



RANDALL SCHOOL

65 I ST SW, WASHINGTON, DC

PLANNED UNIT DEVELOPMENT
MODIFICATION
SEPTEMBER 11, 2017

OWNER/DEVELOPER
LOWE / TRSW 2 LLC

ARCHITECT
Beyer Blinder Belle Architects & Planners LLP

LANDSCAPE ARCHITECT
Oehme, van Sweden & Assoc. Inc.

LAND USE ATTORNEY
Goulston & Storrs

CIVIL ENGINEER
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Gorove Slade Associates Inc.

MEP CONSULTANT
JennErik Inc.

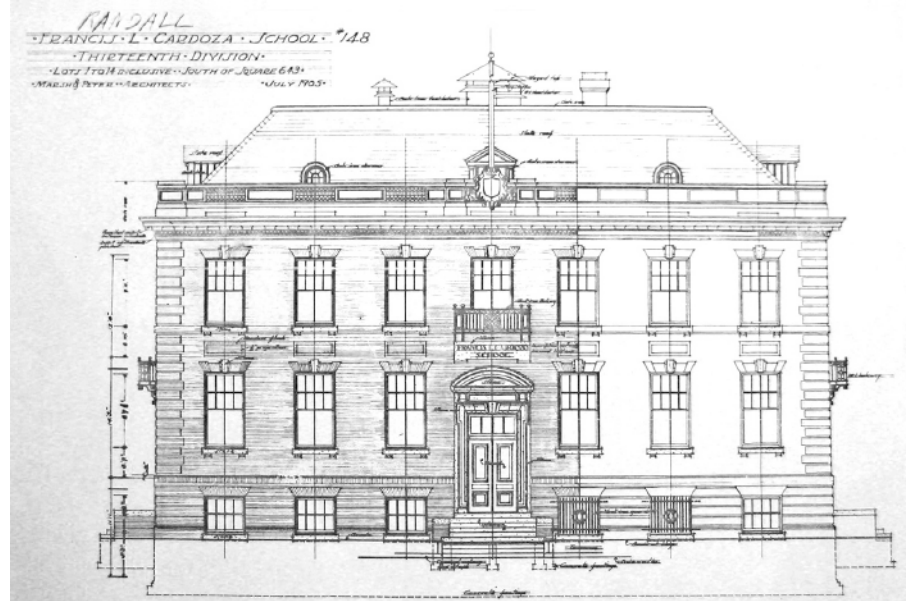
HISTORIC CONSULTANT
Beyer Blinder Belle Architects & Planners LLP
/ EHT Tracerics Inc.

**BEYER
BLINDER
BELLE**
ZONING COMMISSION
District of Columbia
CASE NO.07-13G
EXHIBIT NO.2J1

PAGE LEFT BLANK INTENTIONALLY



CENTRAL BUILDING - SOUTH ELEVATION (EXISTING CONDITIONS)



CENTRAL BUILDING SOUTH ELEVATION - ORIGINAL DRAWING (1905)



CENTRAL BUILDING - PROPOSED SOUTH ELEVATION

TABLE OF CONTENTS

SITE	S		
Aerial Photograph	S01	Central Building Proposed North Elevation	H03
Zoning Computations	S02	Landscape Treatment at Historic Buildings	H04
Zoning Boundary Site Plan	S03	East Wing Entry	H05
Demolition Plan	S04	West Wing - South and West Elevations	H06
Current Site Photographs	S05-S09	West Wing - North Elevation	H07
ARCHITECTURAL	A	LANDSCAPE	L
Bird's Eye View - Approved PUD (2014).....	A01	Existing Conditions	L01
Bird's Eye View - Proposed (2016).....	A02	Site Plan & Adjacencies	L02
Site Plan - Approved PUD (2014).....	A03	East Entry - Enlargement Plan	L03
Site Plan - Proposed (2016)	A04	East Entry - Section A-A	L04
West Elevation - Approved PUD (2014).....	A05	East Terrace - Section B-B	L05
West Elevation - Proposed (2016)	A06	West Entry - Enlargement Plan	L06
Site Circulation Plan	A07	Main Entry - Section C-C.....	L07
Lower Level Floor Plan	A08	West Entry - Section D-D	L08
Floor Plan - Ground Level	A09	First Street SW - Enlargement Plan and Section	L09
Floor Plan - Ground Level Alternate	A10	H Street SW - Enlargement Plan and Section	L10
Floor Plan - 2nd Level	A11	Courtyard Plan.....	L11
Floor Plan - 3rd-6th Levels	A12	Courtyard Section.....	L12
Floor Plan - 7th-12th Levels	A13	Roof Plan	L13
Floor Plan - Penthouse	A14	I Street SW: Representative Plant Palette.....	L14
Floor Plan - Roof	A15	First Street SW: Representative Plant Palette.....	L15
Roof Details	A16	H Street SW: Representative Plant Palette	L16
Floor Plan - P2 Parking.....	A17	Courtyard: Representative Plant Palette	L17
Floor Plan - P1 Parking.....	A18	Green Roof: Representative Plant Palette	L18
Loading Plan	A19	Site Furnishings & Materials: I Street SW & Drop-Off	L19
Trash Removal Plan	A20	Site Furnishings & Materials: First and H Streets SW	L20
Bird's Eye Aerial View	A21	Site Furnishings & Materials: Courtyard	L21
Southeast Corner View.....	A22		
Northwest Corner View.....	A23	CIVIL	C
West Courtyard Entrance View	A24	Existing Conditions Plan South	C01
View Looking West in Courtyard	A25	Existing Conditions Plan North	C02
Typical Residential Building Materials	A26	Erosion and Sedimentation Control Plan South	C03
Enlarged Elevations - Material Conditions	A27	Erosion and Sedimentation Control Plan North	C04
Enlarged Elevations - Material Conditions	A28	Site Plan South	C05
Elevation - South	A29	Site Plan North	C06
Elevation - West.....	A30	Utility Plan South	C07
Elevation - North	A31	Utility Plan North	C08
Elevation - East	A32	Erosion and Sedimentation Control Details	C09
Building Section AA	A33		
Building Section BB.....	A34	SUSTAINABILITY	SU
Building Section CC.....	A35	LEED Scorecard - Museum	SU01
Building Section DD	A36	LEED Scorecard - Residential	SU02
		Green Area Ratio Scorecard	SU03
		Green Area Ratio Plan	SU04
HISTORICAL INTERVENTIONS	H		
Historic Buildings to be Retained.....	H01		
Central Building Proposed South Elevation	H02		

