



# RANDALL SCHOOL

65 I ST SW, WASHINGTON, DC

ZONING COMMISSION HEARING  
MARCH 29, 2018

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.



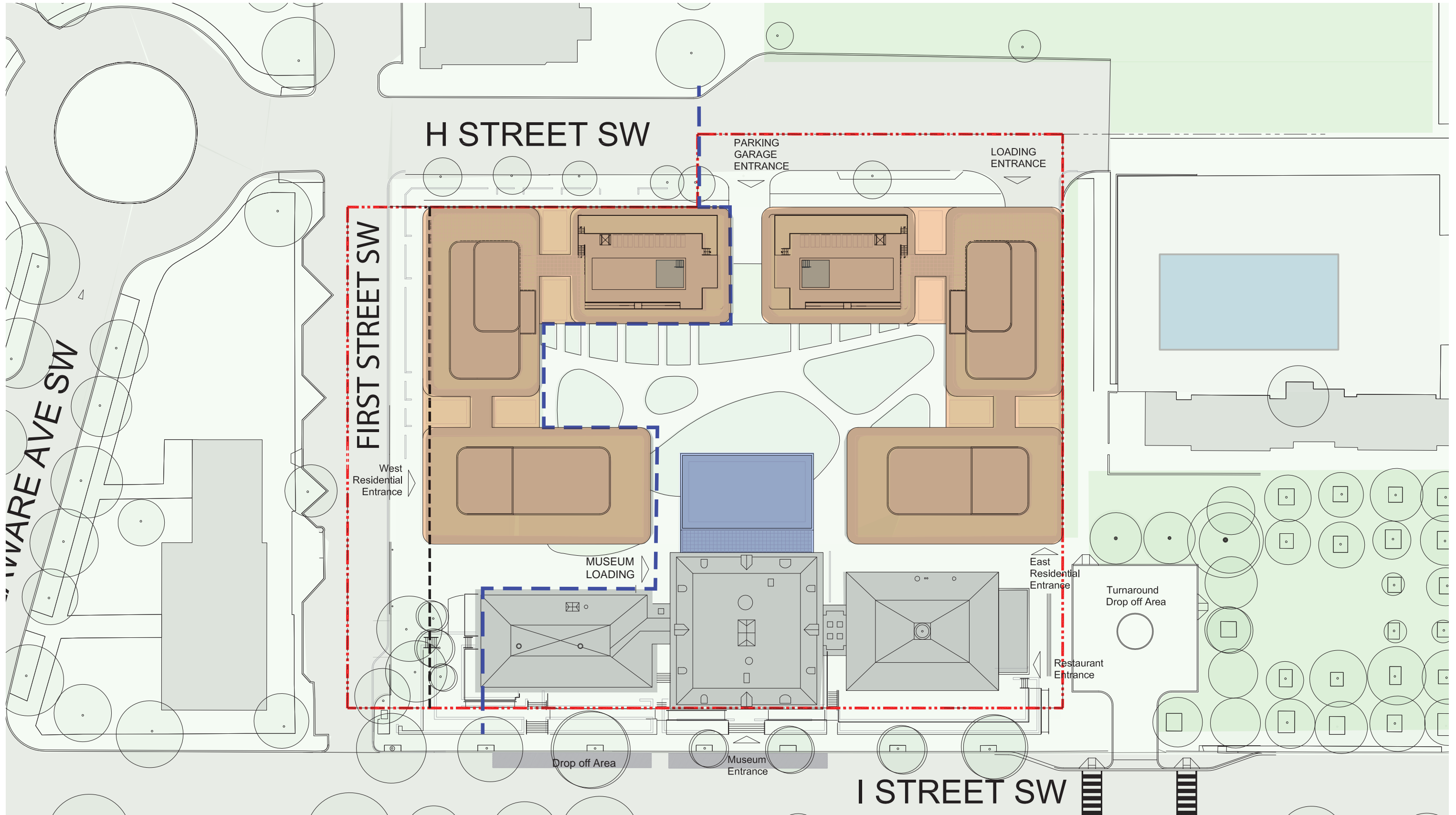




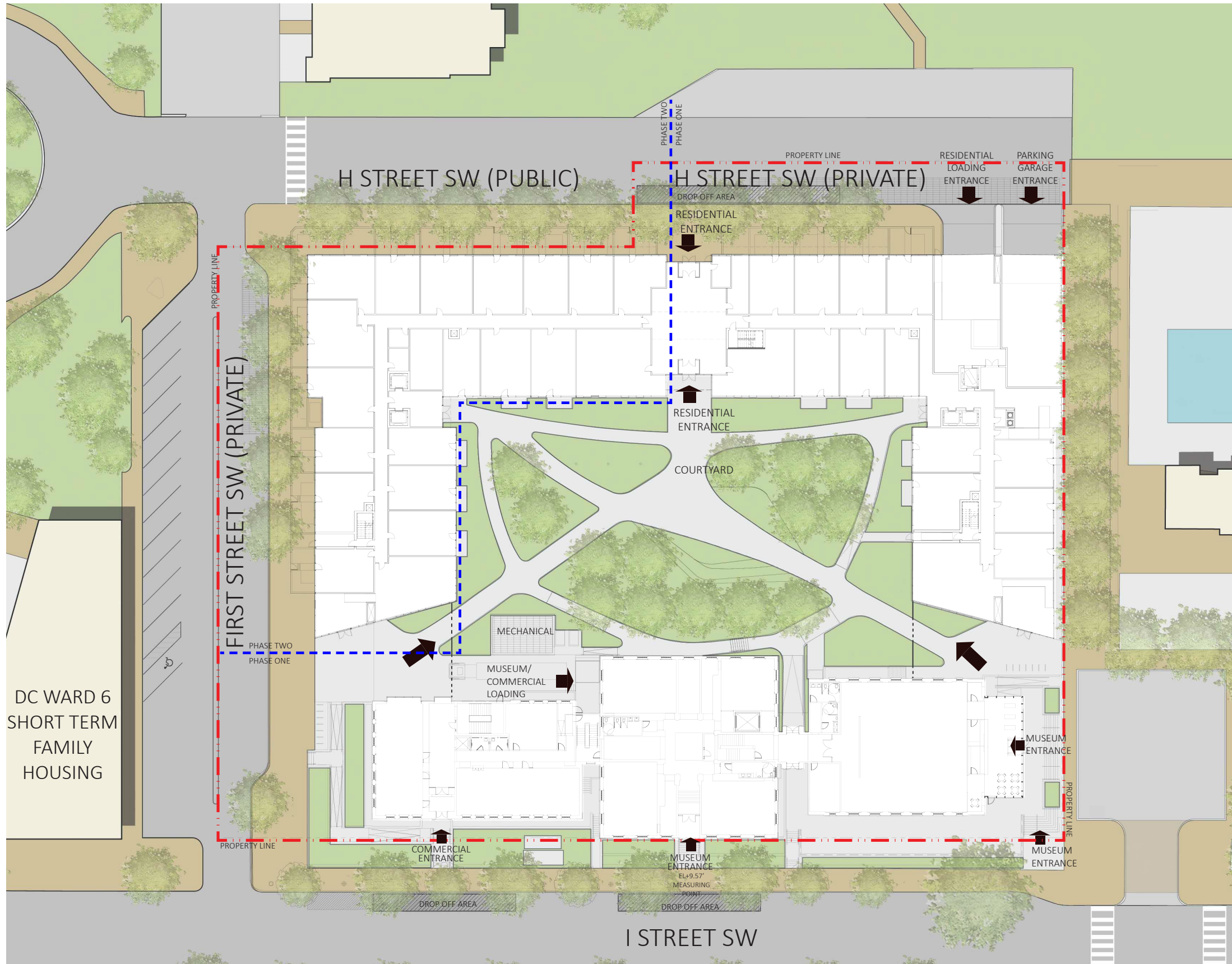


## PROPOSED MODIFICATIONS

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







