


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



RECEIVED
DC OFFICE OF PLANNING
SEP 20 2007

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM:  Jennifer Steingasser, Deputy Director
DATE: September 17, 2007
SUBJECT: Public Hearing Report for ZC # 07-13
Randall Junior High School Redevelopment
Consolidated PUD and Related Zoning Map Amendment

I. SUMMARY RECOMMENDATION

The Office of Planning recommends approval of the application subject to:

- Redesign of the large mechanical penthouse so that it does not constitute a parapet
- Provision of a rooftop mechanical plan
- Description of the location of affordable units within the building

II. APPLICATION-IN-BRIEF

Location: 65 I Street, SW
Square 643-S, Lot 801
Ward 6, ANC 6D

Applicants: Corcoran Gallery of Art and MR Randall Capital LLC (Monument Realty)

Current Zoning: R-4

Property Size: 115,724 square feet (2.66 acres)

Proposed Development: Redevelop the Randall Junior High School site, keeping the most historic parts of the old school; Provide about 100,000 sf for the Corcoran College of Art and Design as well as 400-500 residential units; Related map amendment to C-3-A.

Relief and Zoning: Pursuant to 11 DCMR Chapter 24, the applicant is seeking:

1. PUD-related map amendment from R-4 to C-3-A
2. Special Exception relief from rear yard (§774)

ZONING COMMISSION
District of Columbia
~~ZONING COMMISSION~~
District of Columbia
CASE NO. 07-13
EXHIBIT NO. 30

3. Variance to rooftop structure setback (§770.6)
4. Special Exception for number and height of rooftop structures (§411)
5. Variance relief from court requirements (§776)
6. Variance from number of loading spaces (§2201)

III. EXECUTIVE SUMMARY

The Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (a subsidiary of Monument Realty), propose to redevelop the old Randall Junior High School at First and I Streets, SW. The I Street portions of the school would be renovated to mainly house new facilities for the Corcoran College of Art and Design and the remainder of the buildings replaced with new construction consisting of a residential condominium with 400 to 500 units.

The property is being developed pursuant to a covenant between the District of Columbia and the Corcoran Gallery. The District sold the former Randall Junior High School property to the Corcoran in 2006 in order to redevelop it for art school and residential use. Under the terms of the agreement, the Corcoran must provide a minimum of 80,000 square feet of space to arts education and arts-related uses, and a minimum of 340,000 square feet of space for residential uses. Twenty percent of the residential units must be set aside for low- and moderate-income households. The Corcoran is undertaking the project with MR Randall Capital LLC as its development partner.

The school building is designated a landmark in its entirety. Because this project calls for the demolition of a portion of a landmark, it requires review by the Mayor's Agent for Historic Preservation. The grounds for approval would be through designation as a "project of special merit". The Mayor's Agent held a public hearing on June 27, 2007, and a final decision on the demolition is expected in September.

The project is not inconsistent with the Comprehensive Plan. OP considers the proffered amenity package commensurate with the relief requested. The location of the College in the neighborhood, the provision of 20% affordable housing and the restoration of the historic school are valuable amenity items. OP has no objection to most of the requested relief, but requires additional information to fully analyze petitions for multiple penthouse elevations and reduced setbacks for penthouses. The largest penthouse, however, must be redesigned so that it does not constitute a parapet. As a parapet it counts toward building height and the building would therefore exceed the 90' limit of C-3-A PUD.

IV. SITE AND AREA DESCRIPTION

The site is located in Ward 6 between Eye and H Streets, SW. The eastern boundary is the former right-of-way of Half Street, SW while the western boundary is the former centerline of 1st Street. Those streets and a portion of H Street were closed at the time of urban renewal. Please refer to the vicinity map and aerial photo in Attachments 1 and 2. The former Randall Junior High School occupies the property. The original 1906 school and its two 1927 wings are located along Eye Street; They are three to four stories tall. More recent additions to the school are

located north of the original structures. The flat site is 115,724 square feet in size and is rectangular in shape, except for an appendage at the northwest corner resulting from the partial closure of H Street. The property extends for about 392 feet along Eye Street and 275 feet along the former 1st Street right-of-way. The eastern property boundary is longer by 40 feet at almost 315 feet. The site is approximately 6 blocks from both the Southwest Waterfront and Navy Yard Metro Stations.

The Randall Recreation Center is east and northeast of the subject site. The Friendship Baptist Church, an historic landmark, is to the north and was the subject of application number 03-30; The Commission approved a seven story, 22 unit addition to the rear of the church and a PUD-related map amendment to R-5-C. The Capitol Park townhomes are to the northwest of the subject site and the Southwest Community Health Center is to the west. Uses to the south include the new Friendship Baptist Church, the Bethel Pentecostal Tabernacle Church and a Best Western hotel to the southeast. Adjacent properties north of Eye Street, except for the historic church, are zoned R-4, and nearby properties south of Eye Street are zoned R-5-A, C-3-A and C-3-C.