PAGE LEFT BLANK INTENTIONALLY



RANDALL SCHOOL ZONING COMPUTATIONS	
Square:	643-S
Lot:	801
Site Area:	115,724 SF

PROPOSED USES		
Residential	441,110 SF	489 units proposed; flexibility requested to vary unit count +/- 10%
Office / Institutional / Arts / Retail (Flexible Space)	18,602 SF	Flexibility requested to permit variety of commercial / institutional uses within the office, institutional, arts, and retail use groups
Museum	31,839 SF	

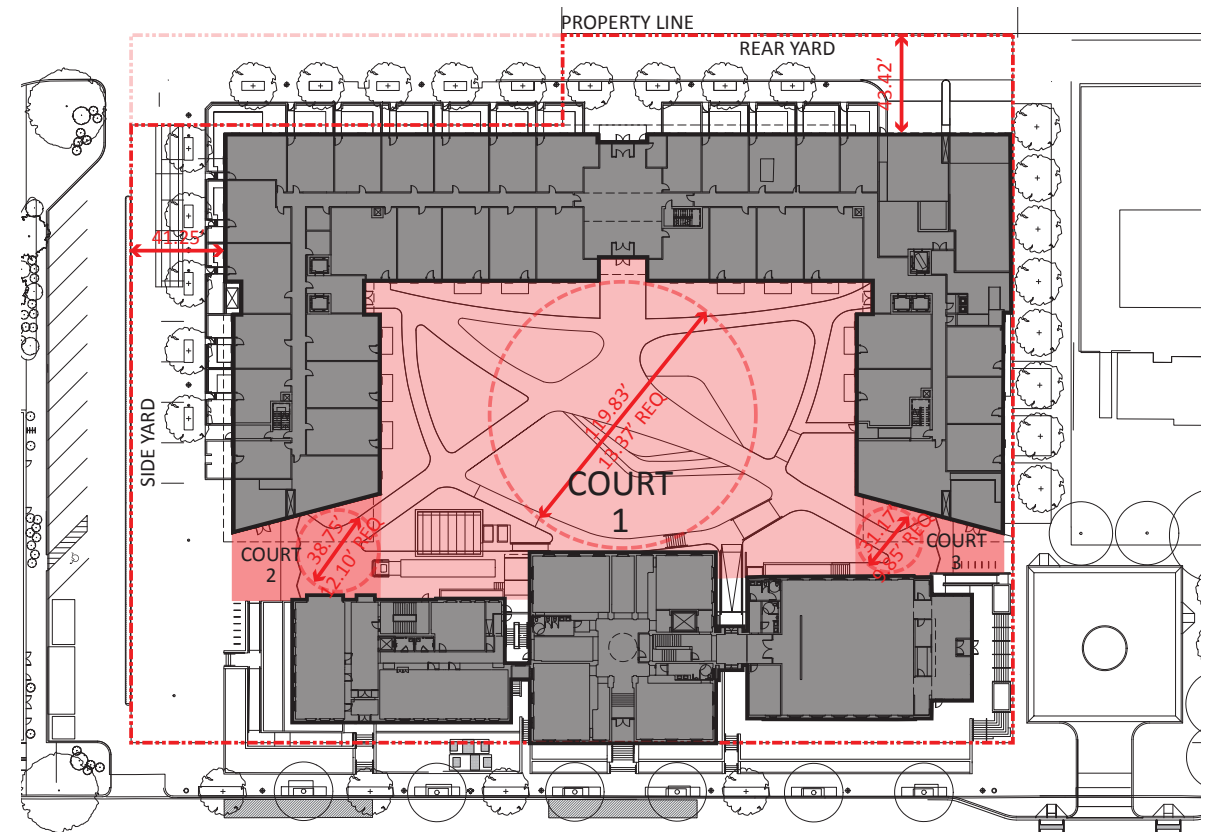
	MU-9 REQUIREMENTS	APPROVED PUD 2014 (1958 Zoning Regulations)	MODIFIED PUD 2017 (2016 Zoning Regulations)
HEIGHT	90 ft. (matter of right) 110 ft. (PUD, as limited by Height Act)	110 ft.	110 ft.
FAR (Gross Floor Area)	6.5 FAR (752,206 SF) (matter of right) 7.8 FAR (902,647 SF) (with PUD bonus)	4.32 FAR (499,843 SF) Total 0.48 FAR (56,010 SF) Non- Residential 3.84 (443,833 SF) Residential	4.25 FAR (491,551 SF) Total 0.44 FAR (50,441 SF) Non-Residential 3.81 FAR (441,110 SF) Residential
LOT CONTROL	Multiple primary buildings allowed on a single record lot	Single building with "connection"	Multiple Buildings
PENTHOUSE HEIGHT	20 ft. max; 1 story (as limited by the Height Act) 1:1 setback; regulations on heights and enclosures	Varies; 18.5 ft. max Flexibility granted	Varies; 20 ft. max Flexibility requested for varying heights
PENTHOUSE FAR	0.4 FAR (habitable space)	0.37	0.21
LOT OCCUPANCY	N/A	60%	60%
REAR YARD	2.5 in./ft. of height of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than twelve feet (12 ft.) shall be provided In the case of a through lot, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the structure	22.92 ft. required; 40 ft. provided (to centerline of H Street) and < 38 ft. on remainder	22.92 ft. required; 43.42 ft. provided (to centerline of H Street) and < 38 ft. on remainder
SIDE YARD	2 in./ft. of height of building; 5 ft. min	18.33 ft. required; 41.25 ft. provided	18.3 ft. required; 41.25 ft. provided
OPEN COURT WIDTH			
Non-Residential	2.5 in./ft. of height of court; 6 ft. minimum		
Residential	4 in./ft. of height of court; 10 ft. minimum	Relief Requested - A width of 19.6 ft. requested	See Zoning Diagram for Courts Computations
PARKING			
Residential	> 4 units, 1 space per 3 units	Residential (520 units) = 130 required (1 per 4 units under 1958 Regs)	Residential (489 units) = 162 spaces required
Office / Institutional / Arts / Retail (Flexible Space)	> 5000 SF, 1.67 per 1000 SF*	Retail (23,303 SF) = 27 required (>3,000 SF, 1 per 750 SF under 1958 Regs)	Institutional (18,602 SF) = 23 required
Entertainment / Assembly / Performing Arts (Museum)	2 space for 1,000 SF	Museum (32,707 SF) = 55 required	Assembly (31,839 SF) = 64 required
		("Other" 1 per 600 SF under 1958 Regs)	
		Total of 212 Required Proposed Development- 290 Provided Alternate Scheme- 370 Provided	Total of 249 spaces required Proposed Development- 301 Provided
LOADING	Residential: 1 loading berth & 1 delivery space Office / Institutional / Arts / Retail: 1 berths and 0 delivery spaces** Entertainment / Assembly / Performing Arts (Museum): 0 berths and 0 delivery spaces	1 berth @ 55 ft.; 2 berths @ 40 ft.; 1 berth @ 30 ft.; 1000 SF below grade loading platform; 800 SF loading platform; 0 service spaces	1 berth @ 30 ft. (residential); 1 service/delivery space @ 20 ft. (residential); 1 berth @ 30 ft. (inst./office/arts/retail) 1 berth @ 55 ft. (museum)
LONG TERM BICYCLE PARKING			
Residential	1 space per 3 dwelling units		Residential (489 units) = 163 spaces
Office / Institutional / Arts / Retail (Flexible Space)	1 space per 2,500 SF***	Total provided - 550 Bicycle Parking spaces	Office (18,602 SF) = 8 spaces
Entertainment / Assembly / Performing Arts (Museum)	1 space per 10,000 SF		Assembly (31,839 SF) = 4 spaces Total Minimum required: 175 spaces Proposed: 175 Spaces
SHORT TERM BICYCLE PARKING			
Residential	1 space per 20 dwelling units		Residential (489 units) = 24 spaces
Office / Institutional / Arts / Retail (Flexible Space)	1 space per 2,500 SF (min 8 spaces)****	Total provided - 20 Bicycle Parking spaces	Institutional (18,602 SF) = 8 spaces
Entertainment / Assembly / Performing Arts (Museum)	1 space per 10,000 SF		Assembly (31,839 SF) = 4 spaces Total Minimum required: 36 spaces Proposed: 36 Spaces

