

RANDALL SCHOOL

65 I ST SW, WASHINGTON, DC

PLANNED UNIT DEVELOPMENT
SUBMISSION - REVISED
NOVEMBER 12, 2013



OWNER/DEVELOPER
TR SW 2 LLC

DESIGN ARCHITECT
Bing Thom Architects Inc.

ARCHITECT OF RECORD
Beyer Blinder Belle Architects & Planners LLP

LANDSCAPE ARCHITECT
Oehme, van Sweden & Assoc. Inc.

LAND USE ATTORNEY
Holland & Knight LLP

CIVIL ENGINEER
Wiles Mensch Corporation

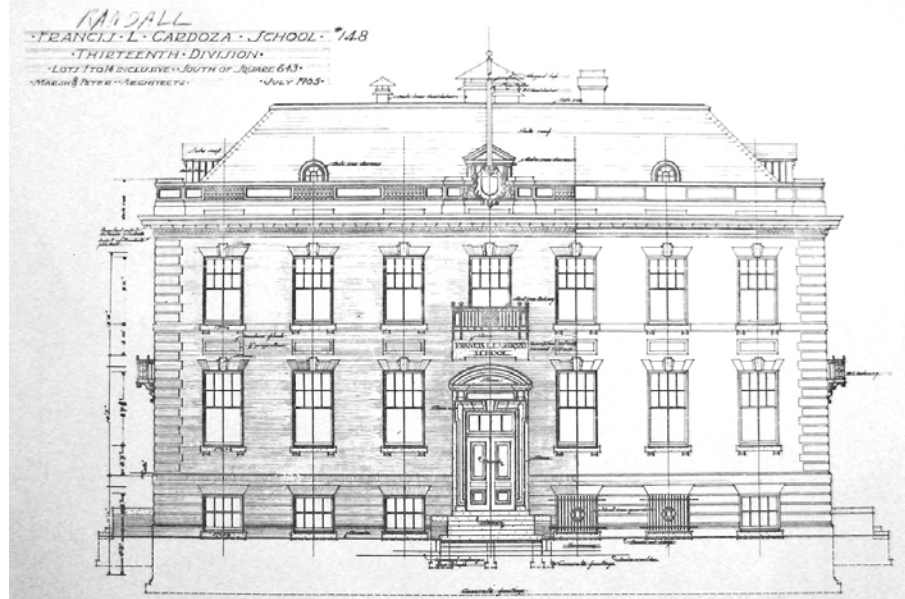
TRAFFIC CONSULTANT
Gorove Slade Associates Inc.

HISTORIC CONSULTANT
EHT Traceries Inc.

**Beyer
Blinder
Belle**
ZONING COMMISSION
District of Columbia
CASE NO.07-13D
EXHIBIT NO.19A1



CENTRAL BUILDING - SOUTH ELEVATION (EXISTING CONDITIONS)



CENTRAL BUILDING SOUTH ELEVATION - ORIGINAL DRAWING (1905)



CENTRAL BUILDING - PROPOSED SOUTH ELEVATION

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Beyer
Blinder
Belle

Architects & Planners LLP



AERIAL PHOTOGRAPH

	C-3-C PUD GUIDELINES	PREVIOUS APPROVED PUD - October 19, 2007	MODIFIED PUD
Height	110 ft	100 ft	110 ft
Gross Floor Area	925,792 sf GFA	499,843 sf Total 76,043 sf Non-Residential 423,800 sf Residential	499,843 sf Total 56,010 sf Non- Residential 443,833 sf Residential
Penthouse Height	18.5 ft	Varies; 18'-6" Max- Relief Requested	Varies; 18'-6" Max Number varies: Relief requested on number and setback
Penthouse FAR	0.37	Same as a Matter of Right	Same as a Matter of Right
Lot Occupancy	100%	65%	60%
Rear Yard	2.5" per ft of bldg ht; not less than 12ft	36'-0"	22.92 ft required; 40 ft provided (to centerline of H Street) and <38 ft on remainder
Side Yard	None req; 2: wide per ft of bld ht; not less than 6 ft	41'-0" (West Side) Relief Requested	18.33 ft required on the west side; 41.25 ft provided
Open Court Width			
Non-Residential	3" per ft of ct ht, not less than 12 ft		
Residential	4" per ft of ct ht, not less than 15 ft	Multiple - Relief Requested	Relief Requested- A width of 19.6 ft requested
Closed Court			
Non-Residential	2x the square of ct width- not less than 250 sf		
Residential	2x the square of ct width- not less than 350 sf		
Parking			
Residential	1 per 4 Units	Residential=333 provided	Residential @ 520= 130 required
Retail/ Service	After 3000 sf, 1 per 750 sf of GFA	Non Residential= 60 provided	Commercial@ 23303 sf= 27 required
Museum	1 per 600 sf of GFA and cellar floor area		Museum@32707 sf = 55 required
			Total of 212 Required Proposed Development- 290 Provided Alternate Scheme- 370 Provided
Loading			
Residential	1 berth @ 55'; 1 platform @ 200 sf; 1 service space @ 20'	2 Berths @ 12x40, 2 Berths @ 12x30, 2 Platforms @ 200 SF, 2 Platforms @ 100 SF, Relief Requested	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 Relief Requested
Retail/ Service	1 berth @ 30'; 1 platform @ 100 sf; 1 service space @ 20'		
Museum (all other uses) @ 32707 SF	1 berth @ 30'; 1 platform @ 100 sf; 1 service space @ 20'		

PROPOSED UNIT MIX MATRIX

Unit Type	Phase 1	Phase 2	Total	%
Studio	31	31	62	12%
1BR/1BA	138	143	281	54%
1BR+Den/1BA	26	26	52	10%
2BR/2BA	61	64	125	24%
Total	256	264	520	100%

