicant agrees
With respect to the 43 rd Street Gate, allow opportunity to refine the Operations Plan prior to the closure of the gate in the event that “prohibited drop-offs” are observed	Applicant agrees
Implement the following improvements: <ul style="list-style-type: none"> - Install a 140’ right turn lane on Ellicott Street at its intersection with Wisconsin Avenue - Close the 42nd Street “Slip Lane” - Prohibit left turns out of the 42nd Street “fishhook” - Design and install traffic signal at Wisconsin Avenue and Chesapeake Street 	Applicant agrees

DDOT Report (continued)

DDOT Recommendation	Action
<p>Install the following improvements:</p> <ul style="list-style-type: none"> - New sidewalk where it is missing on the west side of 43rd Street between Ellicott Street and the alley - Detectable warning strips in curb ramps on the southwest corner of Ellicott Street/42nd Street - Reconstruct the alley curb cut to Ellicott Street such that the 6' clear sidewalk material, scoring pattern, and elevation extend across the entrance 	<p>The Applicant believes these improvements should be dealt with during the Public Space process</p>
<p>Strengthen the TMP with the following additional measures:</p> <ul style="list-style-type: none"> - Install Transit Screens in <u>both</u> HS and LMS - Provide reserved parking for carpools - Provide a location for a Capital Bikeshare Station - Prohibit deliveries for both school buildings during peak periods - Add queuing analysis as part of annual monitoring 	<p>Applicant agrees</p>

DDOT Report (continued)

DDOT Recommendation	Action
Continue coordination with DDOT on Public Space Elements	Applicant agrees
Install five 240-volt electric car charging stations	Applicant agrees to install one

Conclusion

With the implementation of the Transportation Management Plan and the other transportation improvements, the proposed project will not have an adverse impact on the surrounding roadway network.



DRAWING INDEX

G0.00	COVER SHEET	A1.B2	FLOOR PLANS
G0.01	VICINITY MAP	A1.B1	FLOOR PLANS
G0.02	SITE PLAN EXISTING	A1.01	FLOOR PLANS
G0.03	SITE CONTEXT PHOTOS	A1.02	FLOOR PLANS
G0.04	SITE CONTEXT PHOTOS	A1.03	FLOOR PLANS
G0.05	SITE PLAN PROPOSED	A2.01	EXTERIOR ELEVATIONS
G0.06	SITE ZONING MU-4	A2.02	EXTERIOR ELEVATIONS
G0.07	SITE ZONING R-3	A9.01	RENDERED PERSPECTIVES
G0.08	SITE ZONING R-2	A9.02	RENDERED PERSPECTIVES
G0.09	SITE PLAN ILLUSTRATIVE	A9.03	RENDERED PERSPECTIVES
G0.10	SITE FENCING DIAGRAM	A9.04	PERSPECTIVE COMPARISON
G0.11	SITE FENCING DETAILS	A9.05	SITE VIGNETTES
G0.12	SITE LIGHTING DIAGRAM	A9.06	SITE VIGNETTES
G0.13	SITE LIGHTING DIAGRAM	A9.07	MATERIAL PALETTE
G0.14	SITE LIGHTING DIAGRAM	C1.00	EXISTING CONDITIONS PLAN
		C2.00	SITE & GRADING PLAN
		C3.00	UTILITY PLAN
		C4.00	STORMWATER MANAGEMENT

ZONING DATA

ZONING CATEGORY: MU-4 | R-3 | R-2
 SQUARE 1672 LOTS 4, 14, 804, 812, & 815
 SQUARE 1673 LOTS 822 & 824
 4200 DAVENPORT STREET, NW
 WASHINGTON, DC 20016

	MU-4	R-3	R-2
SITE AREA	59,125 SF	11,148 SF	274,609 SF
LOT OCCUPANCY (PERMITTED)	35,475 SF (60%)	4,459 SF (40%)	109,844 SF (40%)
LOT OCCUPANCY (PROPOSED)	29,779 SF (50.3%)	0 (0%)	60,182 (21.9%)
GREEN AREA RATIO (REQUIRED)	17,738 SF (0.3)	N/A	N/A
GREEN AREA RATIO (PROPOSED)	17,757 SF (0.3)	N/A	N/A
SITE FAR (PERMITTED)	88,688 SF (1.5)	N/A	N/A
SITE FAR (PROPOSED)	88,613 SF (1.5)	N/A	N/A
SIDE YARD SETBACK (REQUIRED)	N/A	N/A	8'-0"
NORTH	N/A	N/A	57'-1"
SOUTH	N/A	N/A	*30'-0"
REAR YARD SETBACK (REQUIRED)	15'-0"	20'-0"	20'-0"
WEST	18'-6"	N/A	20'-0"
BUILDING HEIGHT (PERMITTED)	50'-0" **	40'-0"	40'-0"
BUILDING HEIGHT (PROPOSED)	50'-0" **	N/A	*39'-0"
PENTHOUSE HEIGHT (PERMITTED)	15'-0"		
PENTHOUSE HEIGHT (PROPOSED)	15'-0"		

