

RANDALL SCHOOL
65 EYE STREET, SW WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT
HANDOUT FOR ZONING COMMISSION HEARING
DECEMBER 6, 2007

OWNER:	THE CORCORAN GALLERY OF ART
DEVELOPER:	MR RANDALL CAPITAL LLC
ARCHITECT:	SHALOM BARANES ASSOCIATES
LANDSCAPE ARCHITECT:	OCULUS
LAND USE COUNSEL:	HOLLAND & KNIGHT
CIVIL ENGINEER:	BOHLER ENGINEERING, P.C.

ZONING COMMISSION
District of Columbia

CASE NO. 07-13
EXHIBIT NO. 60
ZONING COMMISSION
District of Columbia
CASE NO.07-13
EXHIBIT NO.60

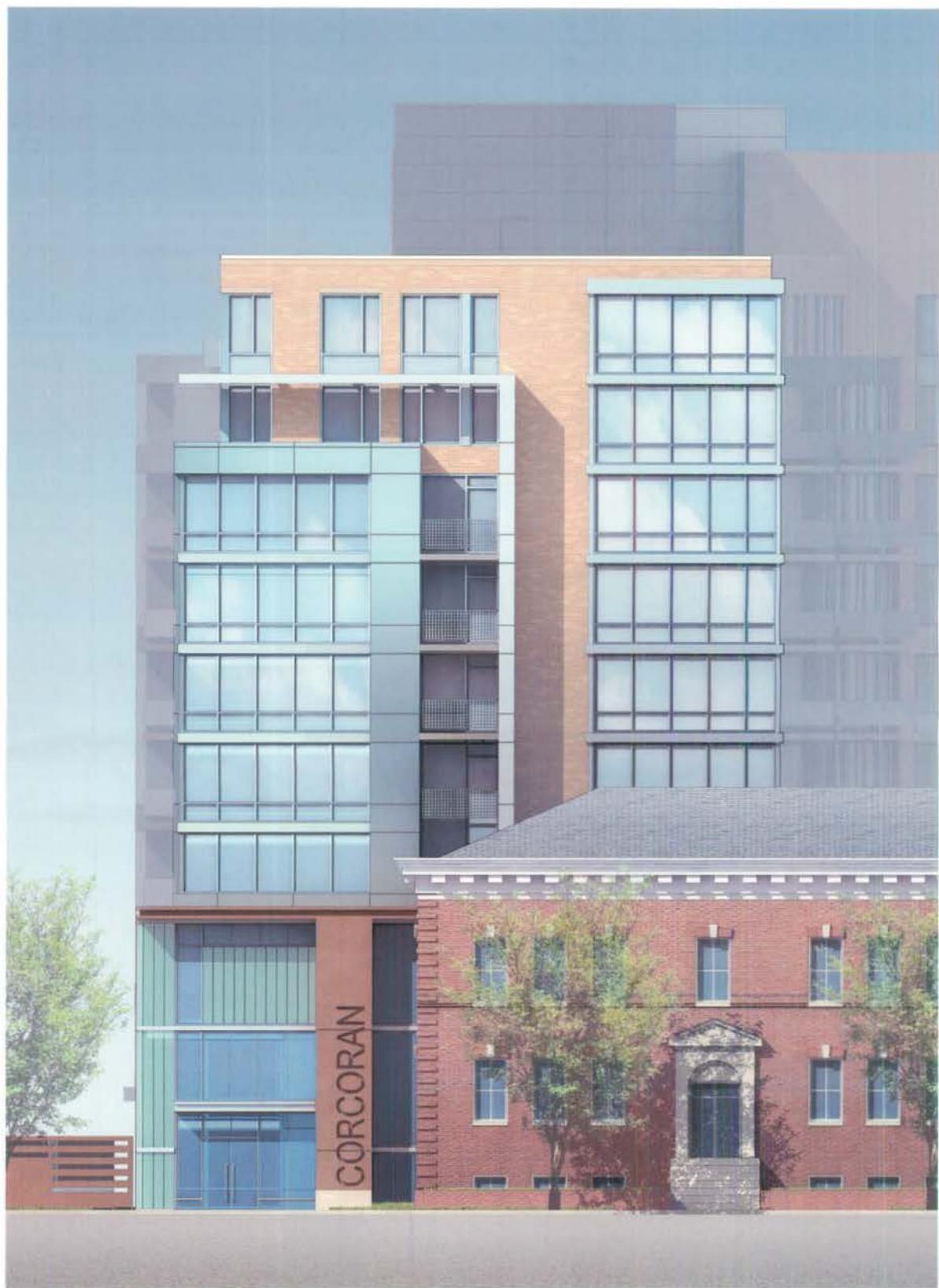


RANDALL SCHOOL

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COLOR SCHEME A | 01





CORCORAN SCHOOL BUILDING



EXISTING BRICK

NEW RESIDENTIAL BRICK



A

NEW METAL PANELS



METAL 1



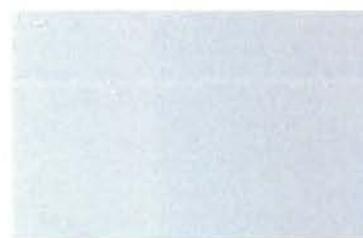
B



METAL 2



C



METAL 3

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PUD SUBMISSION

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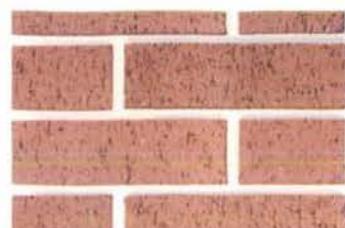
COLOR SCHEME A | 04

