

Z.C. CASE NO. 07-13D
65 I Street, S.W. – Former Randall School Site
January 10, 2014
APPLICANT'S RESPONSE TO
ZONING COMMISSION COMMENTS FROM DECEMBER 2, 2013, PUBLIC HEARING

| ZC COMMENT/ISSUE | APPLICANT'S RESPONSE |
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| North Elevation-- too much dead space in the building's gap at the parking garage entrance (Commissioner May) | The Applicant studied this space and revised the landscape concept such that it is more compatible with the balance of the courtyard. A full explanation of the Applicant's studies is provided section A.1. of the cover letter of this submission and on pages L01-L03 and L06-L09 of the updated architectural drawings. |
| Penthouse Treatment and Sections-- Reduce penthouse visibility from the street and provide sectional drawings of the roof structures and the pool to demonstrate their height (Commissioners May and Miller) | The Applicant studied ways to reduce the visual impact of the penthouse structures, resulting in revisions to the height, massing, finish, and color of the penthouse elements. See section A.2. of the cover letter of this submission and pages A04/A05 of the updated drawings. Page A06 of the updated drawings shows a section detail and indicates that the top of the pool deck is 3 feet, 11 inches above the roof. |
| Building Envelope/Skin-- Provide more information about the proposed material, how it ages, where it comes from, its lifecycle, etc. (Commissioner Cohen) | The Applicant undertook this additional research and provided a detailed description in section A.3. of the cover letter of this submission. |
| Juliet Balconies-- Provide better renderings and the approximate number (Commissioner Miller) | The Applicant further enhanced the design details of the Juliet balconies. See page A07 of the updated drawings. The elevation drawings indicate approximately 100 Juliet balconies located on the outer perimeter of the upper two stories of the building, with the balance distributed randomly on the courtyard facades. |
| Courtyard landscaping and lighting-- Need to reevaluate the landscaping plan to accommodate commercial use on the ground floor; also need to explain how nighttime lighting in the courtyard will be considerate of residents (Commissioner Turnbull) | The Applicant revised the landscape plans for the alternative commercial use to provide shorter plants on mounds located farther from the base of the building. See page L04-05 of the updated drawings. The Applicant revised the lighting concept to include safe illumination levels for pedestrians, accent lighting for special events, and a programmable system to provide dark-sky compliance in deference to the residents above. A full description of the lighting concept is provided in section A.5. of the cover letter of this submission. |
| Pathway to the North (Commissioners May and Turnbull) | The modified PUD will improve access to the baseball fields by providing an easement over the portion of H Street that is currently private property, in addition to other improvements and streetscape enhancements. See page A08 of the updated drawings and section A.6. of the cover letter of this submission. |
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| <p>Bicycle Showers-- Will these be provided as described in the original order? (Commissioner Turnbull)</p> | <p>The Applicant added an accessible, unisex bathroom with a shower at the garage level for use by the commercial/museum employees. See page A09 of the updated drawings.</p> |
| <p>Is there adequate height underneath the bay window at the West Wing of the Historic Building? (Commissioner Turnbull)</p> | <p>The Applicant confirmed that the clear height under the bay window is 8 feet, 6 inches. See page A10 of the updated drawings.</p> |
| <p>How deep would the subsidies have to be to hit the 60 percent AMI level for the affordable units? (Commissioner Cohen)</p> | <p>The subsidies to provide affordable dwelling units at 80% AMI are: \$59,000 for each studio apartment; \$186,000 for each 1 bedroom; \$310,000 for each 1 bedroom plus den; and \$326,000 for each 2 bedroom. The additional subsidies at 60% AMI are: \$102,000 for each studio apartment; \$109,000 for each 1 bedroom; \$109,000 for each 1 bedroom plus den; and \$131,000 for each 2 bedroom.</p> |
| <p>Museum Admission-- clarify who gets free admission (Commissioner Cohen)</p> | <p>The Applicant confirmed free admission for ANC 6D residents with proper identification.</p> |
| <p>Proffers-- How long are they being offered (Commissioner Cohen)</p> | <p>The following benefits will be offered as part of the PUD for a period of ten years: <i>Meeting Space:</i> Applicant will provide space at no charge for one neighborhood town meeting per calendar month and for one small-room meeting per calendar month. <i>Art Exhibits:</i> Applicant will organize an annual artwork exhibit by residents of ANC 6D, including at least one public-school student. <i>Art Projects:</i> Applicant will designate an annual ANC 6D neighborhood visual arts project and provide the resources needed to make that project a reality. <i>Art Festival:</i> Applicant will organize, sponsor, and provide resources for an annual public, free-admission outdoor Arts Festival in ANC 6D. <i>ANC 6D Volunteers:</i> Applicant will establish a program of recruiting Museum volunteers from ANC 6D, who will receive free admission to at least one paid event at the Museum. <i>Randall Neighbor Day at the Corcoran:</i> Applicant guarantees that, one day each year, ANC 6D residents will have free admission to the Corcoran Gallery of Art. <i>Educator Memberships in the Corcoran Gallery of Art and Special Interest Society:</i> Applicant guarantees five (5) annual free, year-long, Individual Memberships in both the Corcoran Gallery of Art and a Special Interest Society for DC public-school teachers, one of which must go to a teacher in an ANC 6D public school. <i>Camp Creativity:</i> Applicant guarantees that ANC 6D residents will receive at least five (5) annual full scholarships to participate in the program Camp Creativity run by the Corcoran Gallery of Art or by the Corcoran College of Art + Design.</p> |