

**Z.C. CASE NO. 07-13D
65 I Street, S.W. – Former Randall School Site**

APPLICANT'S RESPONSE TO OFFICE OF PLANNING COMMENTS

OP ISSUE	PLANNING/ZONING RATIONALE	APPLICANT'S RESPONSE
Provide more specificity about the proposed use in the west wing of the remaining Randall School.	Specificity would help staff and the Commission evaluate the impact of the use on the functioning of the overall project and on public space.	Retail and services uses, and arts-related educational uses will be located in the west wing of the remaining Randall School building. Possible occupants include: a café, cooking school, a restaurant test-kitchen, community arts programs, or arts-related educational uses.
Overall OP supports the architecture of the project, especially the rounded corners. OP would support the use of glass in the "bridges" linking the sections of the building.	The bridges should be designed to help visually break down the mass of the north elevation.	The Applicant is currently studying the use of glass in the "bridges" linking the sections of the building in coordination with HPRB review. The Applicant will provide additional details in its 20-day submission to the Commission.
Show or describe where the affordable units would be located.	It is District policy that affordable units should be distributed evenly throughout a building.	The affordable dwelling units will be distributed evenly throughout the building, consistent with the IZ guidelines. The Applicant will provide drawings showing the location in its 20-day submission to the Commission.
State how much green roof is proposed, and provide an evaluation of the project against LEED criteria.	The Comprehensive Plan encourages green development. More information is required for staff and the Commission to fully evaluate this project's environmental impact.	The roof plan drawings (Sheet A11 submitted as part of Exhibit 4A6) show approximately 18,900sf of green roof on both the residential building and the new addition to the Museum. The Applicant will update the scorecard in its 20-day submission to the Commission.
Confirm that the depth of the soil above the garage structure is sufficient to support the proposed landscaping along First Street.	The landscaping will help provide a pleasant streetscape, as well as privacy for residents. Planting beds above garages should have enough soil depth for trees to survive and thrive.	The current landscape plan is based on a minimum of 18" of soil depth above the underground parking garage within the courtyard and along First and H Streets. This minimum depth is built up to as much as 36" of depth to accommodate trees and larger plant materials in places.

Demonstrate how residential loading would occur.	The current plans show no clear and easy path from the loading docks to the residential elevators.	The residential elevators are accessible from the loading dock through the underground parking. The Applicant will provide additional details in its 20-day submission to the Commission.
Provide more information about the appearance of the at-grade loading area, and describe the frequency and nature of the use of that loading dock.	The loading dock would be visible from the former First Street right-of-way. Its appearance and use should not detract from the overall project aesthetics. Fumes and noise from idling trucks would negatively impact residents.	The at-grade loading area in the west courtyard will be used only occasionally to load and unload large artworks that cannot be accommodated in the underground loading. As a result, this area is considered an extension of the courtyard and the quality of materials and detailing will match accordingly.
Provide a rendering of the "security gates" at each entrance to the central courtyard, and describe who would have access to the courtyard.	The courtyard gates would be visible to pedestrians outside the building, and more information is required to evaluate their appearance.	The intention is that the Courtyard will be fully open and accessible to the public. Provision is being made for operable gates that could be closed in the evenings or when needed. In this case the courtyard will still be accessible through the restaurant, museum and residential building lobbies. The Applicant will provide additional details in its 20-day submission to the Commission.
Confirm what areas of parking flexibility are required.	In order for the Commission to fully evaluate the application, a detailed list of all required flexibility is needed.	The Applicant has revised the parking plan, as shown on the attached drawing. The drawing provides an analysis of compliance with the parking requirements.
Indicate which courts require flexibility and to what degree.	In order for the Commission to fully evaluate the application, a detailed list of flexibility is required.	As part of its 20-day submission, after further design revisions in response to HPRB comments, the Applicant will provide an analysis of the number of courts and whether relief is requested.