EXISTING BUILDINGS GSF

GDS HIGH SCHOOL = 106,420 SF
 GDS LOWER/MIDDLE SCHOOL = 88,613 SF
 GDS GARAGE = 21,381 SF

PARKING

GDS HIGH SCHOOL (REQUIRED) = 78
 GDS HIGH SCHOOL (PROPOSED) = 182
 GDS LOWER/MIDDLE (REQUIRED) = 80
 GDS LOWER/MIDDLE (PROPOSED) = 95

NEW BUILDINGS GSF

LOADING

BICYCLE PARKING

SHORT TERM (REQUIRED) = 45
 SHORT TERM (PROPOSED) = 46
 LONG TERM (REQUIRED) = 12
 LONG TERM (PROPOSED) = 16

LOADING BERTH REQUIRED = 2 @ 30 FT DEEP
 LOADING BERTH PROVIDED = 2 ≥ 30 FT DEEP
 LOADING PLATFORM REQUIRED = 2 @ 100 SF
 LOADING PLATFORM PROVIDED = 2 @ 100 SF
 DELIVERY SPACE REQUIRED = 1 @ 20 FT DEEP
 DELIVERY SPACE PROVIDED = 1 ≥ 20 FT DEEP

* INFORMATION BASED ON EXISTING HIGH SCHOOL: 4200 DAVENPORT ST NW
 ** HEIGHT MEASURED FROM STREET CURB AT MID-POINT OF BUILDING ALONG 42ND STREET

COVER SHEET

4200 Davenport St NW,
 Washington, DC 20016
 | 11/29/17

G0.00



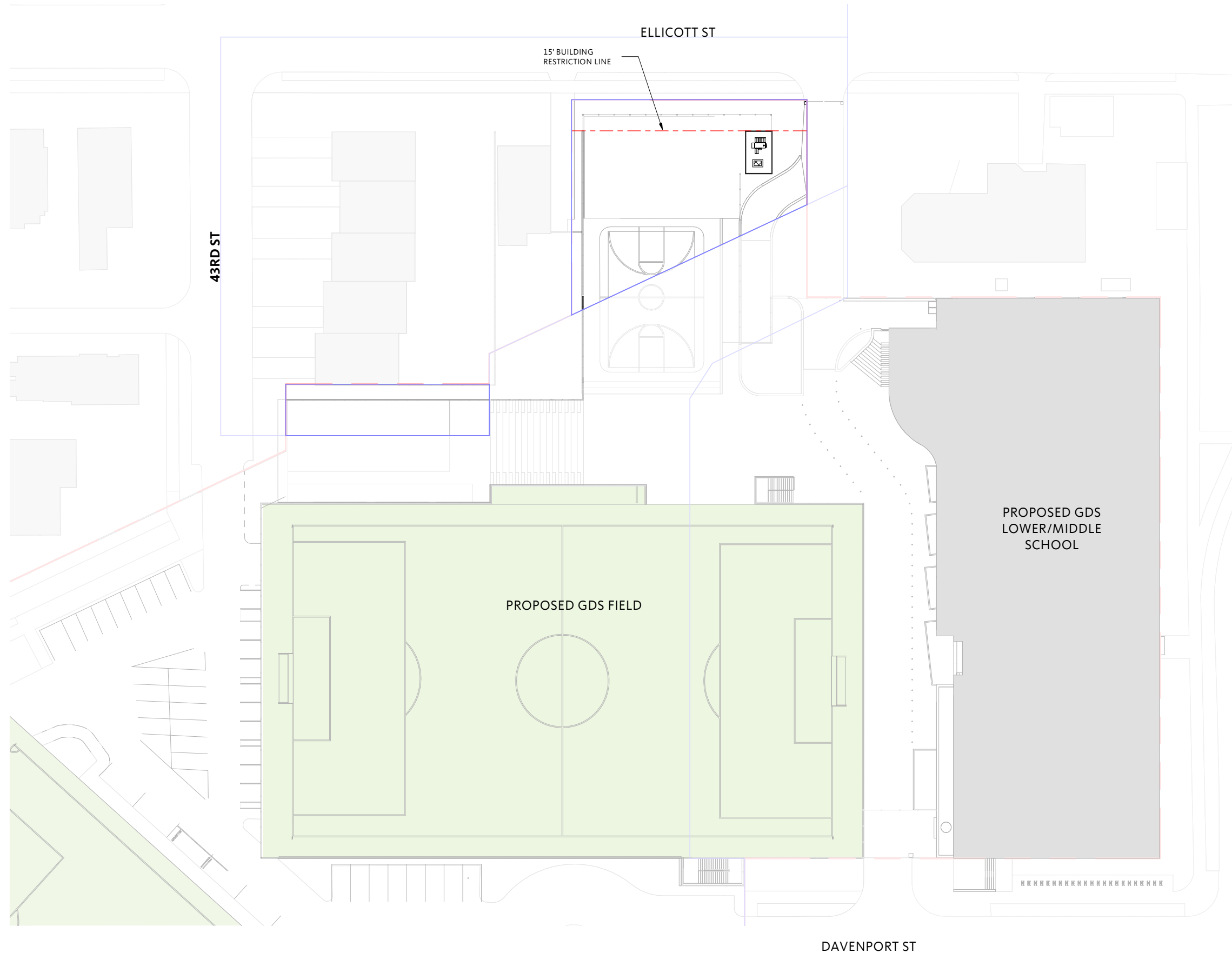
	MU-4
SITE AREA	59,125 SF
LOT OCCUPANCY (PERMITTED)	35,475 SF (60%)
LOT OCCUPANCY (PROPOSED)	29,779 SF (50.3%)
GREEN AREA RATIO (REQUIRED)	17,738 SF (0.3)
GREEN AREA RATIO (PROPOSED)	17,757 SF (0.3)
SITE FAR (PERMITTED)	88,688 SF (1.5)
SITE FAR (PROPOSED)	88,613 SF (1.5)
SIDE YARD SETBACK (REQUIRED)	N/A
NORTH	N/A
SOUTH	N/A
REAR YARD SETBACK (REQUIRED)	15'-0"
WEST	18'-6"
BUILDING HEIGHT (PERMITTED)	** 50'-0"
BUILDING HEIGHT (PROPOSED)	** 50'-0"
PENTHOUSE HEIGHT (PERMITTED)	15'-0"
PENTHOUSE HEIGHT (PROPOSED)	15'-0"

