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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 07-13D
PUD Modification – 65 I Street, S.W. (Sq. 643-S, Lot 801)
Former Randall School Site

Dear Members of the Commission:

On behalf of TR SW 2 LLC (“Applicant”), we submit this supplemental statement in support of its application for a modification to an approved planned unit development (“PUD”) for the property located at 65 I Street, S.W., (Square 643-S, Lot 801). These materials clarify and expand upon the information submitted with the Applicant's prehearing statement dated July 31, 2013, in response to comments from the Commission and the Office of Planning. Updated drawings, which include the renderings requested by the Commission, more detailed elevations, information on the penthouse and roof features, shade studies, a LEED checklist, the location of the affordable dwelling units, responses to the Historic Preservation Review Board and information requested by the Office of Planning are also included as Exhibit A to this submission.

A. Responses to Zoning Commission Issues

1. Architectural Design of the Building

The Commission noted that the new residential building on the Randall School site is an "exciting" design that acts as a backdrop to allow the historic structures "to shine." Nevertheless, the Commission was concerned that the massing conveyed a cold, non-residential character and could benefit from further study. The Commission requested additional information on the covered portals into the courtyard and the quality of the space, particularly for the residential units with windows into that covered area. The Commission also asked the Applicant to provide

additional renderings showing the views of the building from adjacent properties to help explain how the building will fit into its context.

The Historic Preservation Review Board ("HPRB") made similar comments at its meeting on June 27, 2013. In particular, the HPRB asked for further information and possible additional setbacks between the new construction and the historic buildings along I Street. Overall, however, HPRB was extremely positive regarding the new design and unanimously adopted the staff recommendation, a copy of which was submitted to the Commission (see Z.C. Exhibit 14B).

The Applicant returned to HPRB for further design refinements on October 24, 2013. With respect to the massing of the residential building, the Applicant shifted the large C-shaped apartment block north to increase its separation from the historic school building. This was accomplished by adjusting the shape of the apartment modules and the width of the interstitial spaces. The Applicant made other adjustments to give greater openness to the courtyard, and introduced a break into the upper module of the north apartment block, so that the entire composition is broken into to C-shaped wings. In addition, the "bridges" that join the various blocks of the residential buildings are now clad in floor-to-ceiling glass on both sides, providing much more transparency to these connecting elements. The Applicant also refined the soffits and large supporting columns for the overhanging wings behind the school, with reference to various recent precedents. The Applicant pulled the museum addition at the north of the central school block closer to the school, thus enlarging the courtyard. This was accomplished by reducing the circulation space within the hyphen between the school and the addition, and relocating the service elevator.

To visually reinforce the residential nature of the building, the Applicant added Juliette balconies to the upper floors of the outward-facing façades and at random locations on the façades adjacent to the courtyard. More glass has also been added, most notably at a number of the curved corner locations. Additionally, the patterning of the façade has been more randomized.

The Applicant has also further developed the major interventions at the historic school buildings. At the auditorium wing on the east, the Applicant adjusted the proportions of the glass pavilion relative to the main block. In the previous submission, the Applicant had proposed lowering the sill height of the existing windows on the south face of the auditorium wing in order to accommodate doors to the dining terrace. The Applicant is now proposing to leave those windows in their existing configuration until the restaurant operator fully develops its interior design and determines the appropriate quantity and location for terrace doors. At that time, the Applicant will work with HPRB on a mutually-agreeable solution.

On the west classroom wing, the Applicant adjusted the large windows on the rear infill façade to reduce their visual impact, to reflect the uses of the space behind the windows, and to better relate to the rhythm of the historic window pattern.

The Applicant also modified the alteration of the main school entrance. The revision avoids the need for retaining walls along the pair of access ramps by gently sloping the shallow front planting areas down toward the entry. The applicant added a glass and metal-framed canopy above the new doors in deference to the existing metal Juliette balcony on the third floor. The entry canopy also helps define the new lower level entry and establishes a datum line recalling the historic condition.