## PROPOSED MODIFICATIONS

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





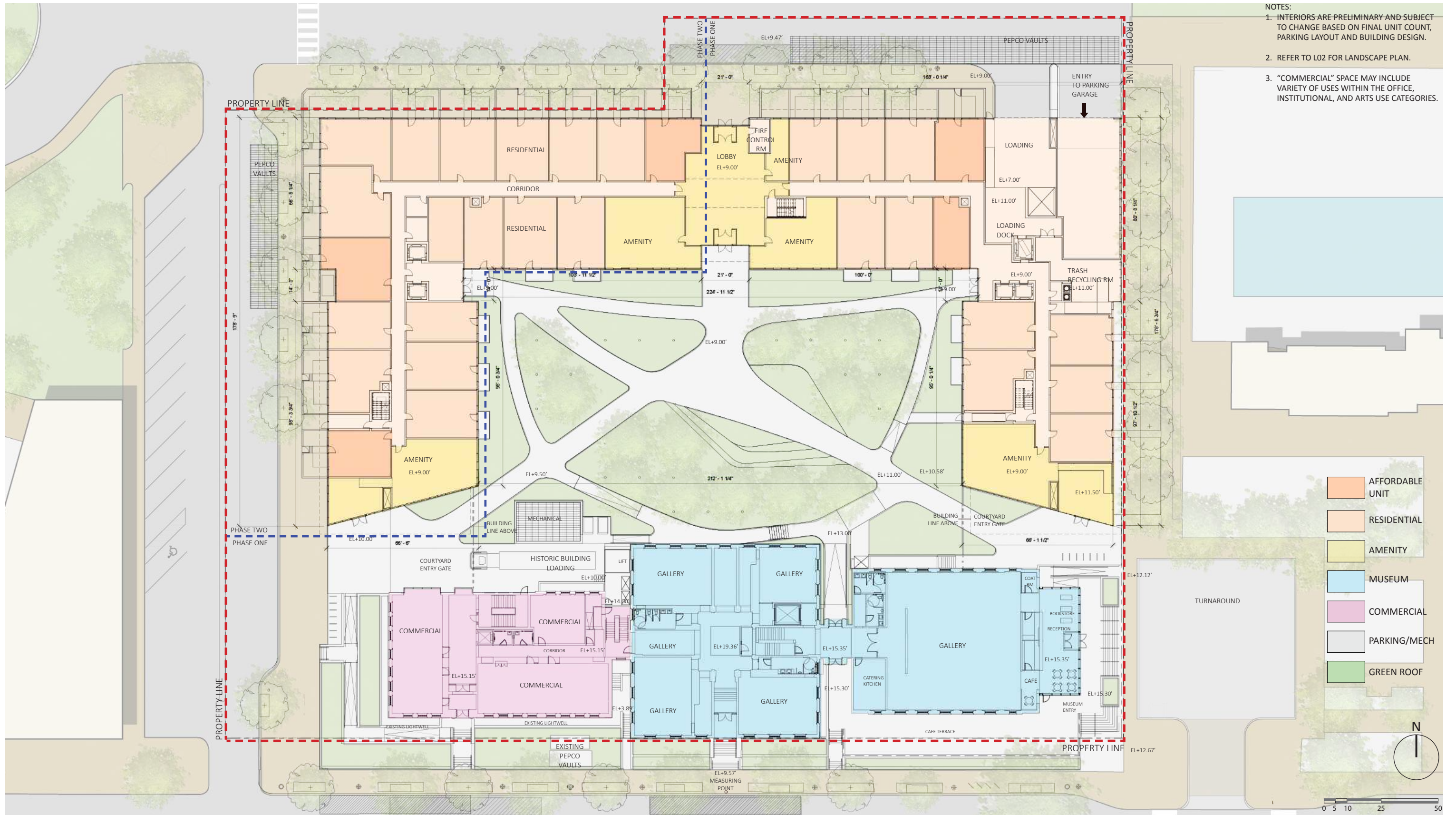


## PROPOSED MODIFICATIONS

1. MORE REGULARIZED METAL PANEL AND GLASS PATTERN
2. LARGER, OCCUPIABLE BALCONIES ADDED VERSUS PREVIOUS JULIET BALCONIES ON THE UPPER FLOORS 7-12
3. MORE ARTICULATION OF MASSING BETWEEN THE FLOORS 1-6 AND FLOORS 7-12 TO BREAK DOWN THE MASSING
4. MORE GLASS ADDED AT THE PENTHOUSE AMENITY SPACES
5. RESIDENTIAL BUILDING FACADE SIMPLIFIED TO ACT AS BACKDROP TO AND TO HIGHLIGHT DETAILED HISTORIC RANDALL SCHOOL