NOTES:

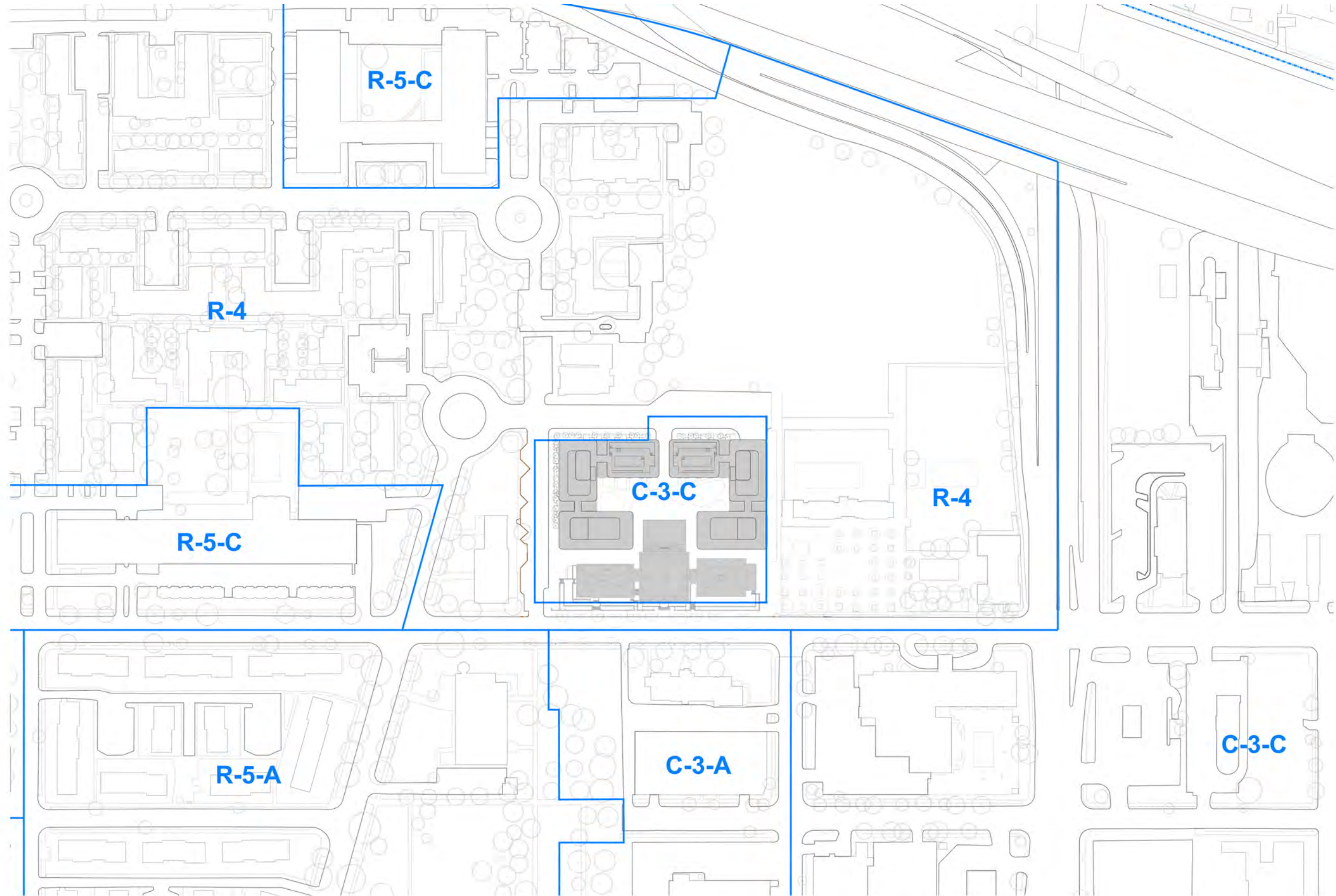
1. UNIT MIX AND LAYOUT SUBJECT TO REFINEMENT; LOCATION AND CONFIGURATION OF RESIDENTIAL UNITS IS SUBJECT TO CHANGE. SEE DRAWINGS A07-A13 FOR PROPOSED ADU LOCATIONS.

2. ADUs WILL COMPORT WITH IZ DEVELOPMENT STANDARDS OF 11 DCMR 2605

MARKET RATE AND AFFORDABLE HOUSING GFA

Floor	Phase 1			Phase 2		
	Total	Market	Affordable	Total	Market	Affordable
1	15,848	12,435	3,413	16,726	12,286	4,439
2	13,498	6,283	7,214	15,477	9,071	6,407
3	16,488	10,076	6,413	16,726	10,319	6,407
4	16,488	10,076	6,413	16,726	10,319	6,407
5	16,488	10,076	6,413	16,726	10,319	6,407
6	16,488	12,792	3,696	16,726	11,200	5,526
7	20,451	17,245	3,206	21,120	17,917	3,203
8	20,451	17,245	3,206	21,120	17,917	3,203
9	20,451	17,245	3,206	21,120	17,917	3,203
10	20,451	20,451	0	21,120	21,120	0
11	20,451	20,451	0	21,120	21,120	0
12	20,451	20,451	0	21,120	21,120	0
Total	218,007	174,827	43,180	225,826	180,624	45,202
Percent	100%	80%	20%	100%	80%	20%

ZONING COMPUTATIONS



ZONING BOUNDARY SITE PLAN



LEED 2009 for New Construction and Major Renovations

Project Checklist

Randall School- Museum

November 12, 2013 - Revised PUD Submission

18 5 3 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
2	1		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
	1		Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1

4 5 1 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

12 14 9 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	12		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

5 6 3 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	1	2	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
1	1		Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