* INFORMATION BASED ON EXISTING HIGH SCHOOL: 4200 DAVENPORT ST NW
 ** HEIGHT MEASURED FROM STREET CURB AT MID-POINT OF BUILDING ALONG 42ND STREET

SITE ZONING MU-4

4200 Davenport St NW,
 Washington, DC 20016
 1" = 50'-0" | 11/29/17

G0.06

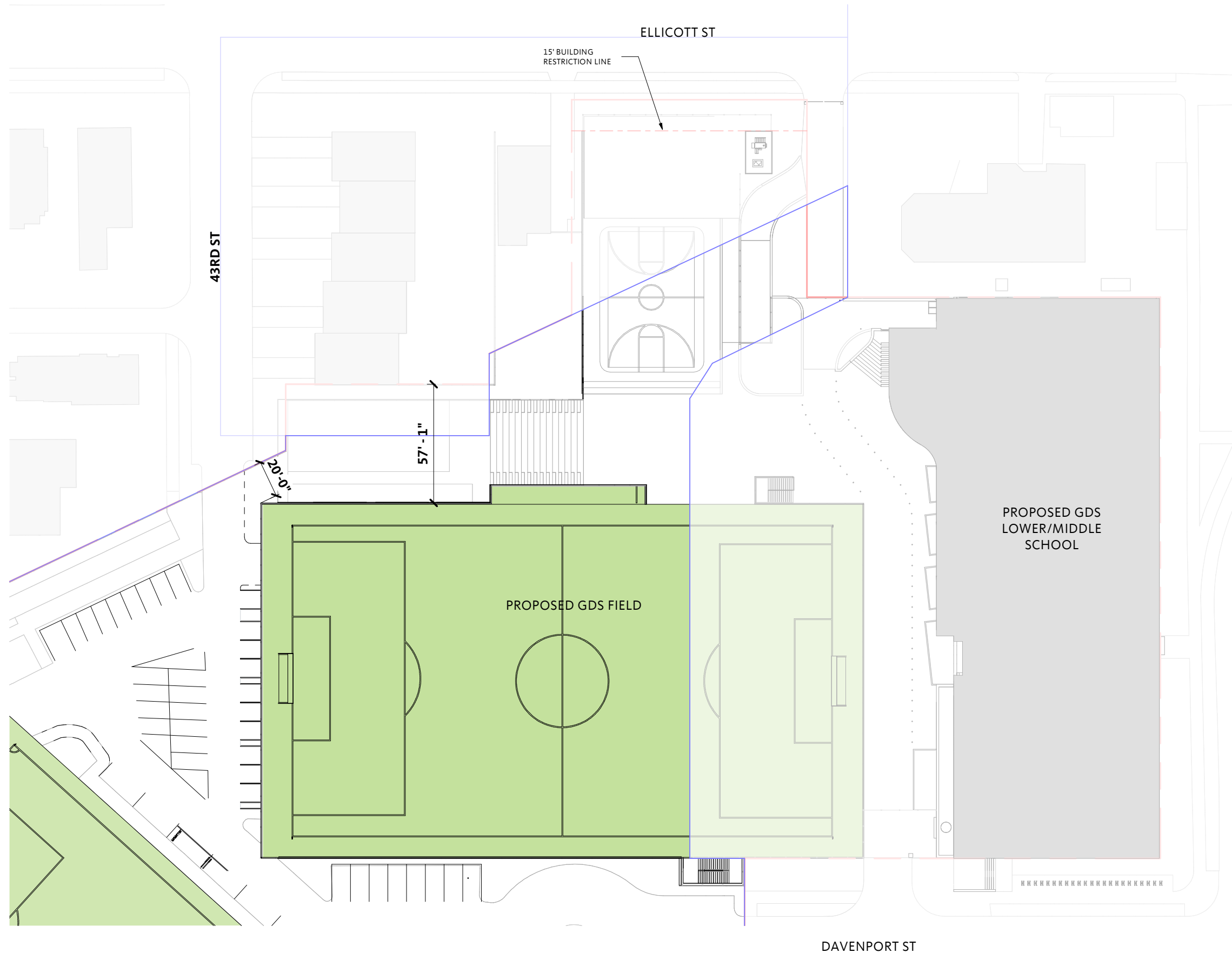


	R-3
SITE AREA	11,148 SF
LOT OCCUPANCY (PERMITTED)	4,459 SF (40%)
LOT OCCUPANCY (PROPOSED)	0 (0%)
SIDE YARD SETBACK (REQUIRED)	N/A
NORTH	N/A
SOUTH	N/A
REAR YARD SETBACK (REQUIRED)	20'-0"
WEST	N/A
BUILDING HEIGHT (PERMITTED)	40'-0"
BUILDING HEIGHT (PROPOSED)	N/A

SITE ZONING R-3

4200 Davenport St NW,
Washington, DC 20016
1" = 50'-0" | 11/29/17

GO.07



	R-2
SITE AREA	274,609 SF
LOT OCCUPANCY (PERMITTED)	109,844 SF (40%)
LOT OCCUPANCY (PROPOSED)	60,182 SF (21.9%)
SIDE YARD SETBACK (REQUIRED)	8'-0"
NORTH	57'-1"
SOUTH	*30'-0"
REAR YARD SETBACK (REQUIRED)	20'-0"
WEST	20'-0"