# PROPOSED DESIGN



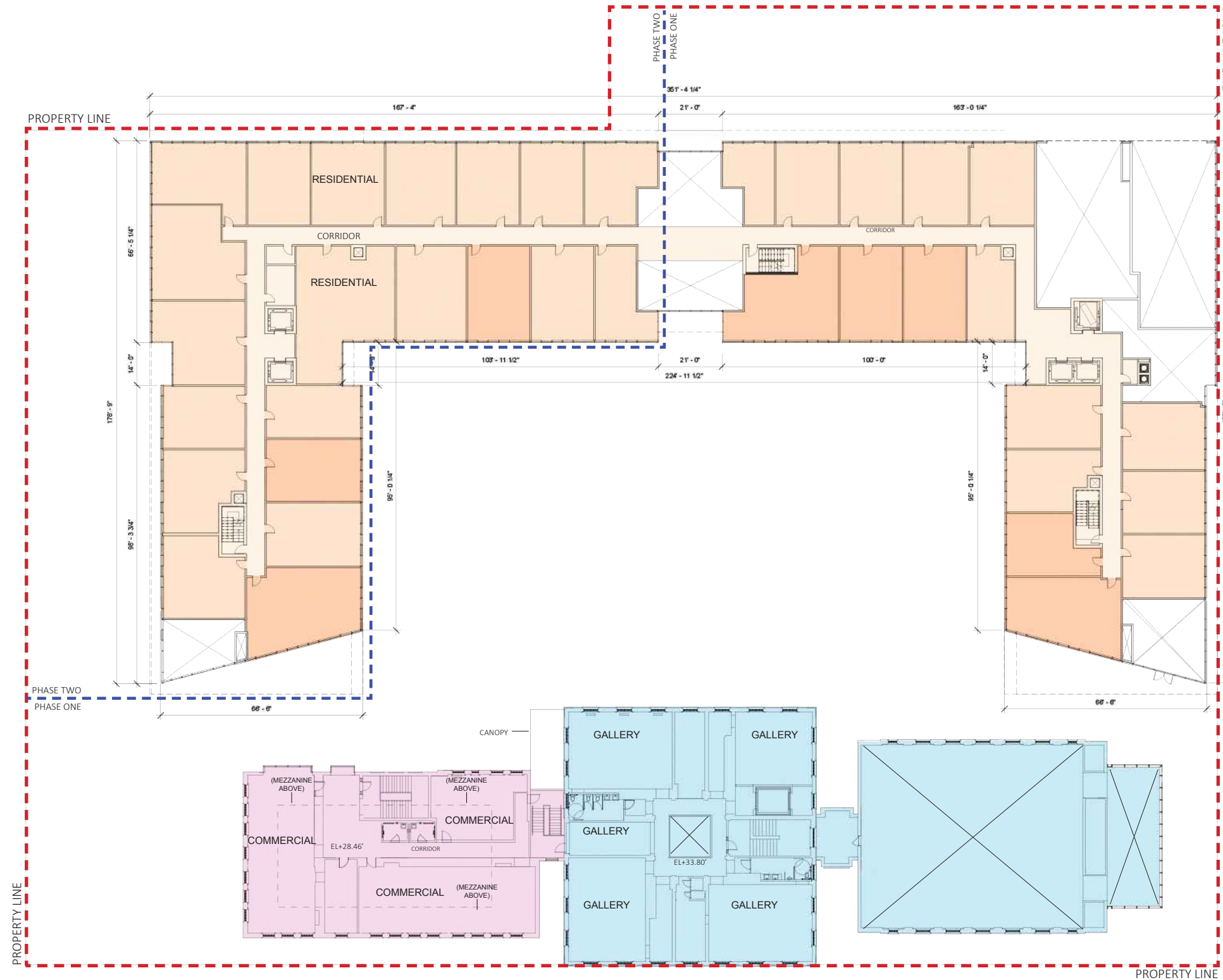




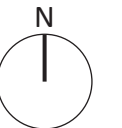




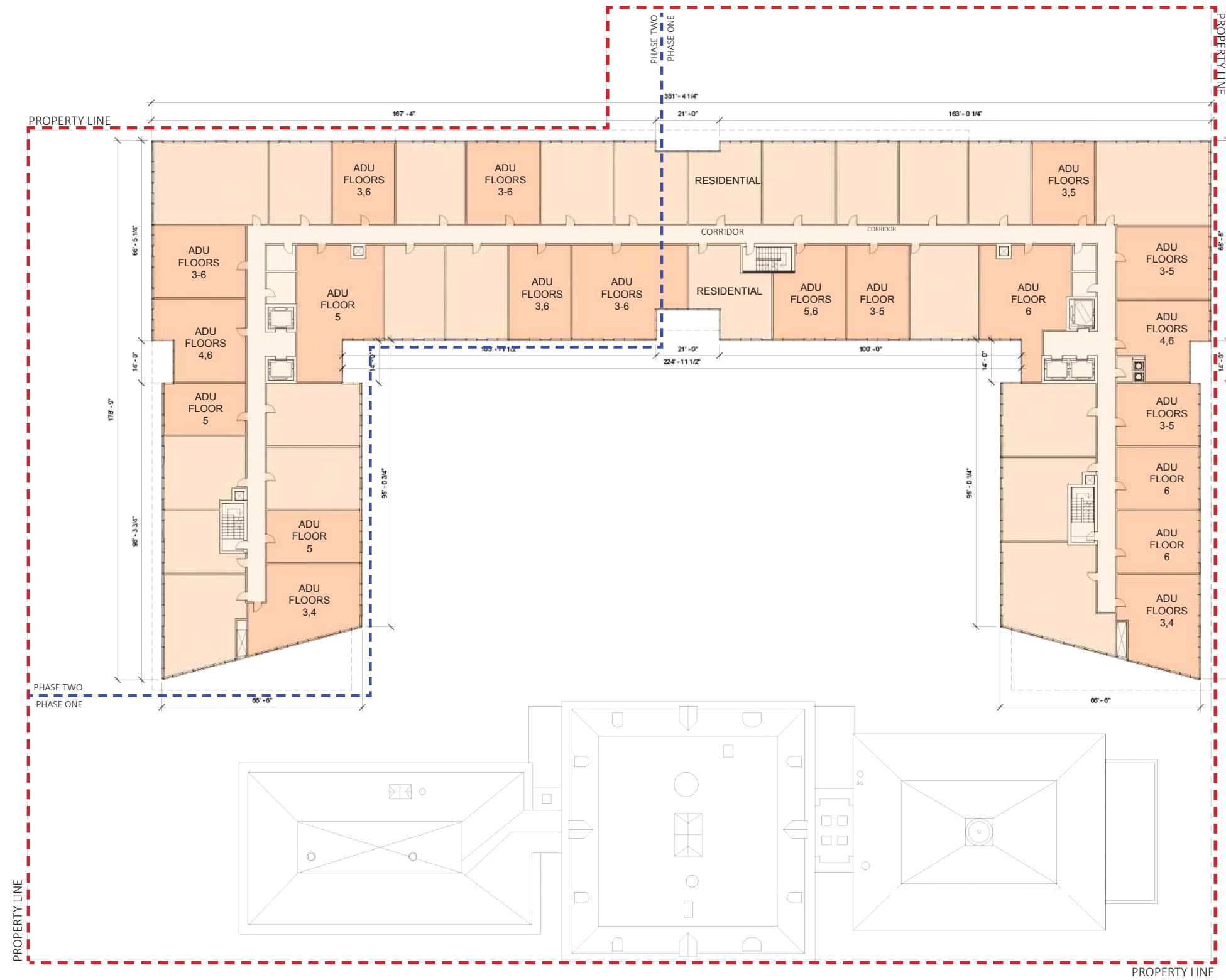
- NOTES:
1. INTERIORS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL UNIT COUNT, PARKING LAYOUT AND BUILDING DESIGN.
  2. "COMMERCIAL" SPACE MAY INCLUDE VARIETY OF USES WITHIN THE OFFICE, INSTITUTIONAL ARTS AND RETAIL USE CATEGORIES.