* Use to be determined; parking determined by use with maximum requirement (institutional)
 ** Use to be determined; loading determined by use with maximum requirement (retail / arts)
 *** Use to be determined; long-term bike parking determined by use with maximum requirement (office)
 **** Use to be determined; short-term bike parking determined by use with maximum requirement (institutional)

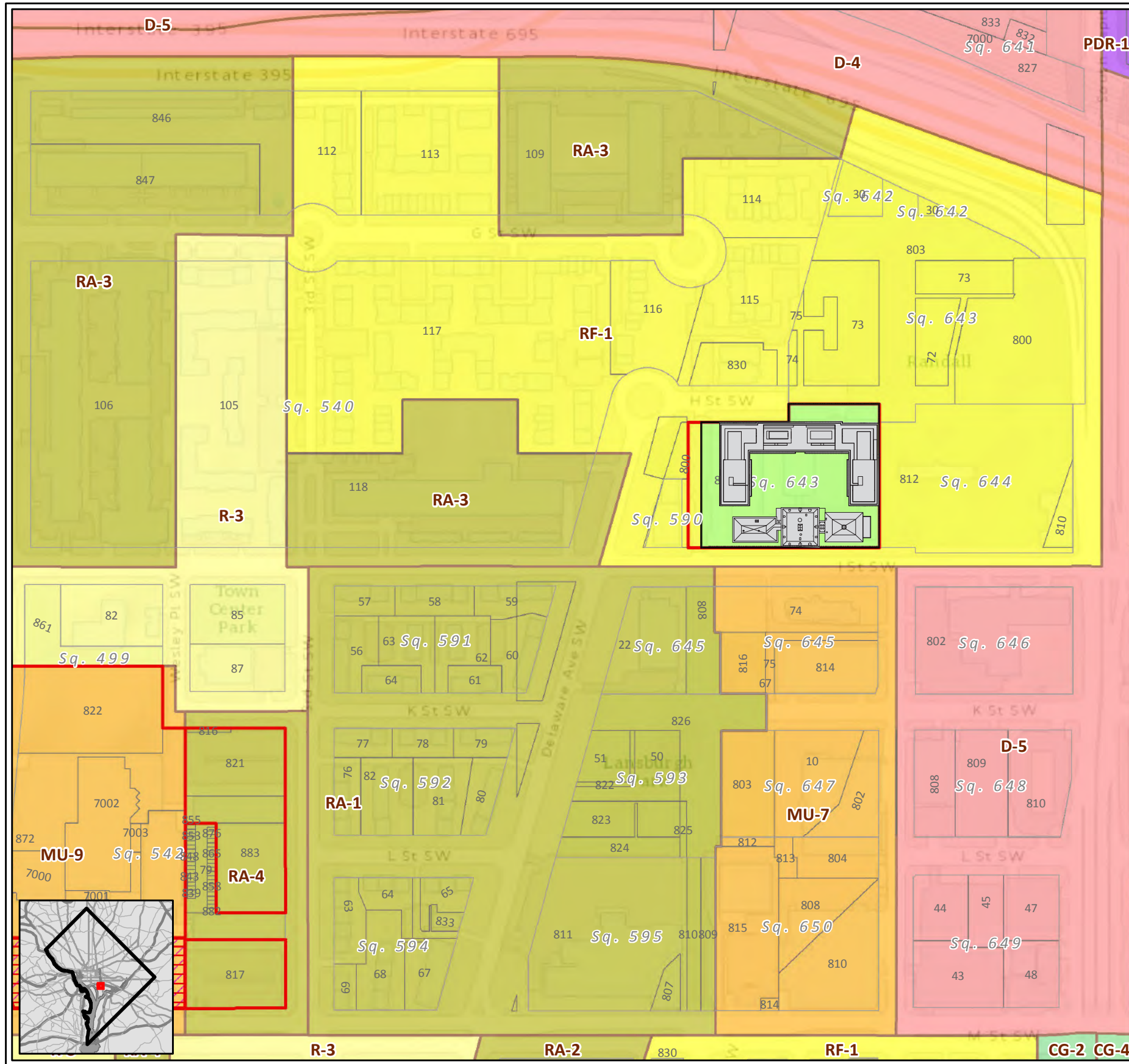
PROPOSED UNIT MIX MATRIX				
UNIT TYPE	PHASE ONE	PHASE TWO	TOTAL	TOTAL %
Studio	81	68	149	30.5%
1BR	130	120	250	51.1%
2BR	44	46	90	18.4%
TOTAL UNITS	255	234	489	100%