BUILDING HEIGHT (PERMITTED)	40'-0"
BUILDING HEIGHT (EXISTING)	*39'-0"

* INFORMATION BASED ON EXISTING HIGH SCHOOL: 4200 DAVENPORT ST NW
 ** HEIGHT MEASURED FROM STREET CURB AT MID-POINT OF BUILDING ALONG 42ND STREET

SITE ZONING R-2

4200 Davenport St NW,
 Washington, DC 20016
 1" = 50'-0" | 11/29/17

GO.08



LEGEND

— 7'-0" - SECURITY FENCE (ANTI CLIMB)

— 7'-0" - SECURITY FENCE (ANTI CLIMB)

* FENCE HEIGHT SUBJECT TO PUBLIC SPACE APPROVALS

— 7'-0" - WOOD SOUND WALL (+3'-0" POSSIBLE INCREASE ON WALL HEIGHT WITH APPROVAL OF NEIGHBOR)

— 2'-0" KNEE WALL WITH 4'-0" DEMOUNTABLE SECURITY FENCE ABOVE

* TOP OF ASSEMBLY TO BE 6'-0" - RATIO OF KNEE WALL TO DEMOUNTABLE SECURITY FENCE SUBJECT TO CHANGE DEPENDING ON THE SAFETY OF THE WALL TO OCCUPANTS

— FULL HEIGHT VEGETATED WALL EXTENDING FROM GROUND TO TOP OF CANOPY

— 8'-0" SECURITY FENCE (ANTI CLIMB)