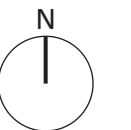
- AFFORDABLE UNIT
- RESIDENTIAL
- AMENITY
- MUSEUM
- COMMERCIAL
- PARKING/MECH
- GREEN ROOF



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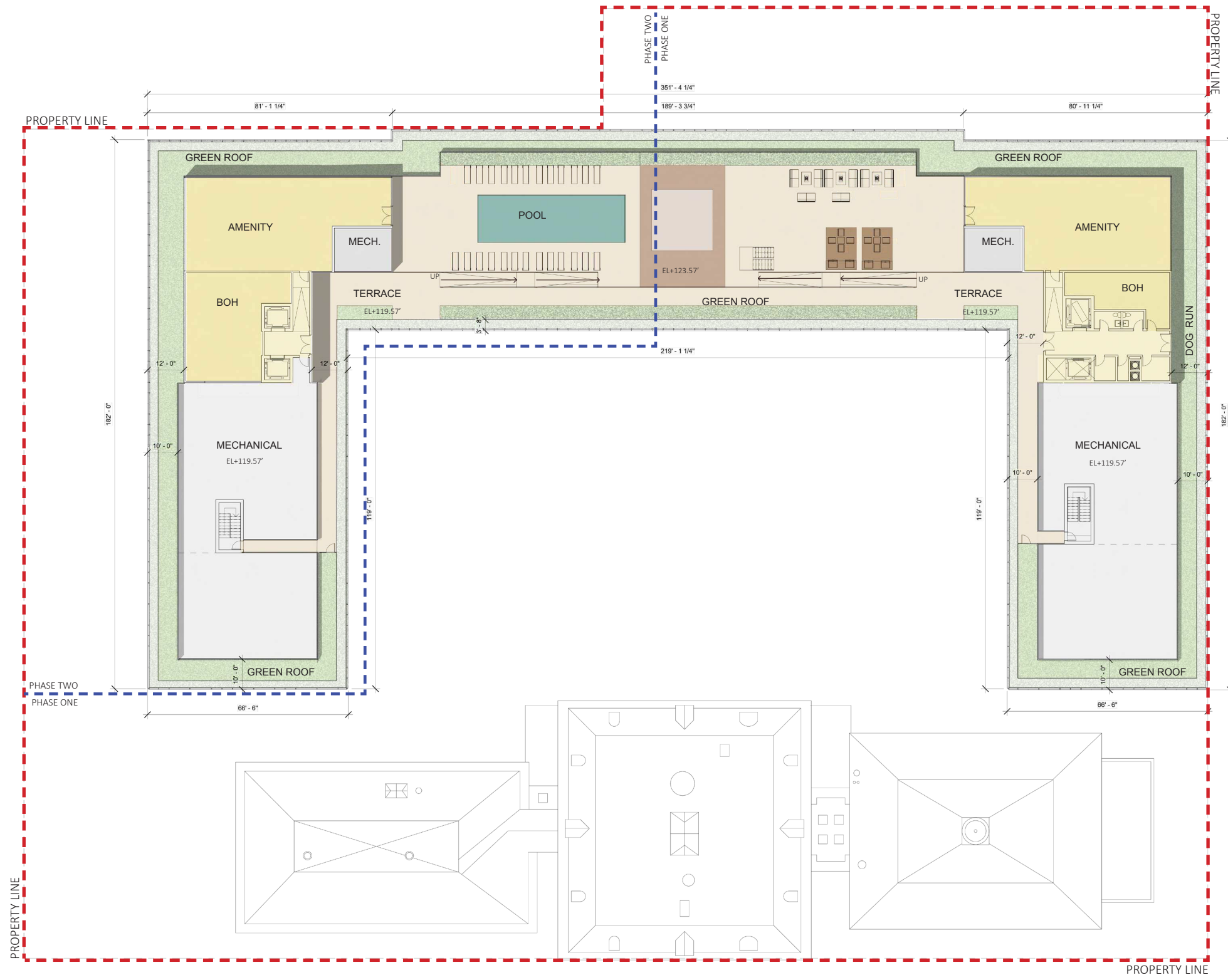
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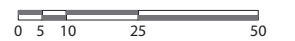
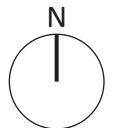