NOTES:

1. UNIT MIX AND LAYOUT SUBJECT TO REFINEMENT; LOCATION AND CONFIGURATION OF RESIDENTIAL UNITS IS SUBJECT TO CHANGE BY +/- 10%.



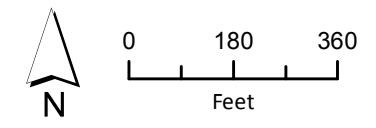
ZONING DIAGRAM



- Legend**
- Pending PUD
 - Final PUD
 - Pending Zoning
 - Downtown Zone
 - Mixed-Use Zone
 - Production, Distribution, and Repair Zone
 - Residential Apartment Zone
 - Residential Flat Zone
 - Residential Zone
 - Special Purpose Zone



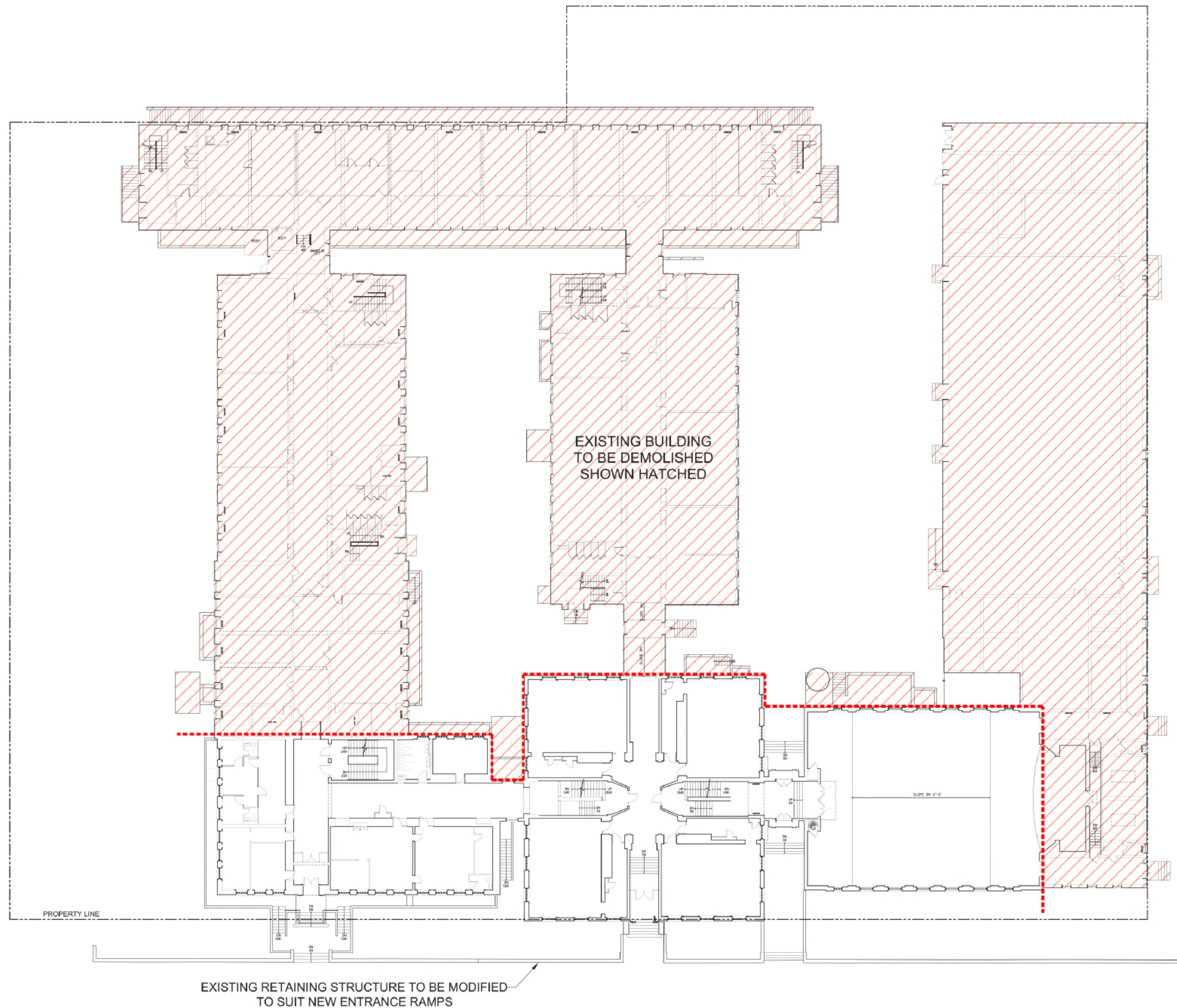
Zoning Map of the District of Columbia



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO) Exported on: 8/17/2017

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning, 441 4th St NW, Suite 200 South, Washington, DC 20001 202-727-6311 | dcoz@dc.gov