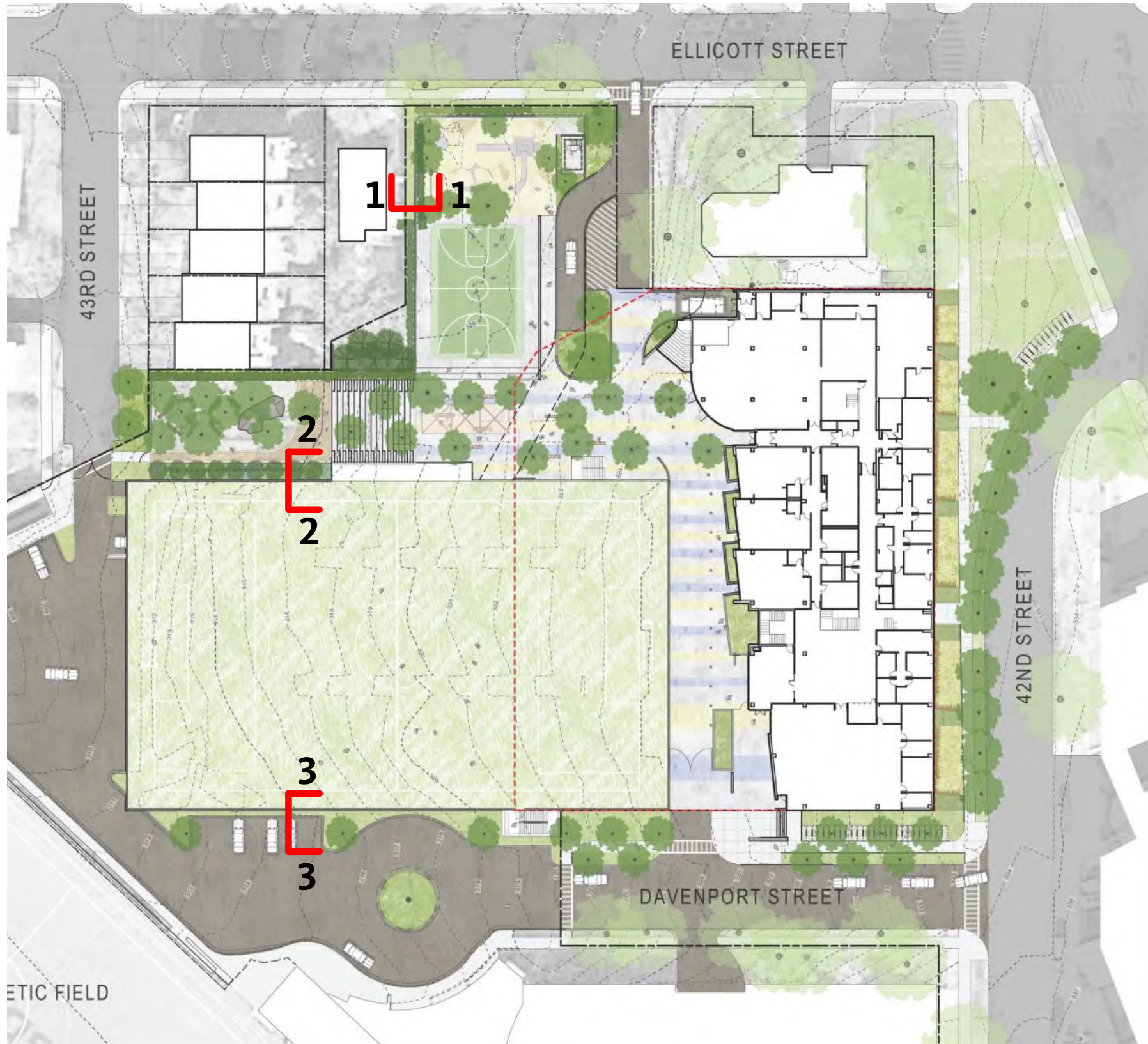
* 2'-0" KNEE WALL WITH 6'-0" SECURITY FENCE ABOVE

SITE FENCING DIAGRAM

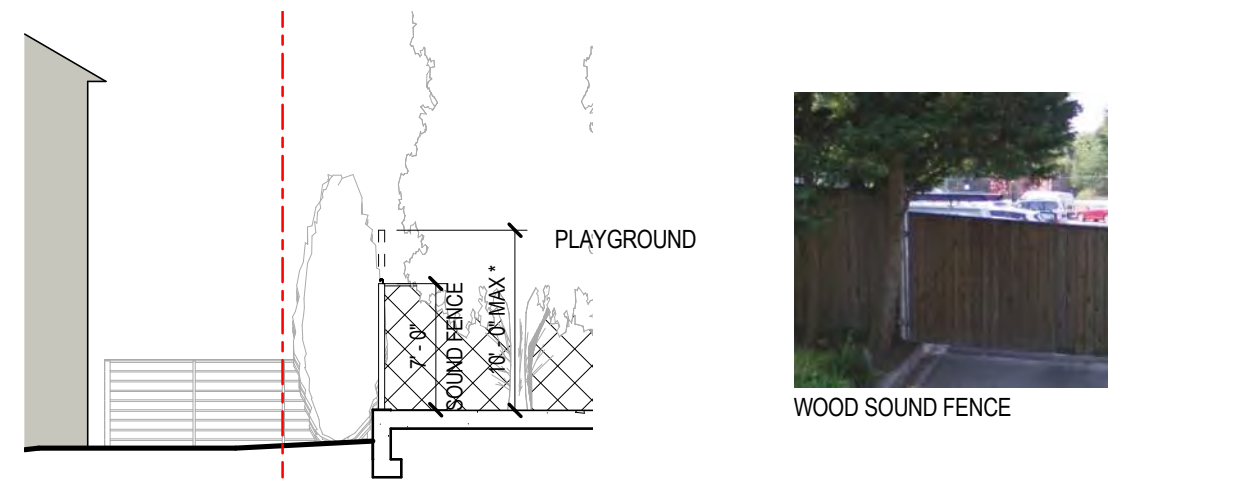
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GO.10