8 7 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

1 1 4 Innovation and Design Process Possible Points: 6

Y	?	N			
	1		Credit 1.1	Innovation in Design: Transportation Management Plan	1
	1		Credit 1.2	Innovation in Design: Specific Title	1
	1		Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit 1.1	WEc2 - receive added point if this credit is achieved	1
	1		Credit 1.2	SSc5.1, SSc6.1 - not possible	1
	1		Credit 1.3	EAc1, EAc2 - probably not possible	1
	1		Credit 1.4	MR1.1 - not possible - demolishing too much	1

48 38 24 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED SCORE CARD: MUSEUM



LEED 2009 for New Construction and Major Renovations

Project Checklist

Randall School- Residential

November 12, 2013 - Revised PUD Submission

16	7	3	Sustainable Sites		Possible Points: 26
Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
	3		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
		1	Credit 7.1	Heat Island Effect—Non-roof	1
		1	Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4	5	1	Water Efficiency		Possible Points: 10
Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

12	14	9	Energy and Atmosphere		Possible Points: 35
Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
7	12		Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

5	5	4	Materials and Resources		Possible Points: 14
Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
1	1		Credit 3	Materials Reuse	1 to 2

			Materials and Resources, Continued		
Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

10	5	Indoor Environmental Quality		Possible Points: 15	
Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

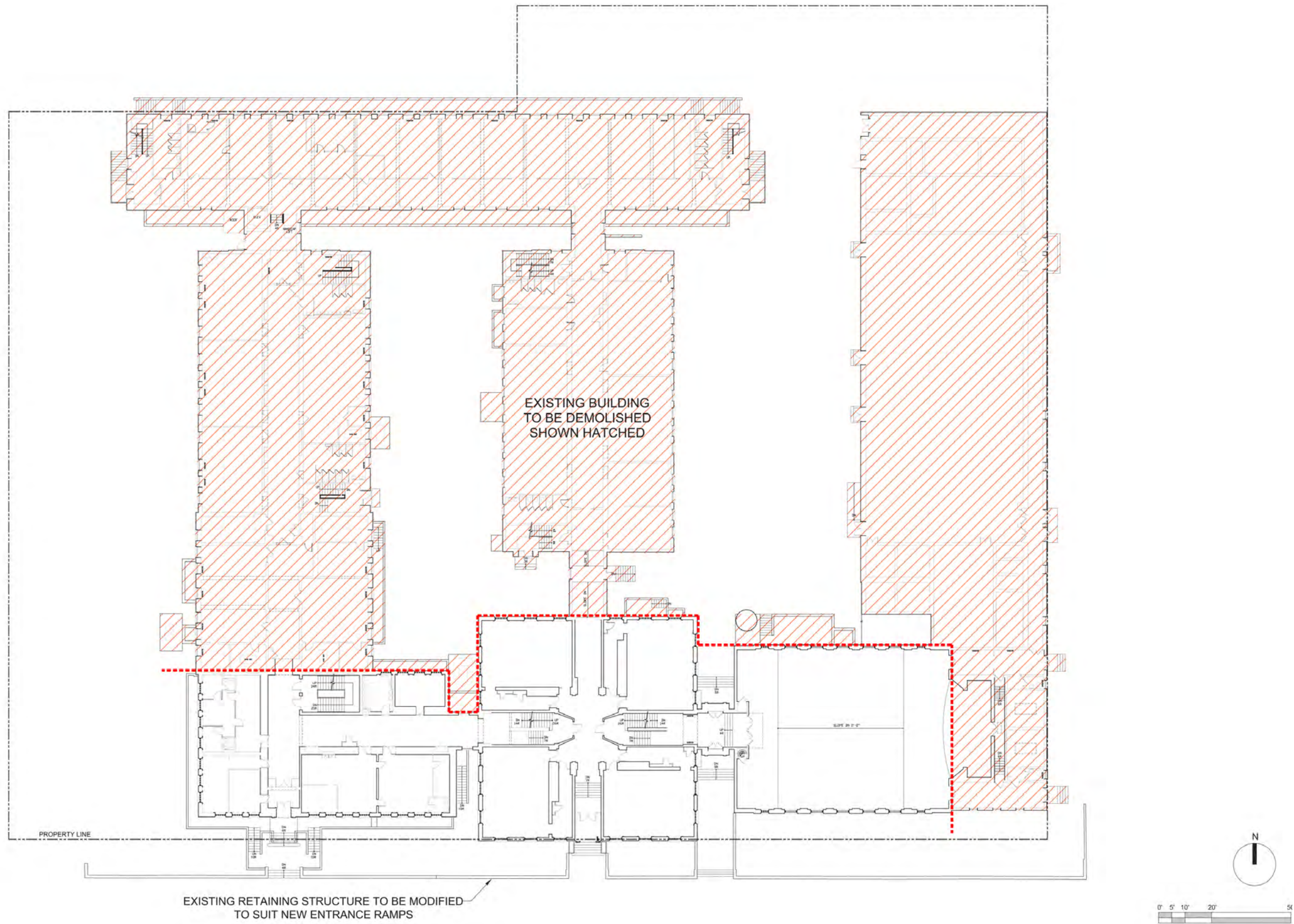
2	4	Innovation and Design Process		Possible Points: 6	
Y	?	N			
1			Credit 1.1	Innovation in Design: Transportation Management Plan	1
	1		Credit 1.2	Innovation in Design: Specific Title	1
	1		Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1	3	Regional Priority Credits		Possible Points: 4	
Y	?	N			
	1		Credit 1.1	WEC2 - receive added point if this credit is achieved	1
	1		Credit 1.2	SSc5.1, SSc6.1 - not possible	1
	1		Credit 1.3	EAC1, EAC2 - probably not possible	1
	1		Credit 1.4	MR1.1 - not possible - demolishing too much	1