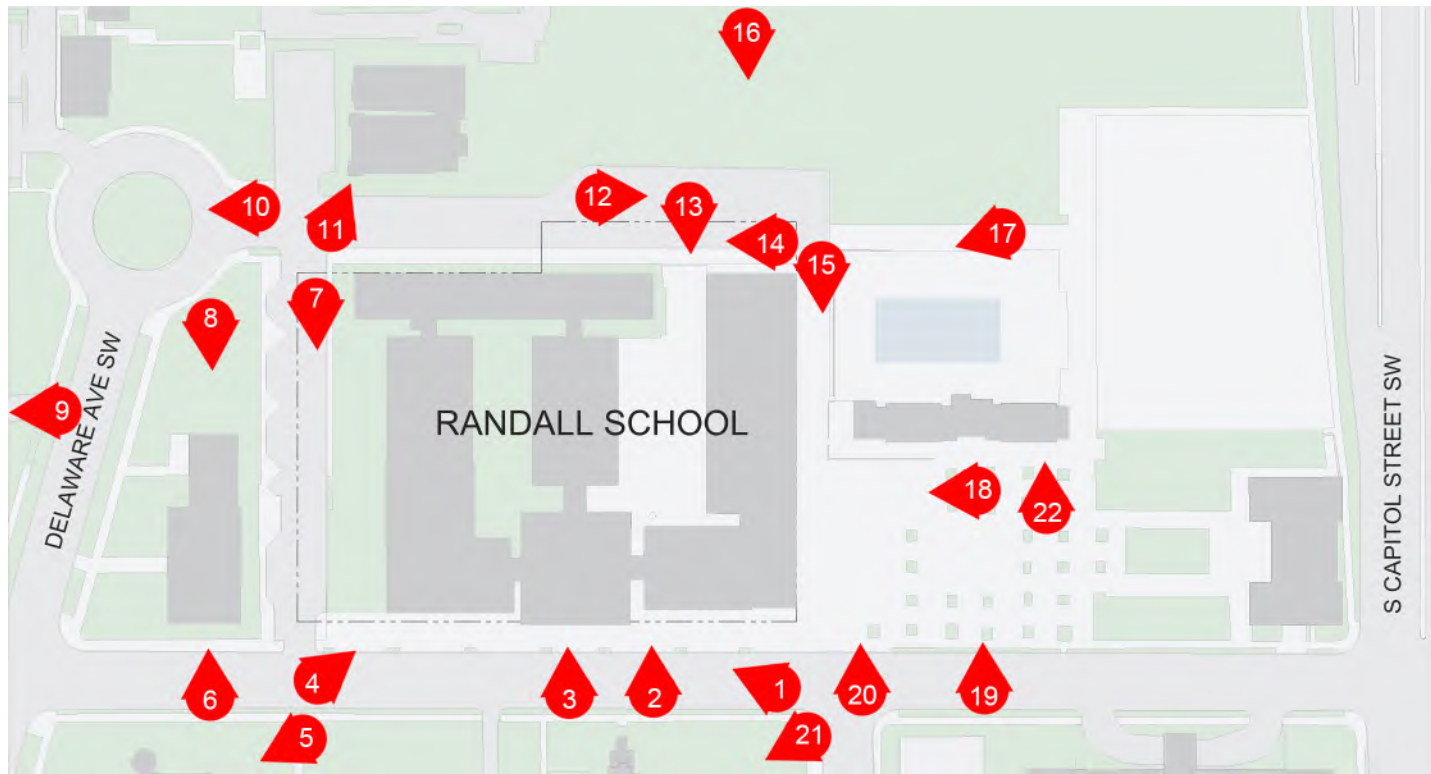


DEMOLITION PLAN

RANDALL SCHOOL | PUD Modification

S04 · SITE

**BEYER
BLINDER
BELLE**



KEY PLAN



1 I Street looking North



2 Randall School I Street facade between main building and auditorium



3 Randall School I Street Entrance



4 Corner of I Street & First Street looking northeast



5 I Street looking southwest at Friendship Baptist Church



6 Corner of I Street and First Street looking north at Southwest Community Health Center



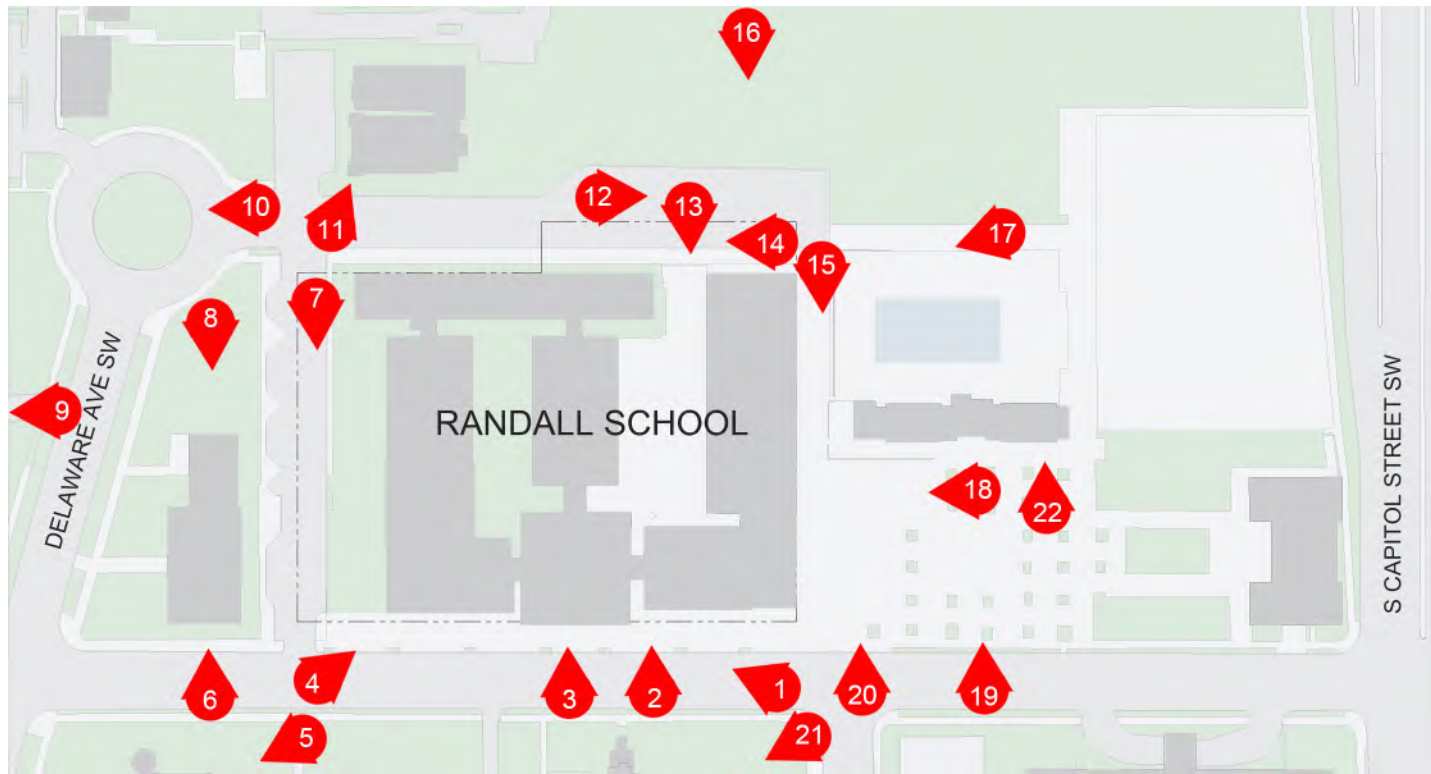