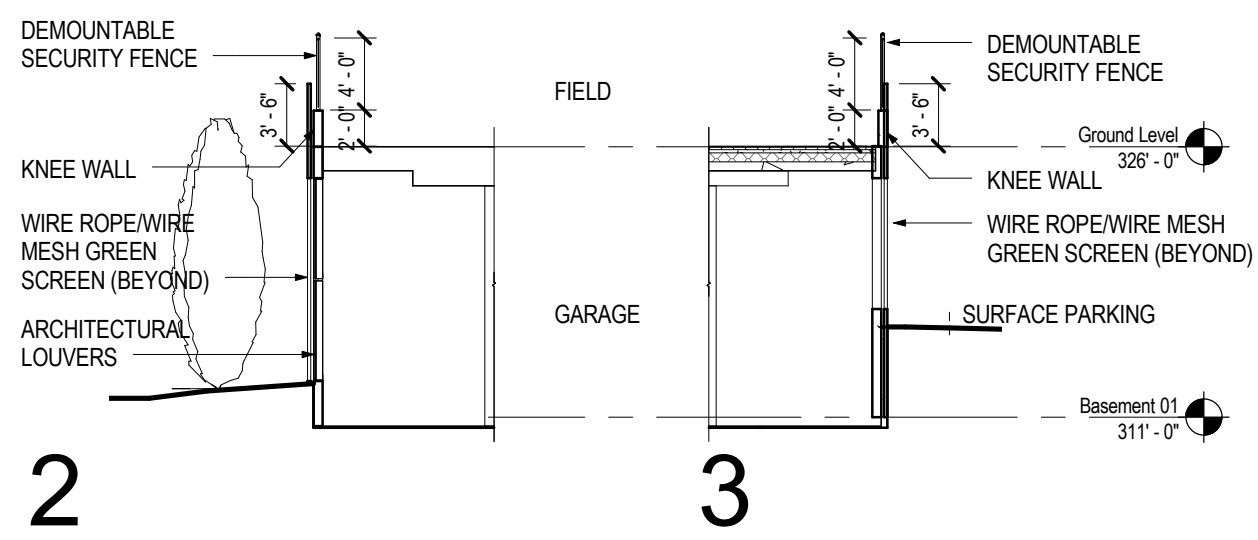




NOTE: FINAL DESIGNS IN PUBLIC SPACE WILL BE COORDINATED WITH DDOT DURING THE PUBLIC SPACE PROCESS

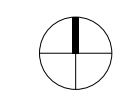


1 * NOTE: THE FENCE HEIGHT IS SHOWN AS 7 FEET. GDS IS WILLING TO INCREASE THE FENCE HEIGHT TO UP TO 10 FEET IF AGREED TO BY THE OWNER OF 4228 ELLICOTT STREET NW.



ENLARGED SITE PLAN

SITE FENCING DETAILS





1. 42ND STREET SOUTH



2. 42ND STREET ENTRY

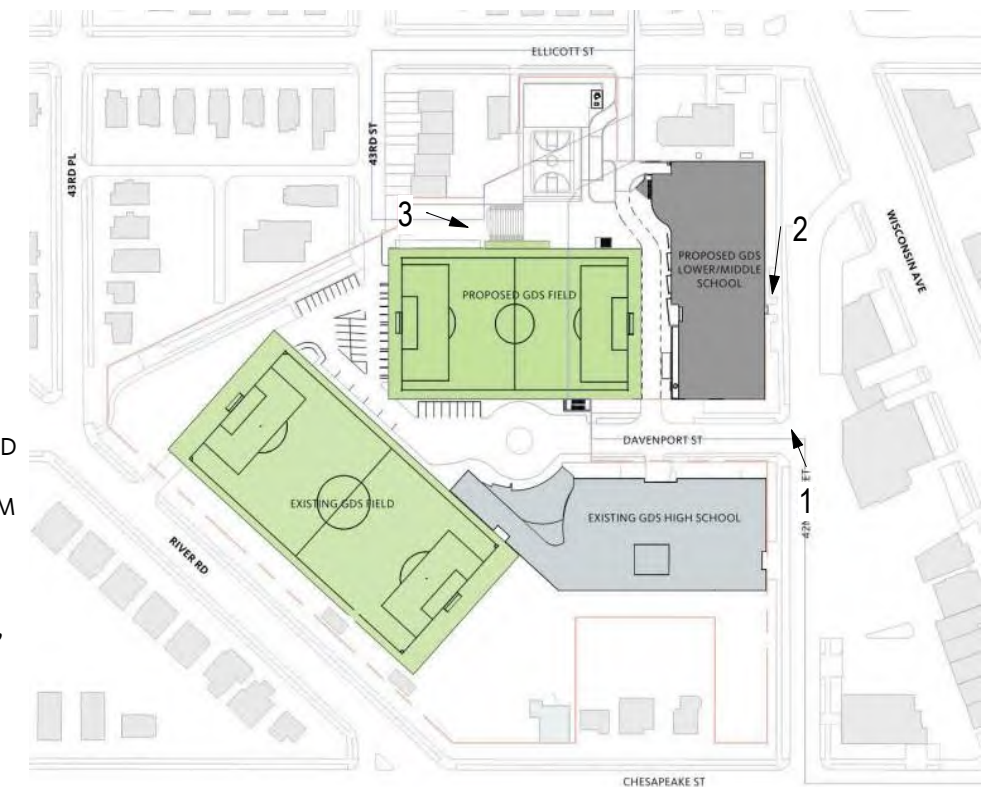


3. PLAY AREA

NOTE:

FINAL EXTERIOR MATERIALS COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

REFER TO SHEETS G0.09 AND G0.10 FOR SITE PLANTINGS AND FENCING. SOME PLANTINGS, FENCING, AND UTILITY POLES HAVE BEEN MODIFIED IN IMAGES FOR CLARITY OF BUILDING MASSING AND DESIGN INTENT.