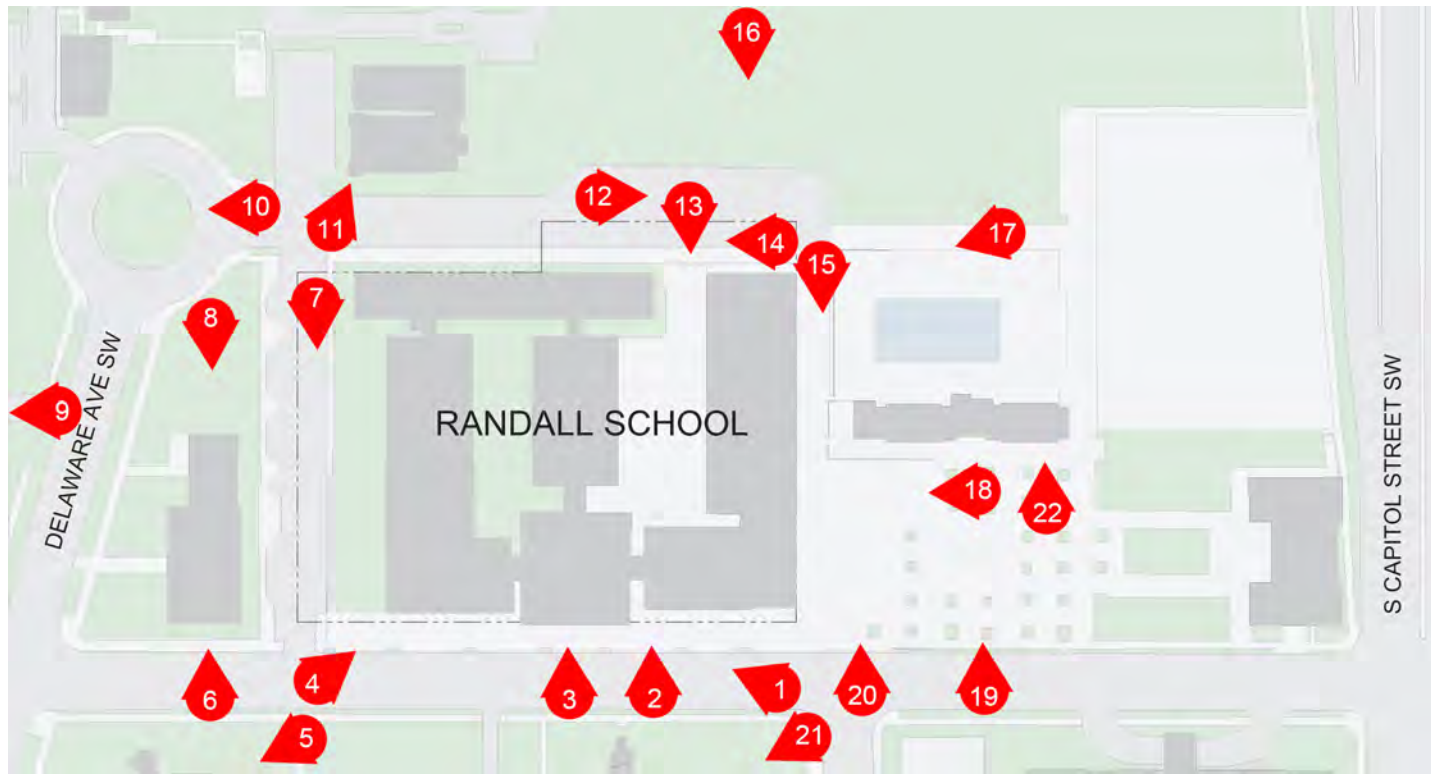
49	37	24	Total		Possible Points: 110
Y	?	N			