7 Corner of First Street & H Street looking south



8 Corner of First Street & H Street looking southeast

CURRENT SITE PHOTOGRAPHS

RANDALL SCHOOL | PUD Modification



9 Capitol Park Plaza Apartments

10 H Street roundabout at Delaware Avenue



11 Church on H Street

12 H Street looking east at Randall Park baseball fields

13 Randall School courtyard looking northeast



14 H Street looking west



15 H Street looking south at Half & I Street intersection



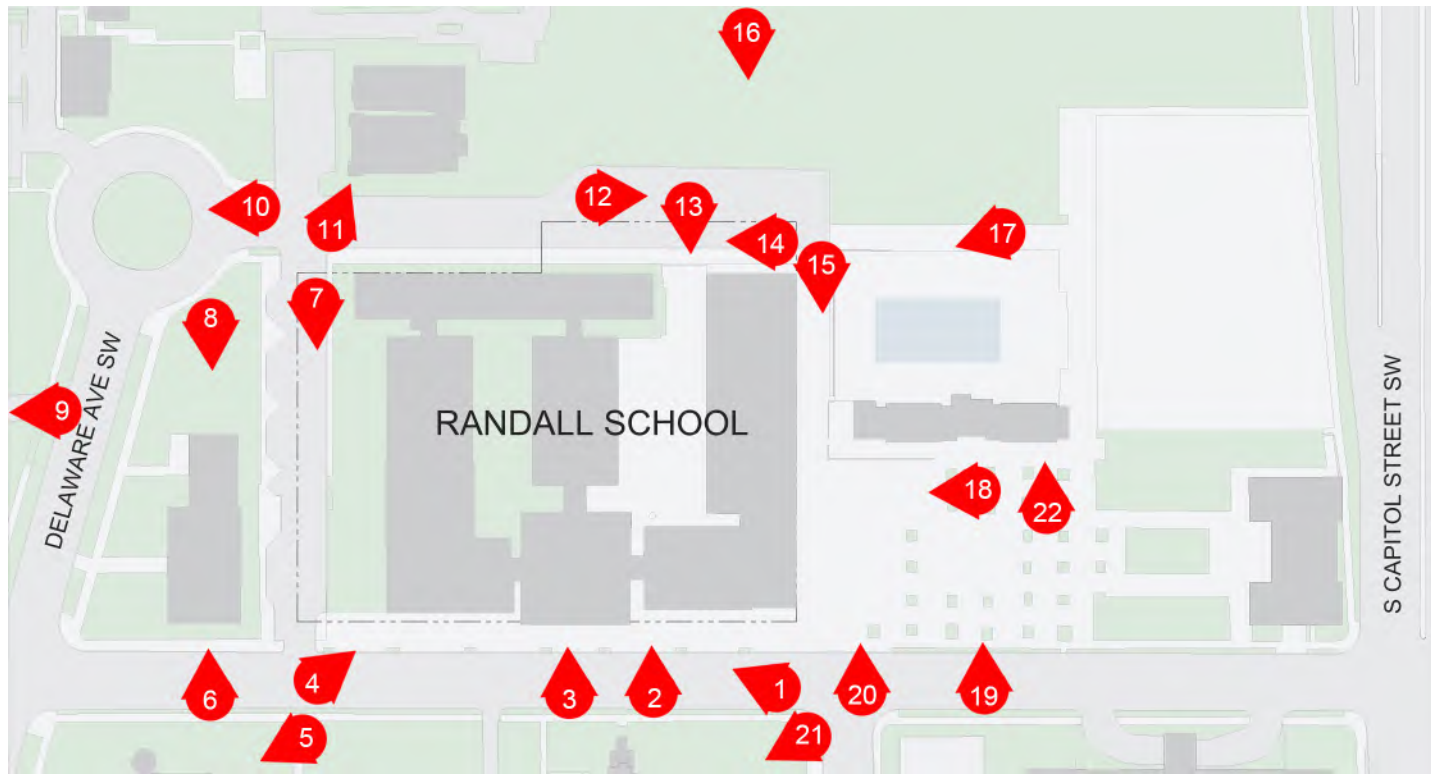
17 Randall Recreation Center swimming pool looking back at school site