V. PROJECT DESCRIPTION AND OP ANALYSIS

The applicant proposes to redevelop the site with a mix of residential and educational uses. The portion of the Randall Junior High School that faces Eye Street would be retained and rehabilitated, in conformance with its status as a designated historic landmark. To the north of the historic school a new structure would replace the existing, newer portions of the school and rise to a maximum height of 90 feet. Together the new and old structures would total 499,843 square feet and 4.32 FAR. The new structure would be in the shape of the letter "E", with three wings extending south to abut or approach the original school buildings. The historic building and a portion of the west wing of the new building would be used for the Corcoran College of Art and Design. The principle entrance to the school would be from the southwest corner of the property, facing Eye Street. The total square footage of the school would be about 100,000 square feet, with 76,043 square feet counting toward FAR. The majority of the new structure would be used for residential apartments or condominiums. Pedestrian entrances for the residential building would be at the northwest and southeast corners of the site, with parking and loading proposed from H Street. The parking garage would contain between 330 and 410 residential parking spaces, depending on the number of residential units, resulting in a ratio of about 0.82 spaces per unit. In addition, 60 parking spaces would be reserved for school use.

The application suggests that a range of between 400 and 500 residential units is possible in this structure. The Office of Planning prefers that the range of units be more definitive so that project impacts can be more accurately assessed. The applicant has verbally stated that the range of units might be reduced to 425 to 490. As part of the property owner's agreement with the District, 20% of the residential units must be affordable. That percentage would result in between 80 and 100 affordable units. OP has asked the applicant for a verbal or graphic description of the location of the affordable units. The loading bays have been moved since the setdown meeting. The bays no longer point west on H Street but are now perpendicular to H.

This location reduces aesthetic impacts to neighbors and improves truck movements into the loading berths.

1st Street and H Street

Office of Planning staff asked the applicant to respect the L'Enfant streets that existed prior to urban renewal. Although the subject lot extends to the centerline of the original 1st Street right-of-way, the proposed design does not intrude into the historic street. The building, however, would extend into the former H Street right-of-way, an area now part of the subject lot. The applicant states that the proposed FAR is needed to make the project viable. Nearby residents have expressed an interest in removing that mass of the building to maintain the visual appearance of the original right-of-way. As of this writing the applicant is examining the option of adding one additional story to replace the bump-outs on the north side.

Architecture

The design attempts to differentiate between the older Randall School and newer building segments through the use of materials, form and the physical separation of the mass of the structure. A large interior courtyard separates the principle wings of the building and will be used by residents and by the college's students and staff. This courtyard is, in effect, a green roof for the parking garage below.

The roof of the building would have several mechanical and access penthouses of various height. The largest rooftop structure stretches across the entire north face of the building and extends directly up from the northern wall, making the height of the building in that location appear to be about 106 feet rather than 90. The applicant states that the concentration of building mass away from the historic school and the significant ventilation equipment required by the school facilities results in a large penthouse. In order to differentiate the penthouse level from the rest of the north façade, the design calls for an art installation in front of the louvers, developed in conjunction with the Corcoran. The Office of Planning asked the applicant to provide a more detailed roof plan including rooftop structure heights, setbacks and a layout of all mechanical equipment. The most recent plans show heights for most of the rooftop structures, but not the stair enclosures. To date a mechanical equipment plan has not been received. Much of the roof would use a reflective coating to reduce solar heating of the building, while a smaller portion of the roof would have a sedum roof.

Staff from the Historic Preservation Office found that the design of the new structures effectively related to the historic school. The entrances on Eye Street relate well to the Randall School's façade, and the design of the new building respects the Friendship Baptist Church and the L'Enfant Plan. The staff felt that some visual articulation of the penthouse on the north façade was helpful, but that it should not be overly distracting when viewed from the Capitol.

