

**RANDALL SCHOOL PUD**  
**Z.C. CASE NO. 07-13**

**PROJECT AMENITIES AND PUBLIC BENEFITS**

1. *Culture, Arts and Education – Corcoran Gallery of Art*
  - New campus for the Corcoran School of Art and Design (classroom, exhibition and studio space)
  - "After School for All" Program – supplement to DCPS Visual Arts curriculum
  - Elementary school partnership
  - Professional development for art teachers
  - Continuing education classes (credit and non-credit)
  - Gallery education
  - ArtReach
2. *Housing and Affordable Housing*
  - Approximately 480 units
  - 20% affordable to those earning no more than 80% of AMI
  - 2.5 times more than what's required under IZ
  - Project density is 0.5 FAR, or 55,000 sf, less than 20% bonus density otherwise permitted under IZ
3. *Historic Preservation*
  - Renovation and adaptive reuse of the significant portions of the Randall Jr. HS
  - Owner-initiated landmark designation
  - Restoring educational uses in building
  - Preservation of historic First Street right-of-way, now closed
  - Preservation of H Street right-of-way, now closed
4. *Sustainable Design Features – 18+ LEED points*
5. *Revenue for the District*
  - Basile Baumann Prost & Associates – economic analysis report
  - 425 on-site construction-related jobs with aggregate payroll of approx. \$18.5M
  - 375 additional off-site jobs with aggregate payroll of approx. \$13.2M
  - Construction and related consumer expenditures \$47M
  - **\$1.5M in tax and fee revenues during construction**
  - 128 permanent jobs with annual \$6.5M annual payroll
  - Occupants (based on 466 units) annual income \$45M
  - **\$6.2M in additional sales, income and property taxes**
6. *\$200,000 Contribution for Community Programs*
7. *First Source Employment Agreement – preference for ANC residents*
8. *LSDBE Memorandum of Understanding*
9. *Community Benefits Package – Agreement with the ANC*

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**ZONING COMMISSION**  
**District of Columbia**

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EXHIBIT NO. 63 EXHIBIT NO.63