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED SCORE CARD: RESIDENTIAL



DEMOLITION PLAN



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

CURRENT SITE PHOTOGRAPHS



5 I Street looking southwest at Friendship Baptist Church



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

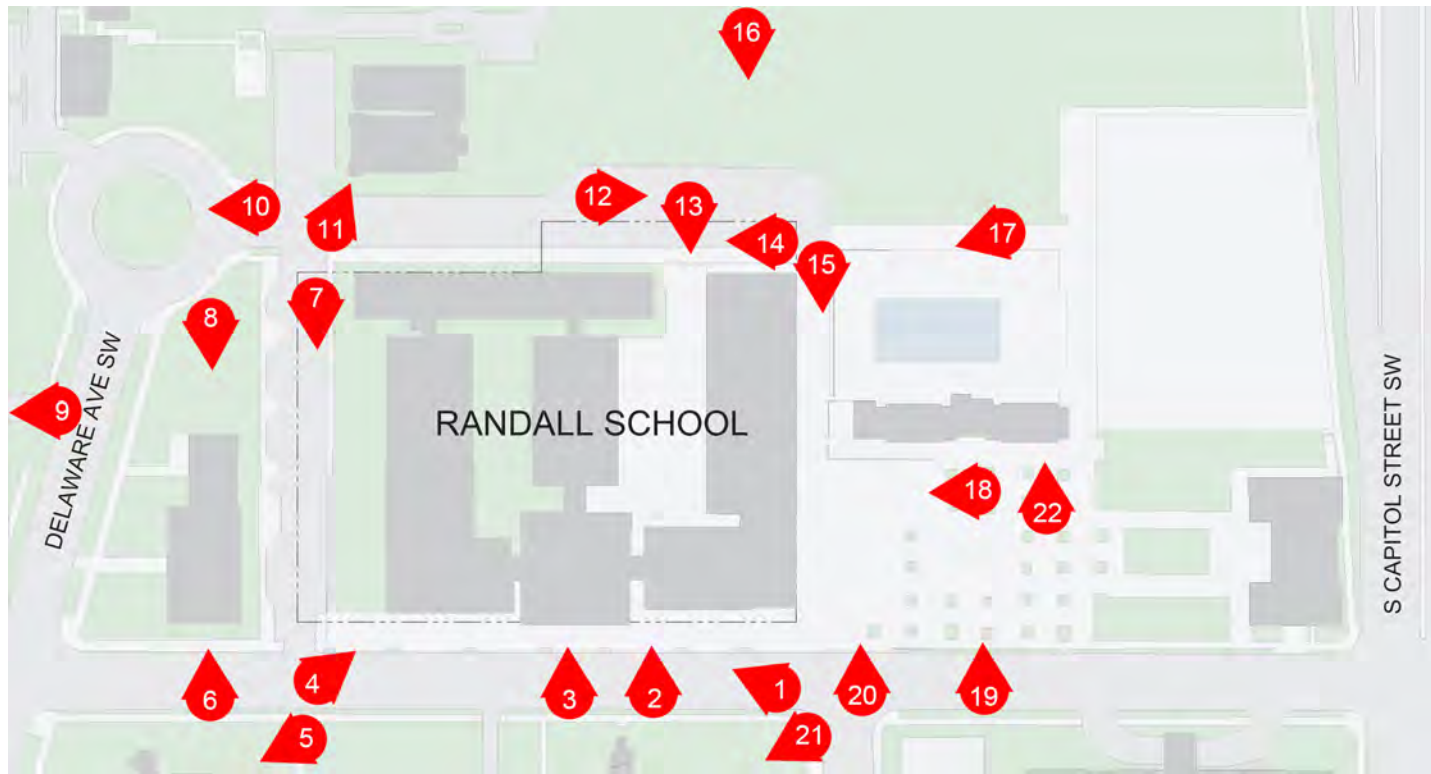


7 Corner of First Street & H Street looking south



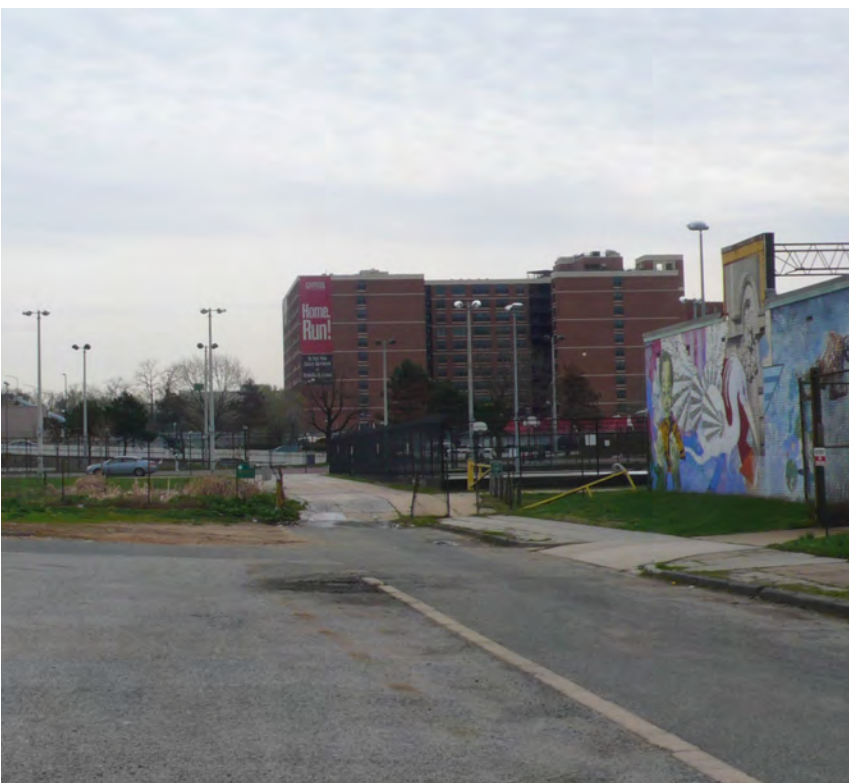
8 Corner of First Street & H Street looking southeast