VI. COMPREHENSIVE PLAN

The proposal would further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (4) The District needs both residential and non-residential growth to survive. Non-residential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income. 217.4
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
- (7) Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7
- (9) Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. 218.2
- (10) The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. 218.3
- (11) The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city. Special efforts should be made to conserve row houses as the defining element of many District neighborhoods, and to restore neighborhood "main streets" through sensitive renovation and updating. 218.4

- (20) Colleges and universities make the District an intellectual capital as well as a political capital. They are an essential part of the District's plans to grow its "knowledge-based" economy, improve access to learning, and broaden economic prosperity for all District residents. Sustaining our colleges and universities is important, as is protecting the integrity of the communities of which they are a part. Encouraging access to higher education for all residents is vitally important, as is locating higher education facilities in neighborhoods currently underserved by such facilities. 219.5
- (29) The District continues to grow in reputation as an international cultural center. To sustain this growth, it must continue to support a healthy arts and cultural community through its land use, housing, and economic development policies. The power of the arts to express the identity of each community while connecting neighborhoods and residents must be recognized. 220.5

As described in the OP setdown report dated April 19, 2007, the proposal would also be consistent with a number of specific Elements of the Comprehensive Plan including the Land Use, Housing, Urban Design, Historic Preservation and Arts and Culture Elements. The proposed application is consistent with the guiding principles and policies of the Plan.

Anacostia Waterfront Initiative

The site is within the Anacostia Waterfront Initiative (AWI) area. In addition to promoting a clean, vibrant, and accessible waterfront, the AWI also seeks to revitalize neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to maritime activities. The proposed development is not inconsistent with this vision, and would further goals to revitalize neighborhoods.

VII. COMPREHENSIVE PLAN LAND USE MAPS

The Generalized Policy Map designates this area as a Neighborhood Conservation Area. These areas are primarily residential in character and have very little vacant or underutilized land. But where redevelopment opportunities exist, new projects should consist of infill housing, public facilities and institutional uses (Comprehensive Plan, §223.1). The redevelopment of the Randall School is an example of infill housing and a relocated college on an unused site. The project will enhance the surrounding residential and institutional context and is not inconsistent with the Generalized Policy Map.

The Future Land Use Map recommends the subject site for Medium Density Residential. In Medium Density Residential areas mid-rise (4-7 story) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The designation also may apply to taller residential buildings surrounded by large areas of permanent open space.

The Comprehensive Plan goes on to say that the Future Land Use Map is to be interpreted broadly and that zoning should be guided by both the map and the text of the Plan (§224.24(a) and (d)). In Southwest, buildings more than seven stories are commonly located next to

rowhouses, with some green space, but often large parking lots in between. In this unique circumstance, preservation of the school requires the concentration of the bulk of the new development on the northern end of the site, but permanent open space, in the form of the Randall Recreation Center, is located east and northeast of the property. Also, the proposal maintains the tall character of older southwest buildings, and the new development will be several hundred feet from the nearest rowhouse. The proposal is not inconsistent with the Future Land Use Map.

VIII. ZONING

Existing and Proposed Zoning

The site is currently zoned R-4. The primary purpose of the R-4 district is “the stabilization of remaining one-family dwellings” in areas where “there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families” (11 DCMR §330.2 & §330.1). The applicant has requested a PUD-related map amendment to C-3-A as well as various areas of zoning relief. The table on the next page lists basic project parameters, and an analysis of the zoning relief follows. As the applicant continues to work with the neighborhood on the issue of H Street, the design may be modified in a way that increases the height beyond that allowed through a C-3-A PUD. If that is the case, the advertising and zone district will need to be amended.

Zoning Relief

In order to develop as proposed, the applicant requests the zoning relief listed below. An analysis of each item follows.

1. PUD-related map amendment from R-4 to C-3-A
2. Special Exception relief from rear yard (§774)
3. Variance to rooftop structure setback (§770.6)
4. Special Exception for number and height of rooftop structures (§411)
5. Variance relief from court requirements (§776)
6. Variance from number of loading spaces (§2201)

Item	Section	R-4 (MOR)	Section	C-3-A (PUD)	Proposed	Relief
Site Area	n/a		2401	15,000 sf	115,724 sf	Conforming
Building Height	400	40' 3 Stories	2405.1	90'	90'	Conforming
FAR	402	n/a	2405.2	4.5 max res. (520,758 sf) 3.0 max other (347,172 sf) 4.5 max (520,758 sf)	3.66 res. (423,800 sf) 0.66 other (76,043 sf) 4.32 max (499,843 sf)	Conforming
Lot Occupancy	403	60% (rowhouse)	772	75% res. 100% other	70%	Conforming
Rear Yard	404	20'	774	2.5 in. / ft of height (18.75') 12' min.	0' (Where H Street is open) 4' (Where H Street is closed)	Requested
Side Yard	405	none required	775	none required 2 in. / ft of height (15') 6' min.	West side 41' East side 0'	Conforming
Courts	406	Width 4 in / ft of height, 6' min.	776	Width – Open Court Res: 4 in. / ft, 15' min. Non Res: 3 in. / ft, 12' min. Area – Closed Court Res: 2*(width ²), 350 sf min. NonRes: 2*(width ²), 250 sf min.	Many courts of various size	Requested
Penthouses	411		411	1 enclosure and all enclosure walls of equal height	Many enclosures of various heights	Requested
Loading	n/a		2201	<u>Residential</u> 1 55' berth 1 20' service / delivery 1 200 sf platform <u>School</u> 1 30' berth 1 20' service / delivery 1 100 sf platform	<u>Residential</u> 1 45' berth 2 30' berths 1 20' service / delivery 1 200 sf platform 2 100 sf platforms <u>School</u> 1 55' berth 1 200 sf platform	Requested