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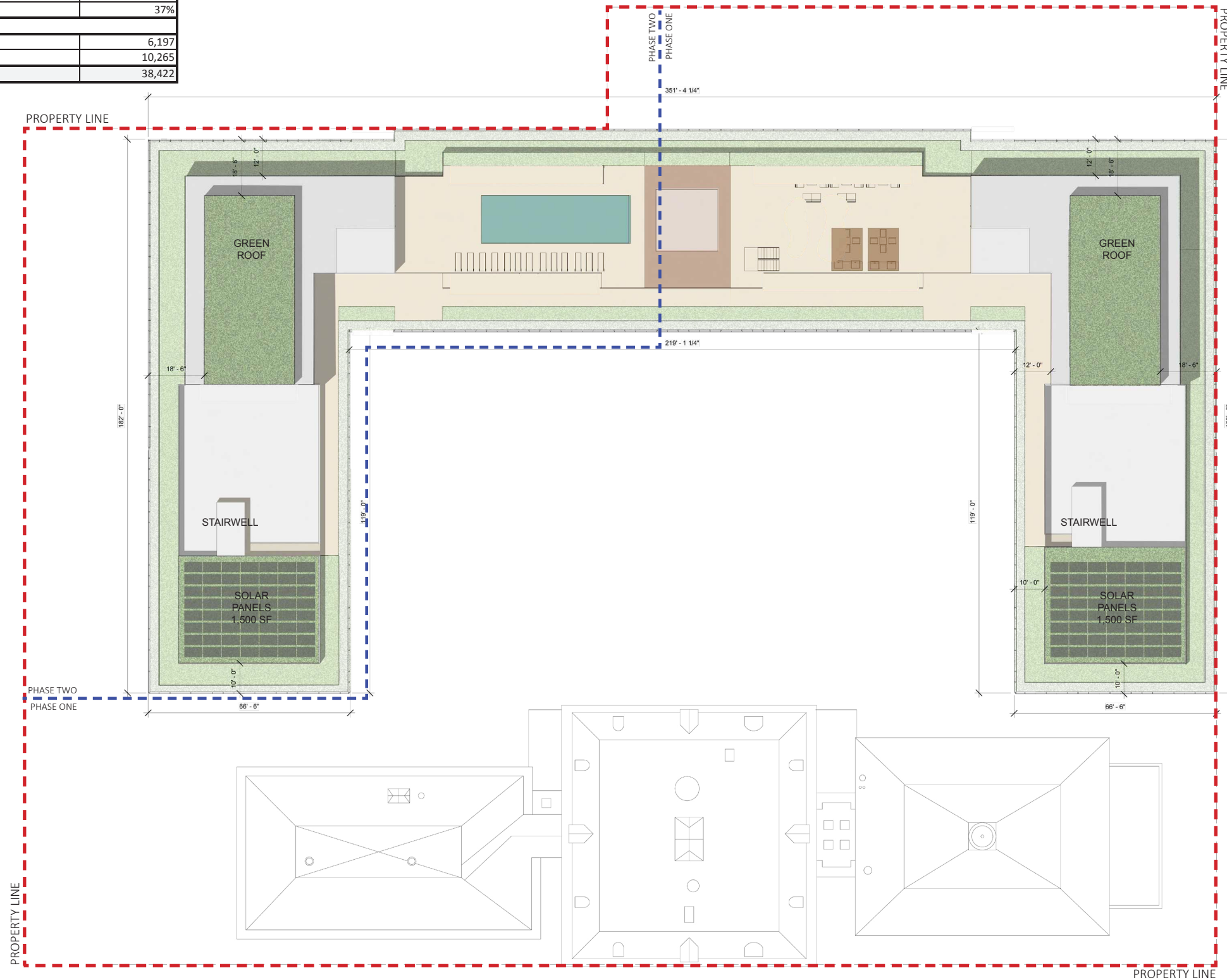
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Green Roof Area	14,260
Green Roof Percentage of Total Roof Area	37%
Total Amenity Area	6,197
Total Mechanical Area	10,265
Total Roof Area	38,422

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**Parking Counts**

AUTOMOBILE PARKING				
PARKING TYPE	FLOOR P2	FLOOR P1	GROUND FLOOR	TOTAL
ADA Parking	4	4	0	8
Standard	68	68	0	136
Compact	61	44	0	105
<b>TOTAL</b>	<b>133</b>	<b>116</b>	<b>0</b>	<b>249</b>

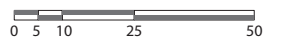
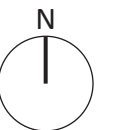
BIKE PARKING				
PARKING TYPE	FLOOR P2	FLOOR P1	GROUND FLOOR	TOTAL
Long-Term Bike		175		175
Short-Term Bike			36	36
<b>TOTAL</b>	<b>0</b>	<b>175</b>	<b>36</b>	<b>211</b>