16 View from baseball field looking south toward school site



18 View from Randall Recreation Center front court looking west



19 Randall Recreation Center along I Street



20 Randall Park along I Street looking north



21 Bethel Pentecostal Tabernacle Church



22 Randall Recreation Center



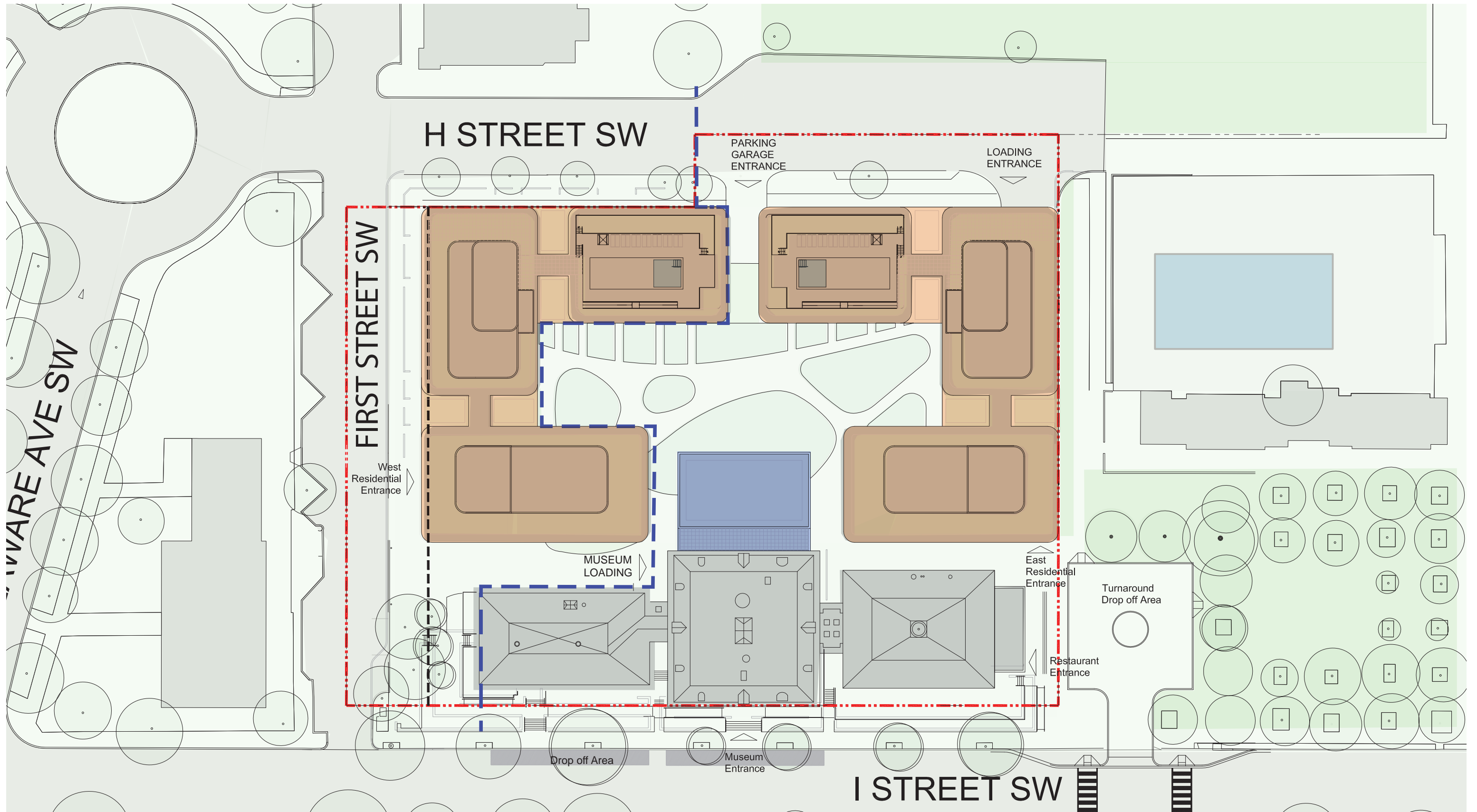
BIRD'S EYE VIEW : APPROVED PUD (2014)