1. PUD-related map amendment from R-4 to C-3-A

The existing R-4 zoning does not allow for the proposed mix of uses, height, or density. To achieve the proposed development program, the applicant has requested that the property be rezoned from R-4 to C-3-A. The rezoning is appropriate because the Future Land Use Map shows the site as appropriate for medium density residential, a designation compatible with C-3-A. The taller heights permitted in C-3-A are appropriate because of the presence of tall buildings throughout Southwest. The additional height also allows the mass of the proposed building to be concentrated away from the historic Randall School. The Office of Planning has no objection to the requested PUD-related map amendment.

It should be noted, however, that the penthouse structure at the rear of the building is directly on top of the external wall. As configured, the extension of the wall constitutes a parapet. Since building height is measured to the top of the parapet, the proposed height exceeds the limit in the

C-3-A PUD zone. The penthouse should be reconfigured so that it doesn't constitute a parapet and the building meets the 90' height limit.

2. Special Exception relief from rear yard (§774)

The proposed building has rear yards of zero and four feet in depth on the H Street side of the structure. Section 774 allows, in the C-3-A district, special exception relief for rear yards not meeting the standard minimum requirements. Relief is subject to certain criteria including provision of light, air and privacy for residential units and the provision of adequate off-street service functions for the building. Adequate light and air are provided to all façades of this building, and approval of the special exception would not detract from the light and air available to neighboring properties. The privacy of residents in this building and adjacent buildings will not be negatively impacted. The Office of Planning has no objection to the requested rear yard relief.

3. Variance to rooftop structure setback (§770.6)

In various locations the rooftop structures do not meet the required setback of one foot for every one foot of penthouse height. The most extreme example is the presence of the penthouse wall superjacent to the north wall of the building. The applicant states that moving the mass of the rooftop structures away from the historic school, combined with the large ventilation equipment needed for the art production areas, results in the small or non-existent setbacks. The Office of Planning feels that these are quite unique and valid reasons for the unusual configuration and has requested a layout of mechanical equipment. When the layout is received OP will be able to make a recommendation about this specific area of relief.

If the large mechanical penthouse remains as currently designed, the rooftop structure will constitute a parapet and will therefore violate the maximum height in the C-3-A district.

4. Special Exception for number and height of rooftop structures (§411)

Section 411 requires that penthouses have no more than one enclosure and that all enclosure walls be of equal height. In the proposed design there are at least three distinct mechanical and access structures and one pool deck. The largest contiguous rooftop structure is segmented into several sections of different heights, up to a maximum of 18'6". Section 411.11 allows special exception relief for the number and height of rooftop structures if "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable...". As mentioned above, the presence of the historic school and the unusual ventilation equipment required for the college may lead to some of the variations seen in the design. Once a rooftop mechanical plan has been received, a complete analysis can be made on that point. Also, the location of the stairwells, on the two eastern wings, may be due to building code. They would most likely not be visible from the neighborhood. OP will complete its analysis once more information is received from the applicant.

5. Variance relief from court requirements (§776)

The proposed design includes several courts of varying dimension that increase architectural variety in the façade of the building. The courts range in size from the long, narrow angular courts on the east property line to the regular, rectangular courts on the west side. The central courtyard is also one large, closed court. None of the courts are of a dimension or configuration that would limit light or air to the building façade within the court. OP finds that the courts improve the appearance of the building and help to interrupt the massing of the building. OP has no objection to granting the requested relief.

6. Variance from number of loading spaces (§2201)

The applicant has requested relief from the loading requirements for the building. The residential portion of the building requires a 55' loading berth, but the only berth of that size is dedicated to school uses. The residential loading bay does provide, however, a 45' berth, a 30' berth and a 100 square foot loading platform, none of which are not required. These complement the required 20 foot service / delivery space and a 200 square foot platform. Based on previous Zoning Commission applications, the loading provided is considered adequate for a building consisting primarily of one and two-bedroom units.