SITE VIGNETTES

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A9.05



4. 43RD STREET



5. ELLICOTT STREET SIDEWALK

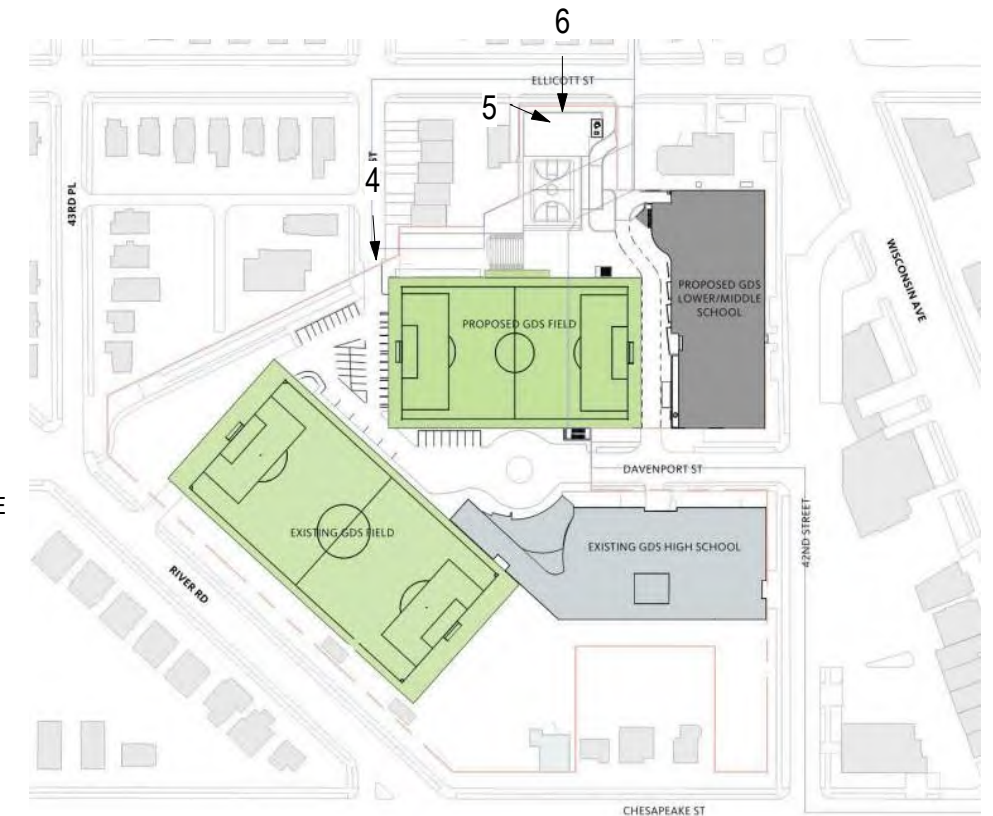


6. ELLICOTT STREET

NOTE:

FINAL EXTERIOR MATERIALS COLORS, BALCONY/WINDOW SIZE AND LOCATION, AND INTERIOR LAYOUTS SUBJECT TO CHANGE THROUGH DESIGN PROCESS AND INPUT FROM BZA.

REFER TO SHEETS G0.09 AND G0.10 FOR SITE PLANTINGS AND FENCING. SOME PLANTINGS AND FENCING HAVE BEEN MODIFIED IN IMAGES FOR CLARITY OF BUILDING MASSING AND DESIGN INTENT.