CURRENT SITE PHOTOGRAPHS



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

CURRENT SITE PHOTOGRAPHS



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

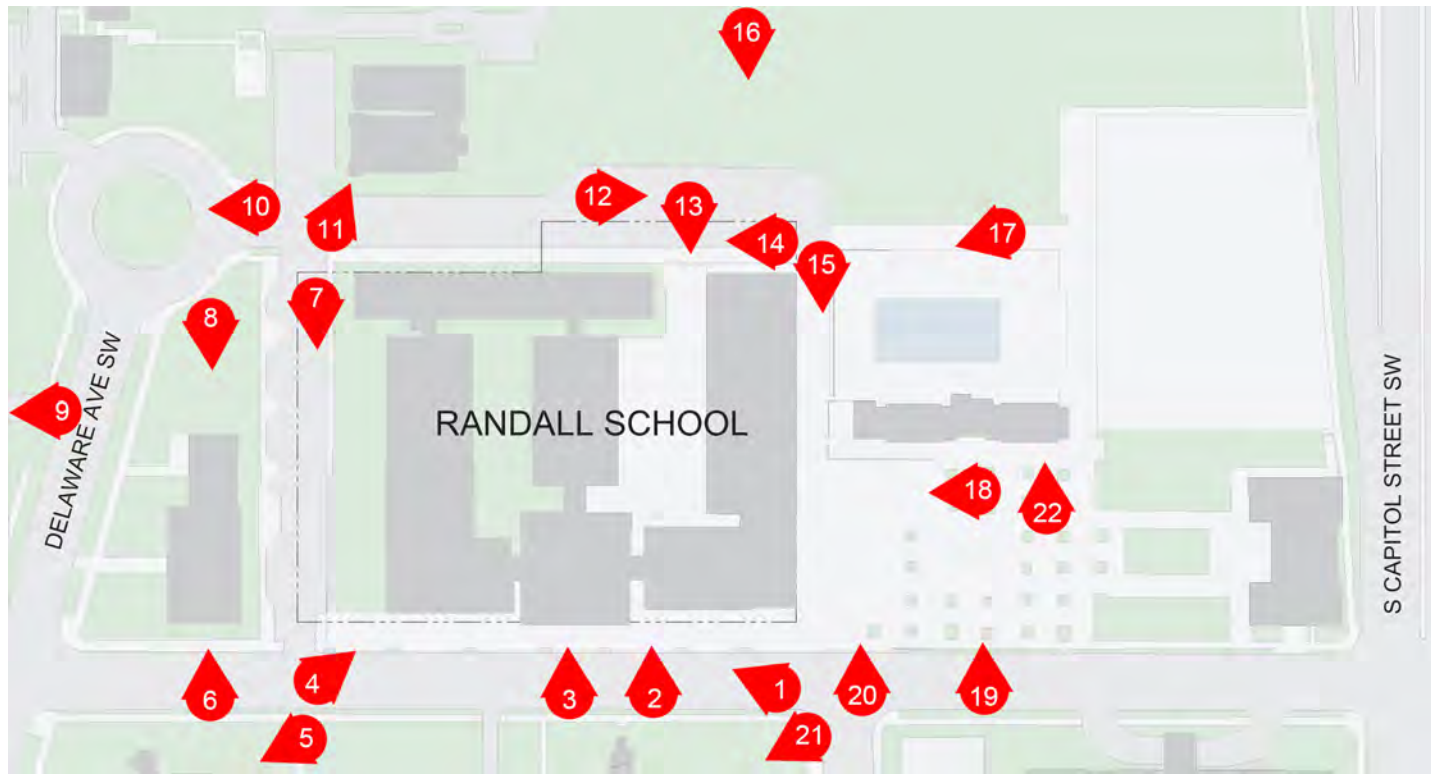


16 View from baseball field looking south toward school site



18 View from Randall Recreation Center front court looking west

CURRENT SITE PHOTOGRAPHS



19 Randall Recreation Center along I Street



20 Randall Park along I Street looking north



21 Bethel Pentecostal Tabernacle Church

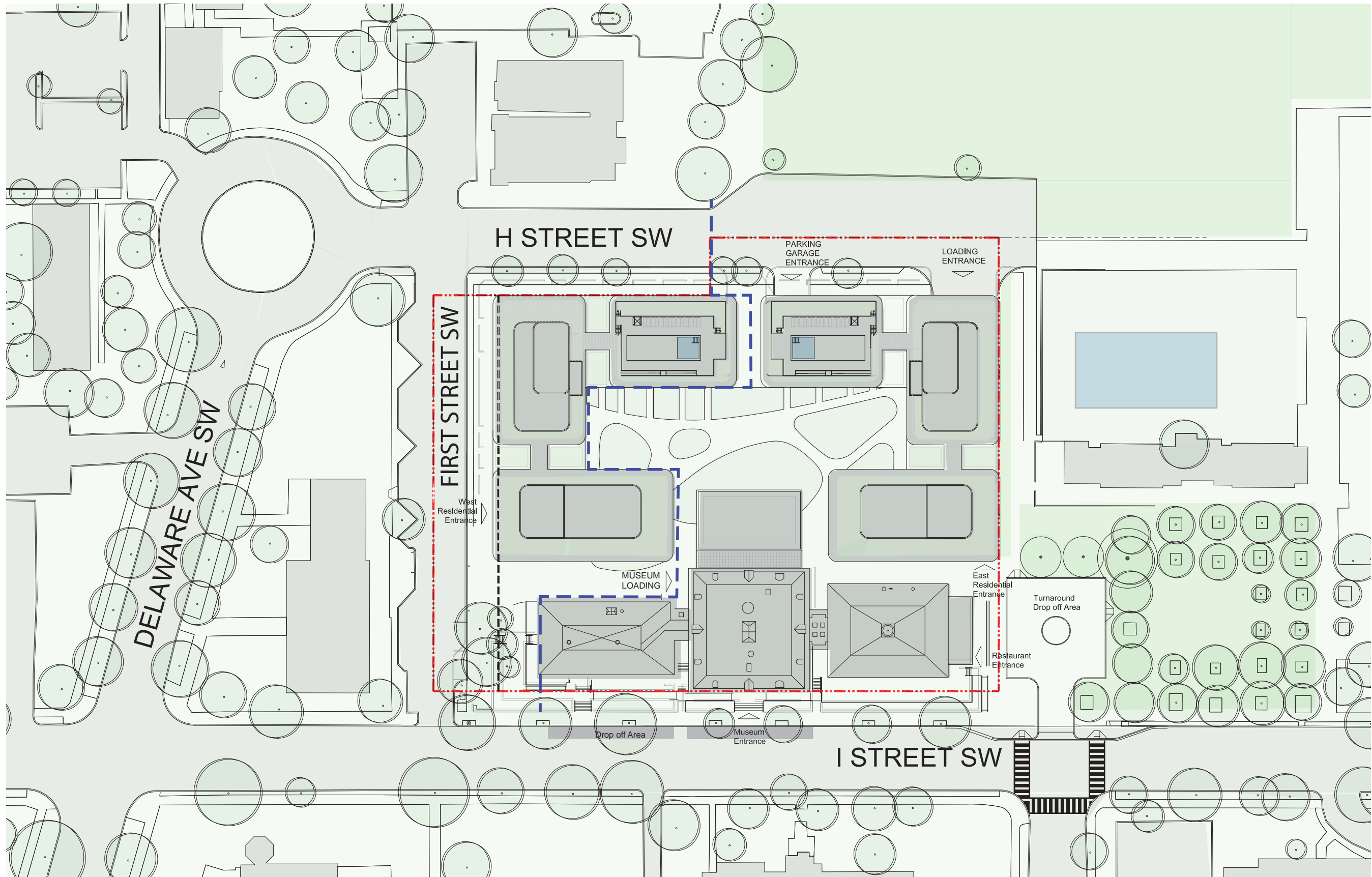


22 Randall Recreation Center

SITE PHOTOS



BIRD'S EYE VIEW




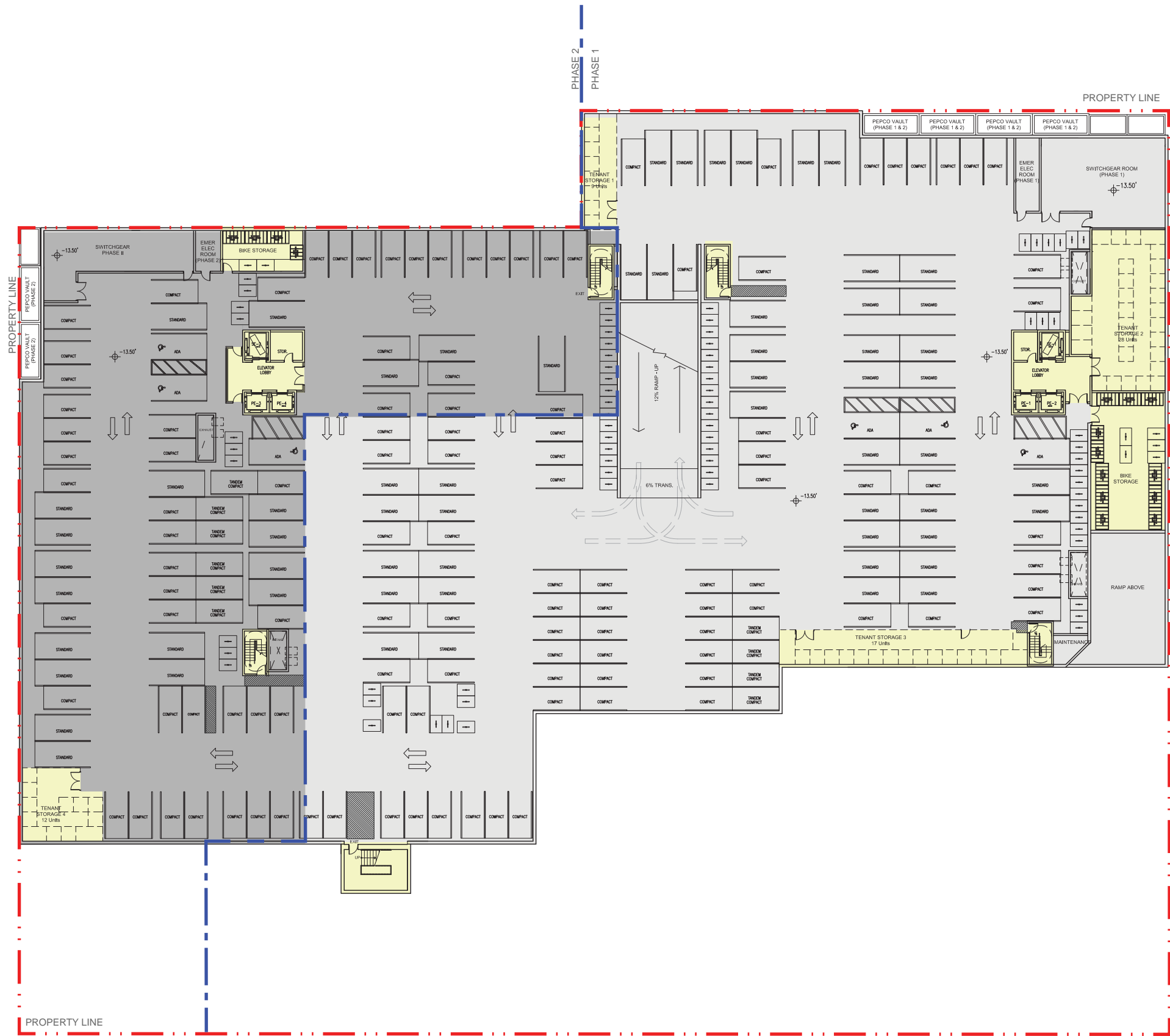
SITE PLAN

Total Parking Spaces Provided: **290**
 Parking *Alternate Spaces Provided: **370**
 Total Bike Spaces Provided: **550**







P2 Level Parking Counts			
Parking Type	Phase 1	Phase 2 *	Total
ADA Parking	3	3	6
Standard	42	20	62
Compact	61	51	112
Compact Tandem	4	6	10
Total	110	80	190

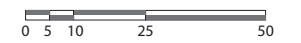
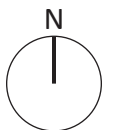
P2 Level Bike Parking		
Racks	Type of Rack	Spaces
53	Phase 1 Racks (2 Bikes/Rack)	106
22	Phase 2 Racks (2 Bikes/Rack)	44
1	Phase 1 Double Decker (8 Bikes/Rack)	8
1	Phase 2 Double Decker (8 Bikes/Rack)	8
10	Phase 1 Double Decker (12 Bikes/Rack)	120
3	Phase 2 Double Decker (12 Bikes/Rack)	36
	Total	322

 * Alternative Parking Scheme



- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF THE RESIDENTIAL UNITS, STAIRS AND ELEVATORS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. REFER TO L03 FOR LANDSCAPE PLAN
 3. ALL DRIVEWAYS IN THE GARAGE ARE 20'-0" WIDE MINIMUM