The applicant has replaced the short retaining wall that runs the width of the property along the I Street public sidewalk with a more historically-appropriate rolled curb and earth berm detail. Minor modifications have also been made to the proposed terraces fronting the historic structures.

On October 24, 2013, the HPRB adopted the staff recommendation to endorse the revised concept, and asked the Applicant to take into account the Review Board comments regarding the relationship between the museum addition to the main block of the historic building, the relationship between the historic building and the residential wings supported by the single column, and the comments regarding the metal skin between the corners of the residential block. A copy of the October HPRB staff report is attached as Exhibit B.

The Applicant will return to HPRB on November 21, 2013, with further revisions to respond to the Review Board's comments. The Applicant requests a waiver from section 3013.8 of the PUD regulations to submit the revised plans to the Commission, with the new HPRB comments, less than 20 days prior to the hearing on this matter.

2. Additional Legislative or Executive Branch Action Required for the Project

As previously reported to the Commission, no additional legislative action is required for the project to proceed. However, the current restrictive covenants on the property that pertain to the previously approved PUD for the Corcoran Gallery of Art have been amended pursuant to D.C. Law 18-294.

3. Description of Previously Approved Project

The Applicant provided information on the previously approved PUD in its prehearing statement to the Commission (see Z.C. Case No. 07-13D, Exhibit 14 and 14B). The original drawings can be accessed through the IZIS website in Z.C. Case No. 07-13 at Exhibit 47.

4. Other Issues Raised by the Commission and the Office of Planning

The Applicant has prepared a chart summarizing the issues raised by the Commission at the set-down meeting and responses to each of those issues. That chart is attached as Exhibit C-1 hereto. Similarly, the Applicant has updated the chart initially prepared by the Office of Planning and has provided responses to those issues, as well, which can be found at Exhibit C-2.

B. Alternative Scheme for Ground Floor Plan

As the program for the art museum and related uses has developed, the Applicant is now exploring the viability of expanding ancillary arts-related uses at the north side of the interior courtyard elevation at the ground level. Approximately 12 residential units with entrances onto the courtyard, or approximately 8,000 square feet of gross floor area, may be converted to arts space or arts-related service and retail uses. The landscaping would be reconfigured to encourage pedestrian patrons to visit these spaces. A plan showing this alternate architectural and landscape scheme is included in the attached drawing package (see Exhibit A).

The Applicant would limit potential uses in this arts-related space to the following:

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|-------------------------------|---------------------------|
| Art Center | Café |
| Art Gallery | Apparel/Accessories Store |
| Artist Studio | Candy Store |
| Art School | Cosmetic Store |
| Art Supply Store | Camera Store |
| Book Store | Dressmaking or Tailor |
| Craftsman/artisan | Fabric Store |
| Museum | Florist/Plant Store |
| Performing Arts Ticket Office | Furniture Store |
| Photographic Studio | Gift/Novelty Shop |
| Picture framing Shop | Shoe Store |
| Musical Instruments Store | Specialty Food Store |

If these retail/service uses were not viable, the spaces could be converted to residential units.

C. Transportation Analysis

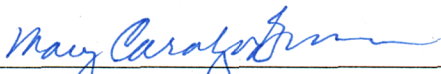
The Applicant's transportation consultant, Grove/Slade Associates, has finalized its Transportation Impact Study ("TIS") and submitted it to the District's Department of Transportation for review and comment. A copy is attached hereto as Exhibit D. The TIS concludes that the PUD modification will not generate detrimental traffic or transportation impacts as a result of the project's numerous high quality design elements. These include the emphasis on non-vehicular transportation modes to access the site, elimination of curb cuts in public space, access to the below-grade parking garage and loading dock from private H Street, S.W., and a potential off-street turn-around at I Street, S.W., at the adjacent public recreation center. The PUD also includes robust transportation demand mitigation measures. Together these elements help ensure that any traffic impacts generated by the PUD modification will not be detrimental.

D. Conclusion

In light of the numerous public benefits and amenities exhibited by the proposed modifications to this approved PUD, the Applicant respectfully requests that the Commission grant the application. The Applicant looks forward to presenting its updated materials to the Commission at the December 2 hearing in this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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