

Z.C. CASE NO. 07-13D
65 I Street, S.W. – Former Randall School Site
November 12, 2013
APPLICANT'S RESPONSE TO
ZONING COMMISSION COMMENTS AT SET-DOWN MEETING

ZC COMMENT/ISSUE	APPLICANT'S RESPONSE
Architectural Articulation -- cold appearance (Commissioner Turnbull)	The architectural design has been further refined in response to ZC and HPRB comments. Those changes are described in the cover letter to this submission.
Need for balconies (Commissioner Miller)	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. 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.
Status of ANC review (Commissioner Miller)	The Applicant received ANC support for the HPRB concept in October and plans to return to the ANC on 11/18/13, with respect to the PUD modification. The Applicant entered into an agreement with the ANC on 07/12/10, with respect to the public benefits and amenities for the PUD project (see Exhibit 3E in Z.C. Case No. 07-13D). A restoration of the balustrade on the original 1906 building has been added to the development program, which was an ANC request.
Is any additional legislation needed to effectuate development of site? (Commissioner Miller)	With the passage of D.C. Law 18-294, no additional legislation is needed. The Applicant will be working with the Deputy Mayor's Office for Planning and Economic Development to conform the covenants to the legislation, including the substitution of the museum use for the Corcoran College of Arts. As part of the amendments to the restrictive covenant, the Applicant and the city intend to dedicate reciprocal easements that will allow the public continued access to the Randall Recreation Center ball fields from H Street and allow the Applicant to construct windows along the east lot line at former Half Street.
What is the anticipated unit mix? (Commissioner Miller)	The anticipated unit mix is shown on the revised architectural drawings dated 11/12/13. The unit mix may ultimately change depending on whether the market conditions dictate "for sale" or "for rent" units.
Use of Bollards (Commissioner Miller)	Bollards have been removed.
LEED Scorecard (Commissioner Cohen)	The Applicant anticipates achieving the equivalent of LEED Silver for the building.
How are Greenleaf youth served (Commissioner Cohen)?	A number of educational programs will be associated with the new contemporary art museum, which will engage neighborhood youth and adults, including training as "cultural navigators" for visitors to DC.
Summary of Original PUD approval (Commissioner May)	Please see July 31, 2013, letter submitted by the Applicant.
What are impacts to Randall Recreation Center and baseball field?	The modified PUD will improve access to the Randall Recreation Center with a new drop off point at I Street, which will be shared by the new development.