-  RESIDENTIAL
-  AFFORDABLE UNITS
-  MUSEUM
-  COMMERCIAL
-  PARKING
-  GREEN ROOF



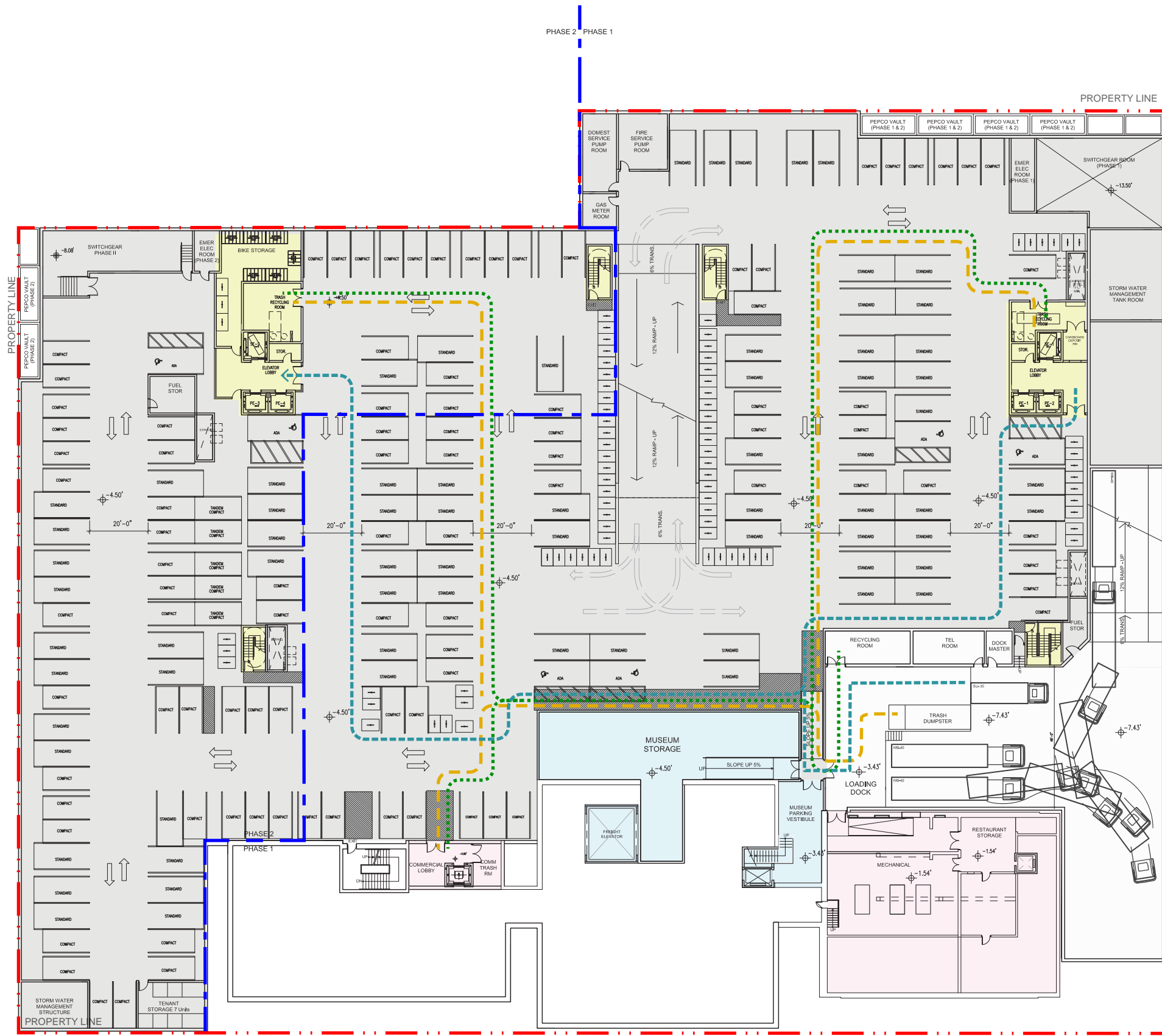
FLOOR PLAN - P2 (PARKING)

Total Parking Spaces Provided: **290**
 Parking *Alternate Spaces Provided: **370**
 Total Bike Spaces Provided: **550**

P1 Level Parking Counts			
Parking Type	Phase 1	Phase 2	Total
ADA Parking	4	2	6
Standard	47	24	71
Compact	49	53	102
Compact Tandem	0	1	1
Total	100	80	180

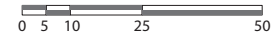
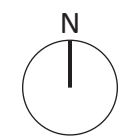
P1 Level Bike Parking		
Racks	Type of Rack	Spaces
65	Phase 1 Racks (2 Bikes/Rack)	130
15	Phase 2 Racks (2 Bikes/Rack)	30
0	Phase 1 Double Decker (8 Bikes/Rack)	0
1	Phase 2 Double Decker (8 Bikes/Rack)	8
0	Phase 1 Double Decker (12 Bikes/Rack)	0
5	Phase 2 Double Decker (12 Bikes/Rack)	60
	Total	228

- - - - - TRASH REMOVAL PATH
- RECYCLING REMOVAL PATH
- - - - - RESIDENTIAL MOVE-IN



- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF THE RESIDENTIAL UNITS, STAIRS AND ELEVATORS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. REFER TO L03 FOR LANDSCAPE PLAN
 3. ALL DRIVEWAYS IN THE GARAGE ARE 20'-0" WIDE MINIMUM

- RESIDENTIAL
- AFFORDABLE UNITS
- MUSEUM
- COMMERCIAL
- PARKING
- GREEN ROOF



FLOOR PLAN - P1 (PARKING)