The school portion of the building requires a 20' service / delivery space, but none is provided. A 55' loading berth is dedicated for school uses, but the applicant has indicated that trucks of that size would only be used five or six times a year. At other times smaller vehicles could use the same space for deliveries or service. The Office of Planning has no objection to the requested relief for loading spaces.

The property owner across H Street has expressed concerns about the proposed location of the loading docks directly across from the residential entrance to his building. The two projects are consulting to see if there is a design solution and are working with DDOT on the issue.

IX. PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is "designed to encourage high quality developments that provide public benefits." Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The application exceeds the minimum site area requirements of Section 2401.1(c) to request a PUD. The applicant is requesting a Consolidated PUD and a related map amendment. The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project" (§2403.3). Based on the information provided, OP believes that the project will have an overall positive impact on the neighborhood and the District. The project's impact on city services will not be unacceptable. The project will provide an arts use in the Southwest

neighborhood, provide a significant amount of affordable housing and will restore an historic landmark. The addition of residents and daytime users will increase public safety in the area.

X. PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 - 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12).

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process. In this case, the application proposes a change from R-4 to C-3-A. Because the R-4 regulations do not specify a maximum density or number of units, it is difficult to estimate the significant floor area gained beyond a matter-of-right development. The proposed 4.32 FAR is somewhat below the 4.5 permitted in C-3-A PUD. In terms of height, the R-4 district is limited to 40’ and three stories. The current proposal shows a building of 90 feet and nine stories. The ability to operate an institution of higher learning is also a benefit of the change to commercial zoning. The applicant has listed a number of areas which they feel contribute towards their amenity package:

1. *Uses of Special Value* – The applicant is proposing approximately 100,000 square feet of space for the Corcoran College of Art and Design. This space is a requirement of the agreement between the Corcoran and the District. Among other items, the agreement required the Corcoran to establish at least 80,000 square feet of arts education space at the Randall School site. The College will offer both degree programs and non-degree arts classes for children and adults. This feature of the development will be a significant and unique amenity. The presence of the College will provide opportunities for residents of Southwest and the District to study art and to have art displayed in the community.
2. *Housing and Affordable Housing* – The applicant has proposed between 400 and 500 new residential units. As specified and required in the Declaration of Covenants between the District and the Corcoran, 20 percent of the units would be set aside for households earning less than 80 percent of Area Median Income (AMI). OP has asked that the applicant identify the location of the affordable units so that it can be ascertained whether their distribution meets the intent of the Inclusionary Zoning.
3. *Historic Preservation* – The applicant is proposing the adaptive use of the front portions of the historic Randall School and careful integration into the planned development. The building also steps back approximately 45 feet from the west property line to the former right-of-way line, thus bringing the street wall back into alignment with the historic

Friendship Baptist Church immediately to the north and helps reinforce the L'Enfant street grid. In addition to preserving an historic landmark, the renovation and reuse of the school will improve the streetscape of Eye Street. OP considers this a significant amenity item.

4. *Revenue for the District* – The applicant noted that the proposed PUD will create a number of employment opportunities for District residents during both construction and operations phases of the development. Tax revenue will be generated from the payroll as well as the resulting expenditures. The residents of the building will also contribute to the District's tax income. The applicant also contends that construction will spur additional investment in the neighborhood.
5. *First Source Agreement* – The applicant will enter into an agreement with the Department of Employment Services (DOES) to use that agency as its first source for "recruitment, referral, and placement of new hires for employees whose jobs are created by the PUD" (Applicant's April 11 Statement, pg. 18). DOES recommends that the applicant execute the First Source agreement prior to proposed action by the Zoning Commission.
6. *LSDBE* – The applicant will enter into a memorandum of understanding with the District Department of Small and Local Business Development in order to create opportunities for Local, Small, Disadvantaged Business Enterprises (LSDBE). The goal of the program is for LSDBEs to be awarded 35% of the contracted development costs of the project.

The proffered amenity items are commensurate with the amount of relief sought. The Office of Planning finds that the presence of the Corcoran College, the provision of 20% affordable housing, the restoration of the Randall School and not building in the old First Street right-of-way are the most important amenity items. In addition to the items listed by the applicant, another important feature of the development is the inclusion of a green roof and a reflective roof. Altogether, the applicant estimates that they will achieve 21 LEED points, not enough for certification. Items such as greywater reuse could increase the score, and take advantage of the significant exposed roof area of the project. The provision of flex car vehicles could also increase the score and be a valuable feature for future residents.

XI. AGENCY REFERRALS

The Office of Planning received comments on this application from the Department of Employment Services (DOES). Those comments can be found in Attachment 3. DOES recommends that the applicant execute a First Source Agreement prior to proposed action by the Zoning Commission.