CORCORAN SCHOOL BUILDING

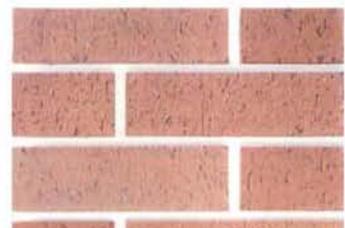


EXISTING BRICK

NEW RESIDENTIAL BRICK



A



B



C

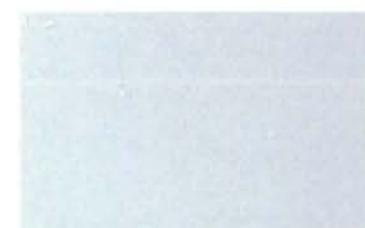
NEW METAL PANELS



METAL 1



METAL 2



METAL 3

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COLOR SCHEME B | 05

CORCORAN SCHOOL BUILDING



EXISTING BRICK

NEW RESIDENTIAL BRICK

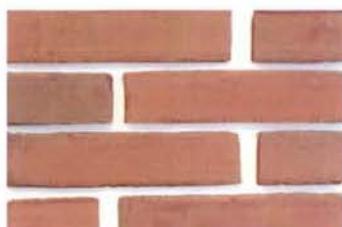


A

NEW METAL PANELS



METAL 1



B



METAL 2



C



METAL 3



CURRENT PENTHOUSE WALL PROPOSAL

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SOUTHEAST VIEW A19



MODIFIED PENTHOUSE WALL PROPOSAL

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SOUTHEAST VIEW - REVISED | A19a



CURRENT PENTHOUSE WALL PROPOSAL

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SOUTHWEST VIEW | A21



MODIFIED PENTHOUSE WALL PROPOSAL

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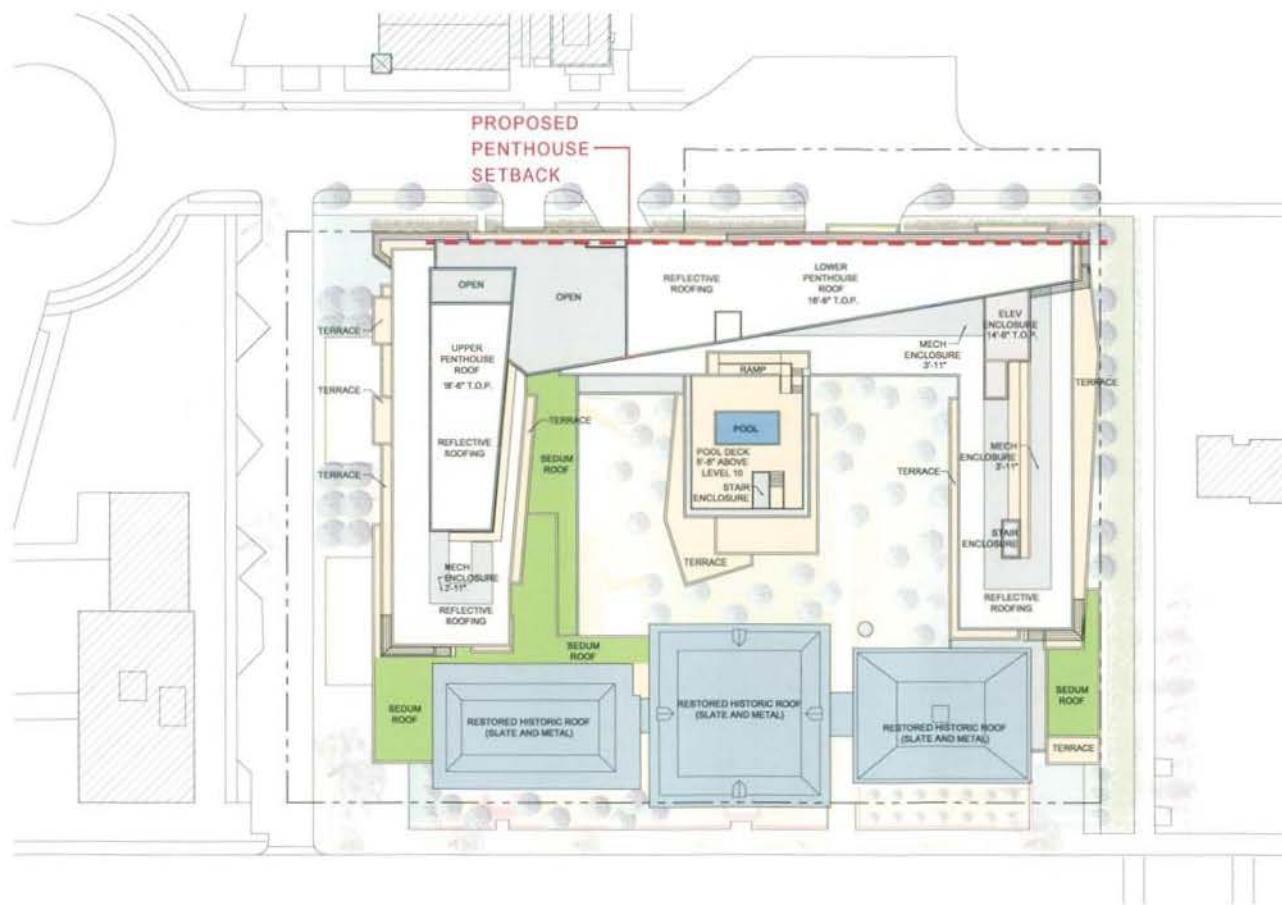
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SOUTHWEST VIEW - REVISED