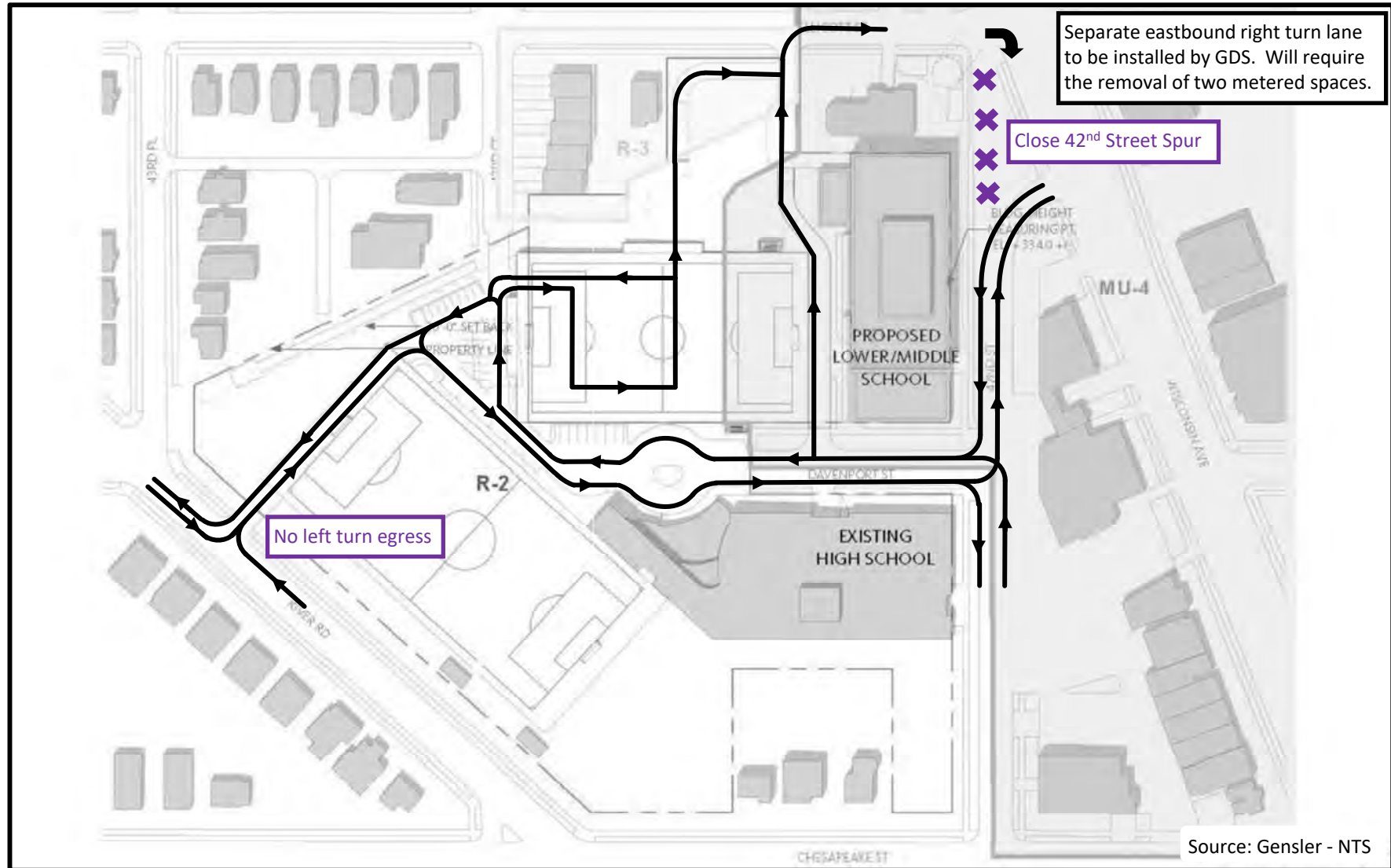


SITE VIGNETTES

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A9.06

General Vehicular Circulation



Pick-up Operation – Queuing



Parking

Required	Provided Spaces	
	Existing	Proposed
<u>Lower/Middle School:</u> 2 per 3 teachers and other employees = $2*(142/3) = 95$	120 [‡]	95
<u>High School:</u> 2 per 3 teachers and other employees + MAX (1 per 20 classroom seats or 1 per 10 seats in largest area usable for public assembly) = $2*(118/3) + (728/10) = 166$	196	182
<u>Total:</u> 95+166 = 261 spaces [†]	316	277
[†] Per ZR16, within any zone other than an R or RF zone, the minimum vehicle parking requirement shall be reduced by 50 percent for site's within ½ mile of a Metrorail station. Since the majority of the subject site is located within the R-2 and R-3 zones, the 50 percent reduction would not be allowed. [‡] The number of existing parking spaces for the Lower/Middle School represents the number of parking spaces currently provided at the existing Lower/Middle School. ^Φ Approximately 19 parking spaces will be lost at the high school to better accommodate the flow of traffic around the surface parking lot and to accommodate the new curb cut.		

Study Area

1. Fessenden Street/Wisconsin Avenue
2. Fessenden Street/41st Street
3. Ellicott Street/River Road
4. Ellicott Street/43rd Place
5. Ellicott Street/Public Alley
6. Ellicott Street/Wisconsin Avenue
7. Ellicott Street/41st Street
8. Wisconsin Avenue/42nd Street
9. River Road & Davenport Street/43rd Street
10. Davenport Street/42nd Street
11. Davenport Street/Wisconsin Avenue
12. Chesapeake Street/43rd Street
13. Chesapeake Street/River Road
14. Chesapeake Street/42nd Street
15. Chesapeake Street/Wisconsin Avenue
16. River Road/42nd Street
17. Brandywine Street/42nd Street
18. Brandywine Street/River Road
19. Brandywine Street/Wisconsin Avenue
20. River Road/Wisconsin Avenue
21. Albemarle Street/42nd Street
22. Albemarle Street/Wisconsin Avenue
23. River Road/New Site Driveway