RANDALL SCHOOL | PUD Modification



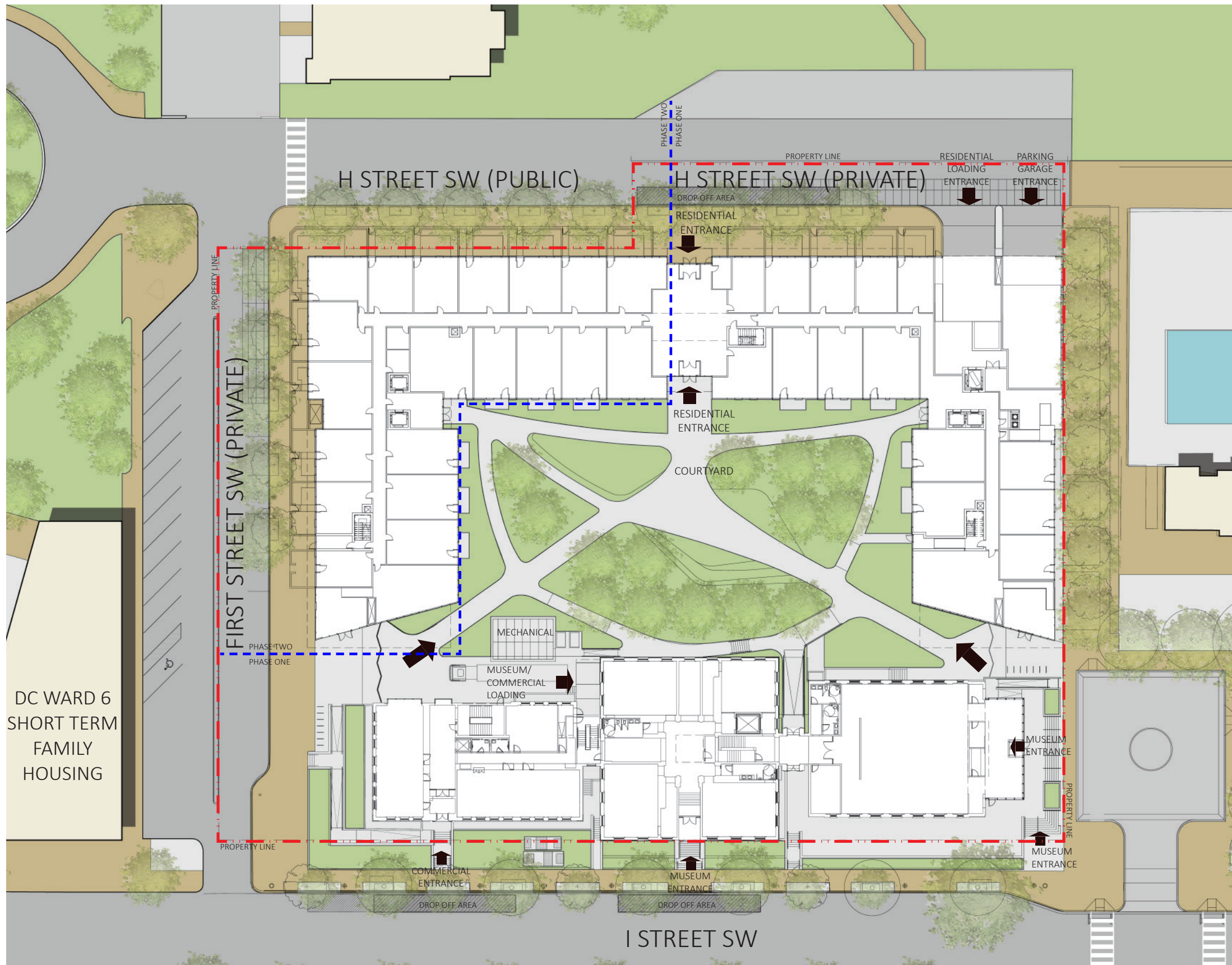
PROPOSED MODIFICATIONS (2016)

1. INCREASE IN OPEN SPACE AND FUNCTIONALITY OF COURTYARD
2. REMOVAL OF CANTILEVER WINGS TO OPEN UP COURTYARD
3. REMOVAL OF MUSEUM ADDITION
4. RESTORATION OF FRONT AND REAR ELEVATIONS TO HISTORIC 1906 CENTER BLOCK BUILDING
5. REMOVAL OF SECOND ENTRANCE AT WEST WING



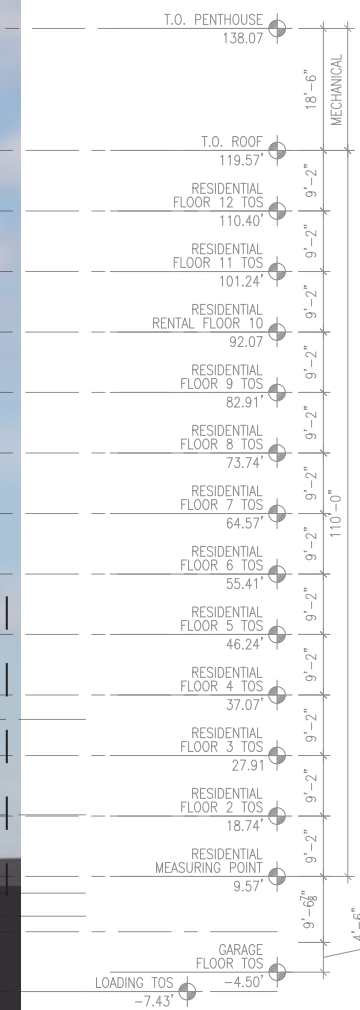
SITE PLAN : APPROVED PUD (2014)

RANDALL SCHOOL | PUD Modification



PROPOSED MODIFICATIONS (2016)

1. INCREASE IN OPEN SPACE AND ACCESS TO COURTYARD
2. MAIN ENTRANCE OF MUSEUM AT MODERN EAST WING ADDITION
3. REMOVAL OF SECOND ENTRANCE AT WEST WING
4. RESIDENTIAL ENTRANCE MOVED TO H STREET SW / CENTRAL COURTYARD
5. RESIDENTIAL BUILDING JOINED TO ELIMINATE DUAL APARTMENT CORES
6. RELOCATION OF PARKING GARAGE ENTRANCE TO NE CORNER OF SITE
7. RELOCATION OF LOADING TO AT-GRADE BERTH IN NE CORNER



WEST ELEVATION : APPROVED PUD (2014)
 RANDALL SCHOOL | PUD Modification