A21a



SEDUM - FOUR TYPES

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OCULUS | shalom baranes associates

architects

LANDSCAPE PLAN ROOF - REVISED

L4a

SUSTAINABLE DESIGN FEATURES:

1. THE APPLICANT IS WORKING WITH A LEED CONSULTANT TO STUDY THE SUSTAINABLE FEATURES OF THE PROJECT.
2. THE PROJECT WILL QUALIFY FOR A MINIMUM OF 18 LEED-NC POINTS.
3. LEED POINTS MAY BE ACHIEVED THROUGH THE FOLLOWING PROJECT FEATURES:

A. SUSTAINABLE SITES

- PROXIMITY TO PUBLIC TRANSPORTATION
- BICYCLE STORAGE PROVIDED
- REDUCTION OF HEAT ISLAND EFFECT BY LOCATING PARKING BELOW GRADE
- REDUCTION OF HEAT ISLAND EFFECT WITH GREEN ROOF AND REFLECTIVE ROOFING MATERIALS

B. WATER EFFICIENCY

- LANDSCAPING WITH NATIVE AND ADAPTED PLANT MATERIALS
- LOW-FLOW FAUCETS & LOW-CONSUMPTION WATER CLOSETS

C. MATERIALS & RESOURCES

- RECYCLED CONTENT MATERIALS
- A PORTION OF BUILDING MATERIALS AND PRODUCTS PROCESSED AND MANUFACTURED REGIONALLY

D. INDOOR ENVIRONMENTAL QUALITY

- INDOOR AIR QUALITY MANAGEMENT PLAN DURING CONSTRUCTION
- LIMIT VOLATILE ORGANIC COMPOUNDS IN ADHESIVES AND SEALANTS
- LIMIT VOLATILE ORGANIC COMPOUNDS IN PAINTS AND COATINGS
- LIMIT VOLATILE ORGANIC COMPOUNDS IN CARPETS
- INDOOR CHEMICAL AND POLLUTANT SOURCE CONTROL
- INDIVIDUAL LIGHTING CONTROLS
- INDIVIDUAL THERMAL COMFORT CONTROLS
- DAYLIGHT AND VIEWS FOR AT LEAST 75% OF SPACES

E. INNOVATION & DESIGN PROCESS

- TRANSPORTATION MANAGEMENT PLAN FOR SERVICE BETWEEN SCHOOL CAMPUSES
- LEED ACCREDITED PROFESSIONAL ON PROJECT TEAM

AFFORDABLE HOUSING UNITS:

1. BASED ON THE CURRENT CONFIGURATION OF THE PUD, APPROXIMATELY 480 RESIDENTIAL UNITS ARE PROJECTED, OF WHICH 96 ARE AFFORDABLE.
2. AFFORDABLE HOUSING UNITS WILL BE DISTRIBUTED THROUGHOUT THE BUILDING ON LEVELS 01-08.
3. THE AFFORDABLE UNITS WILL NOT BE CONCENTRATED IN ONE LOCATION WITHIN ANY PART OF THE BUILDING.
4. THE MIX OF AFFORDABLE UNIT TYPES IS PROPORTIONAL TO THE OVERALL UNIT MIX PROPOSED.
5. THE ACTUAL NUMBER OF MARKET-RATE AND AFFORDABLE UNITS MAY VARY DEPENDING ON THE FINAL PROJECT DESIGN, BUT NO LESS THAN 20% OF THE TOTAL NUMBER OF UNITS WILL BE DESIGNATED AFFORDABLE UNITS.