**NOTES:**

1. GARAGE TO BE COMPLETED IN PHASE ONE
2. INTERIORS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL UNIT COUNT, PARKING LAYOUT AND BUILDING DESIGN.
3. ALL DRIVEWAYS IN THE GARAGE ARE 20'-0" WIDE MINIMUM



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**Parking Counts**

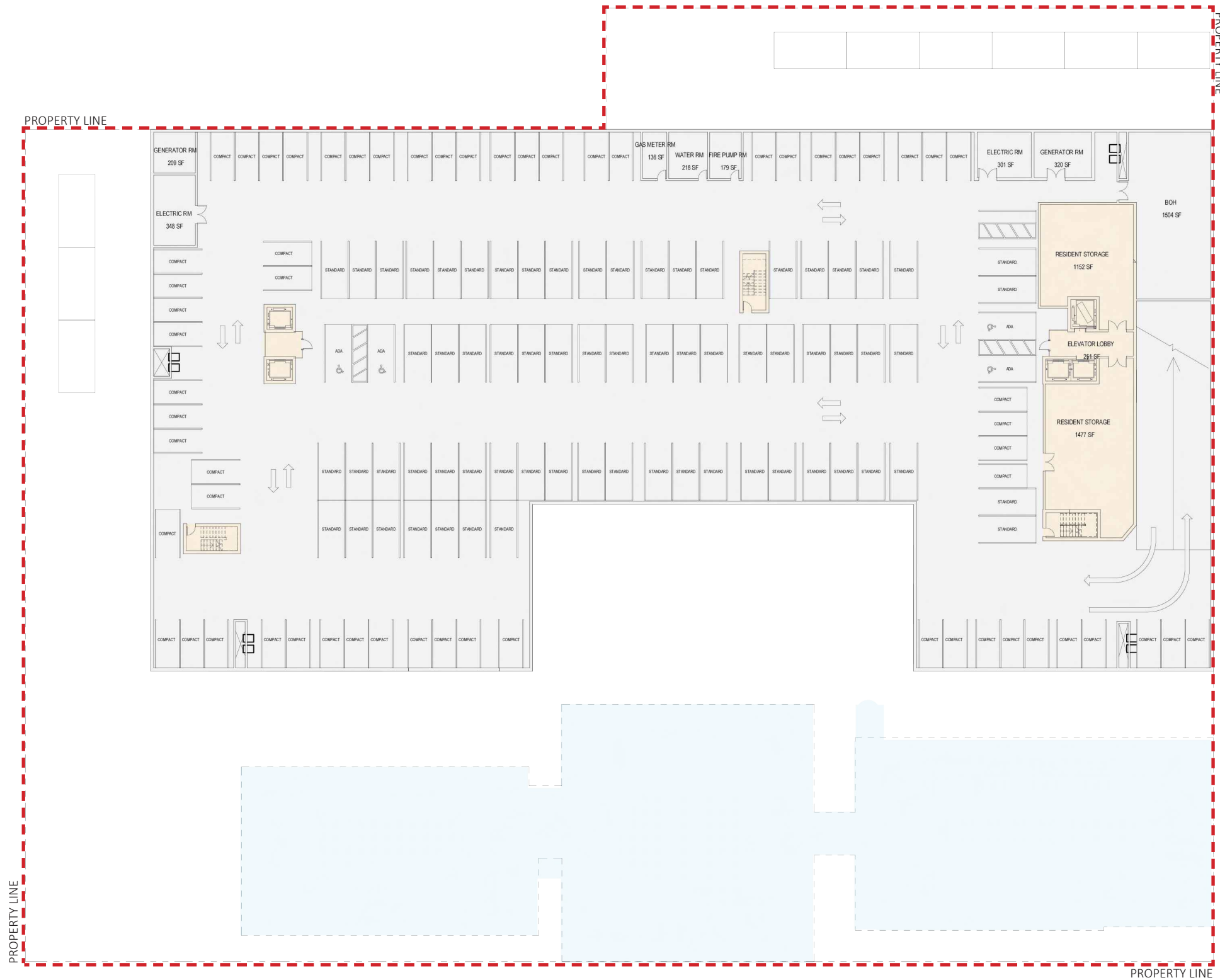
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# RENDERINGS













DAYTIME



NIGHTTIME