OP also sent unanswered requests for comments to the DC Public Schools (DCPS), the Department of Consumer and Regulatory Affairs (DCRA), the Department of the Environment (DDOE), the District Department of Transportation (DDOT), the Department of Housing and Community Development (DHCD), the Department of Parks and Recreation (DPR), the

Department of Public Works (DPW), the Fire and Emergency Medical Services Department (FEMS), the Metropolitan Police Department (MPD) and the DC Water and Sewer Authority (WASA).

XII. COMMUNITY COMMENTS

At their regular monthly meeting on September 10, 2007, ANC 6D voted to oppose the application. Concerns voiced by the community include the relationship of the building to H Street, traffic, construction impacts and the relationship between the school and the community. As of this writing the Office of Planning has not received a written report from the ANC.

XIII. RECOMMENDATION

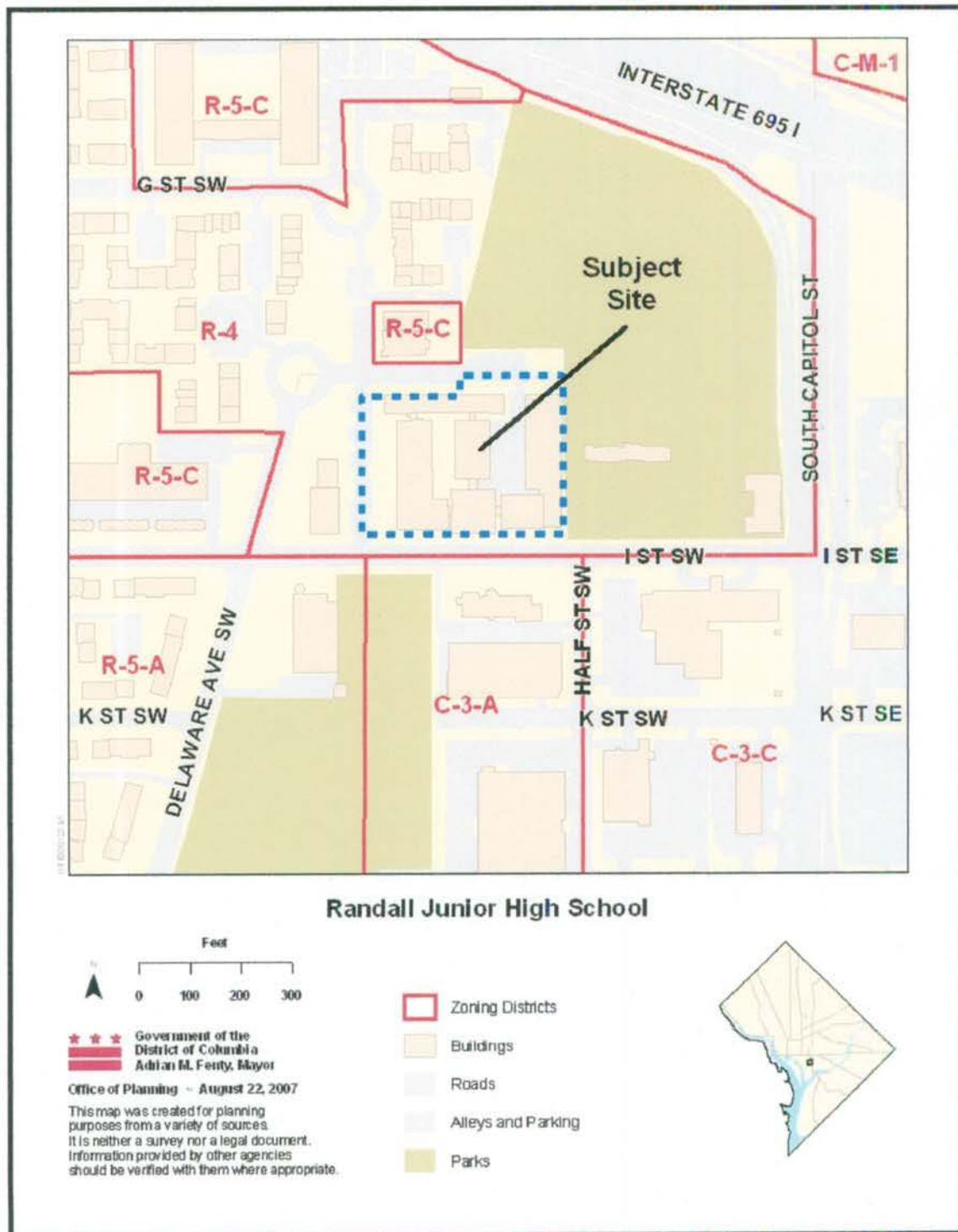
The project is not inconsistent with the Comprehensive Plan. The Plan calls for medium density residential uses in this area and the proposed 4.32 FAR is consistent with that designation. Furthermore, the project would further the Guiding Principle which states that the District should support the arts and cultural community. OP considers the proffered amenity package commensurate with the relief requested. The location of the College in the neighborhood, the provision of 20% affordable housing and the restoration of the historic school are valuable amenity items. OP has no objection to most of the requested relief, but requires additional information to fully analyze petitions for multiple penthouse elevations and reduced setbacks for penthouses. The largest penthouse, however, must be redesigned so that it does not constitute a parapet. As a parapet it counts toward building height and the building would therefore exceed the 90' limit of C-3-A PUD. The Office of Planning, therefore, recommends approval of the application subject to the provision of additional information about or resolution of the issues listed below:

- Redesign of the large mechanical penthouse so that it does not constitute a parapet
- Provision of a rooftop mechanical plan
- Description of the location of affordable units within the building

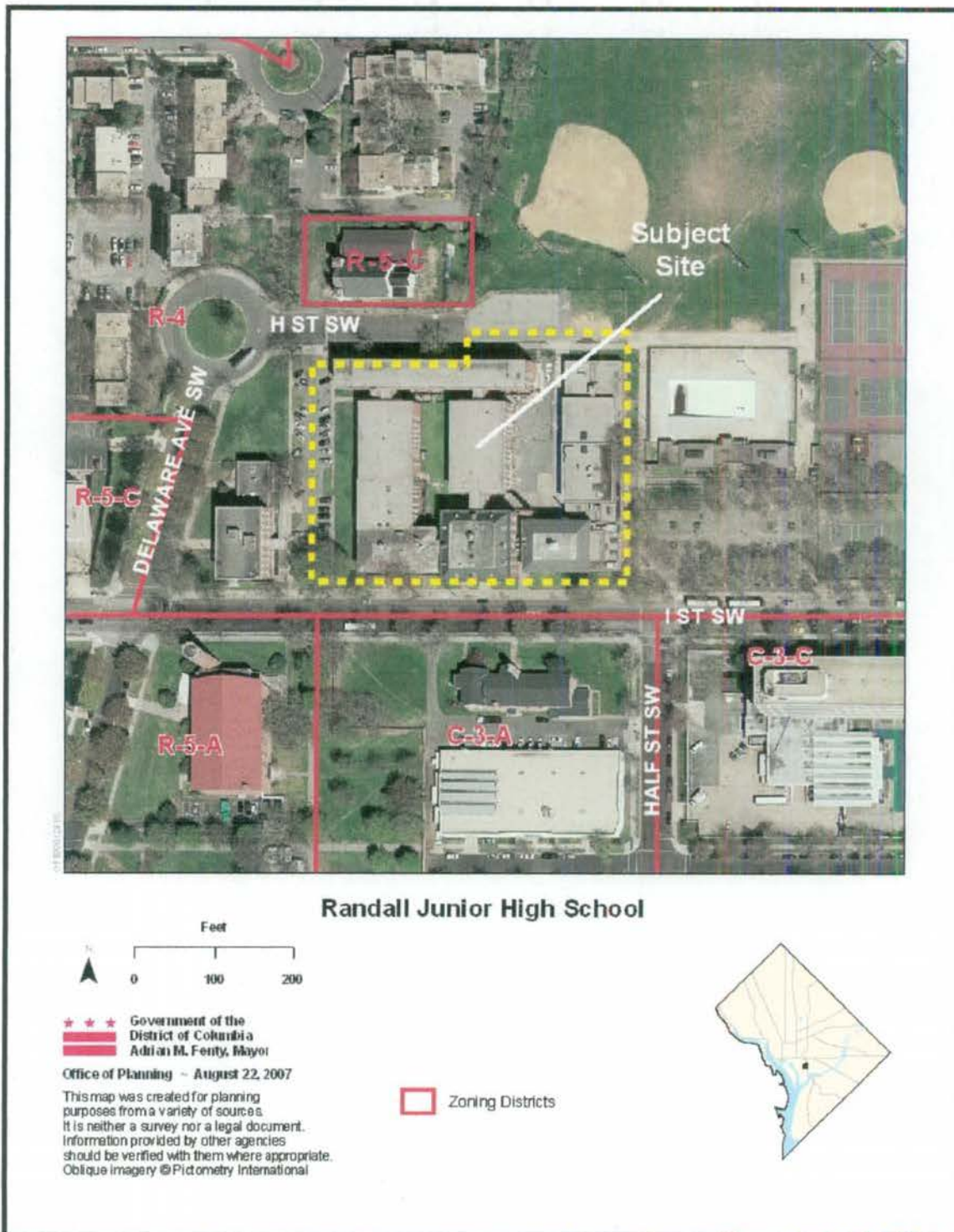
XIV. ATTACHMENTS

1. Vicinity Map
2. Aerial Photo
3. Agency Comments
 - a. Department of Employment Services (DOES)
 - b. DC Water and Sewer Authority (WASA)

ATTACHMENT 1 VICINITY MAP



ATTACHMENT 2
AERIAL PHOTO




GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Employment Services



MEMORANDUM

TO: Matthew R. Jesick
Development Review Planner
D.C. Office of Planning

FROM: Malika Abdullah 
Manager
Office of Employer Services
Workforce Development Bureau

DATE: AUG 20 2007

SUBJECT: Review of Zoning Commission Case # 07-13 Randall School/Corcoran

As requested, the Department of Employment Services (DOES) has reviewed the Zoning Commission Case Number: 07-13, the Randall School/Corcoran project. The applicant, Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (a subsidiary of Monument Realty), propose to redevelop the old Randall School located at First and I Streets, SW. A portion of the school will be renovated to house new facilities for the Corcoran College of Art and Design and the remainder of the building will be replaced with approximately 400 to 500 new residential units.

Please be advised that the applicant must submit a First Source Employment Agreement to DOES before the zoning application can be considered. DOES is recommending that the applicant execute a First Source Agreement prior to the proposed action by the Zoning Commission.

The applicant should contact Vernell Jordan at (202) 698-5774 or vernell.jordan@dc.gov for assistance in acquiring and completing the First Source Employment Agreement.

TRANSMITTAL

TO: Matthew R. Jesick
Development Review Specialist
District of Columbia Office of Planning

FROM: Rizwan Elahi, Engineer III
Planning & Design Branch
DC Water and Sewer Authority

SUBJECT: Zoning Commission Case# 07-13
Randall School/Corcoran

DCWASA reviewed the zoning application for this project as transmitted by the DC Office of Planning dated August 13, 2007. DC WASA comments are as follows:

Water Requirements: This site abuts 6-inch, 8-inch, and 12-inch water mains. The water mains in this area were built in around year 1900. However, some of the mains were replaced in 1960. The water connections should be made to the water mains built around 1960 or later. If a connection is desired to be made to an old main, this main must be replaced prior to making a connection. The applicant has proposed a connection to an 8-inch water main in Eye Street, which was built in 1904. If a connection is desired to be made to this water main, a segment of this water main along this site should be replaced with an 8-inch water main. An alternate choice would be to make a connection to the parallel 12-inch water main in Eye Street, which was replaced in 1960.

The proposed replacement of 6-inch main in H Street, SW, by the applicant, should be replaced with an 8-inch main. A proposed 3-inch fire connection should have a minimum size of 6-inch.

Sewer Requirements: This area is part of the combined sewer system. The capacities of all the combined sewers surrounding this property, except a 12-inch combined sewer at the South side of H Street, SW, are adequate to handle the expected sanitary flows for the proposed development. If a discharge is desired to the above mentioned 12-inch sewer, the applicant will be required to up size this sewer. Please make a note that the above mentioned 12-inch sewer is marked as 15-inch in the applicant's utility plan (#C106). This information should be corrected on the proposed applicant's plans.

Storm Sewer Requirements: This area is part of the combined sewer system. The capacities of all the combined sewers surrounding this property, except a 12-inch combined sewer at the South side of H Street, SW, are adequate to handle the expected storm flows for the proposed development. If a discharge is desired to the above mentioned 12-inch sewer, the applicant will be required to up size this sewer. Please make a note that the above mentioned 12-inch sewer is marked as 15-inch in the

applicant's utility plan (#C106). This information should be corrected on the proposed applicant's plans. It should be noted that this project will have to adhere to the DC Department of Environment requirements for storm water management and for sediment and erosion control.

Combined Sewer Precautions: This property will discharge to the city's combined sewer system. As such, this property is subject to sewer surcharge, and backflow prevention should be provided on the sewer lateral connecting this property to the public sewer system. The backflow prevention device must be installed on private property.

Assessment: All mains associated with water, sanitary sewer, and storm water in public streets must be designed to DCWASA standards. DCWASA will review the project plans that the applicant submits for a public space permit to verify that the storm water discharge to DCWASA sewers has been appropriately computed and that there is adequate capacity in the sewers. DCWASA will review the project plans that the applicant submits for a public space permit. DCWASA will issue a water and sewer availability certificate and recommend the issuance of a building permit if the final project plans meet DCWASA requirements.