

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 (Flexible Space)	18,602 SF	Flexibility requested to permit variety of commercial / institutional uses within the office, institutional, and arts use groups
Museum	31,839 SF	

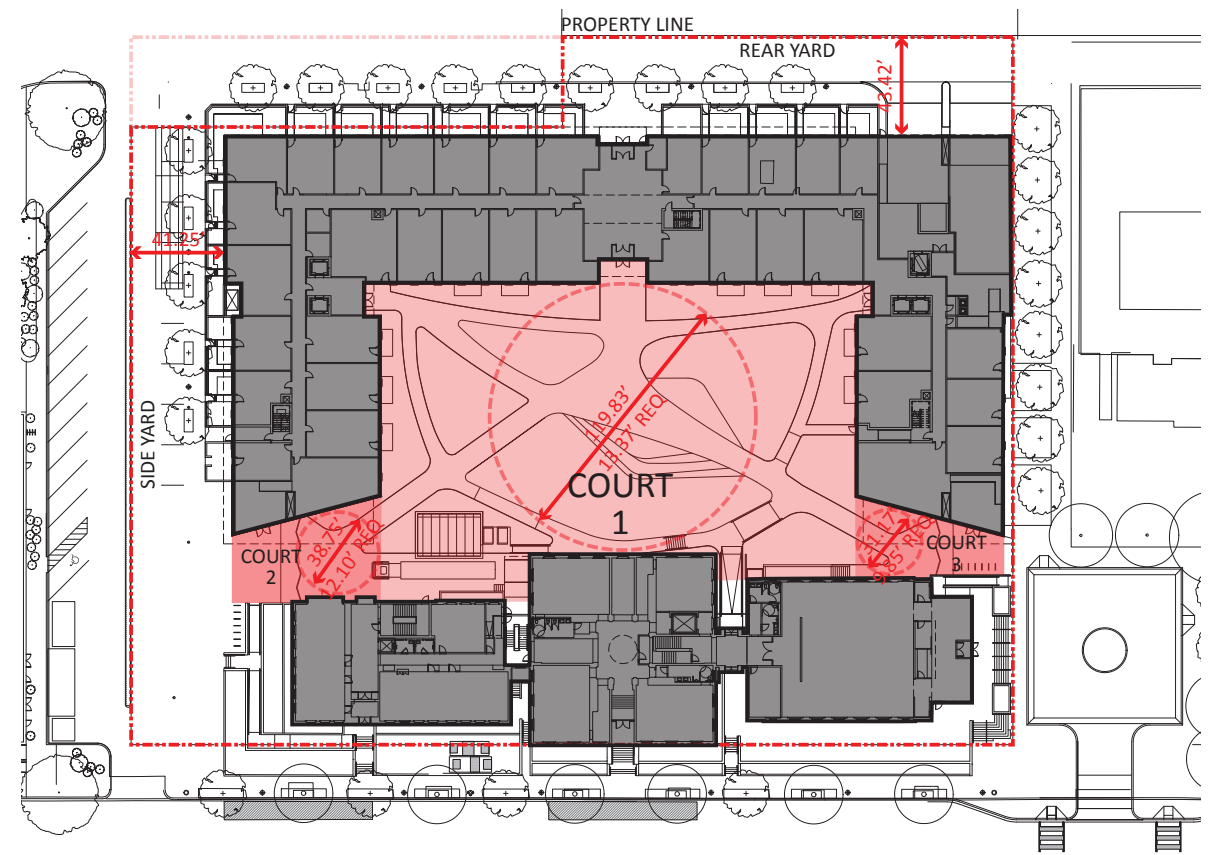
	MU-9 REQUIREMENTS	APPROVED PUD 2014 (1958 Zoning Regulations)	MODIFIED PUD 2017 (2016 Zoning Regulations)
HEIGHT	90 ft. (matter of right) 110 ft. (PUD, as limited by Height Act)	110 ft.	110 ft.
FAR (Gross Floor Area)	6.5 FAR (752,206 SF) (matter of right) 7.8 FAR (902,647 SF) (with PUD bonus)	4.32 FAR (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
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- 249 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)

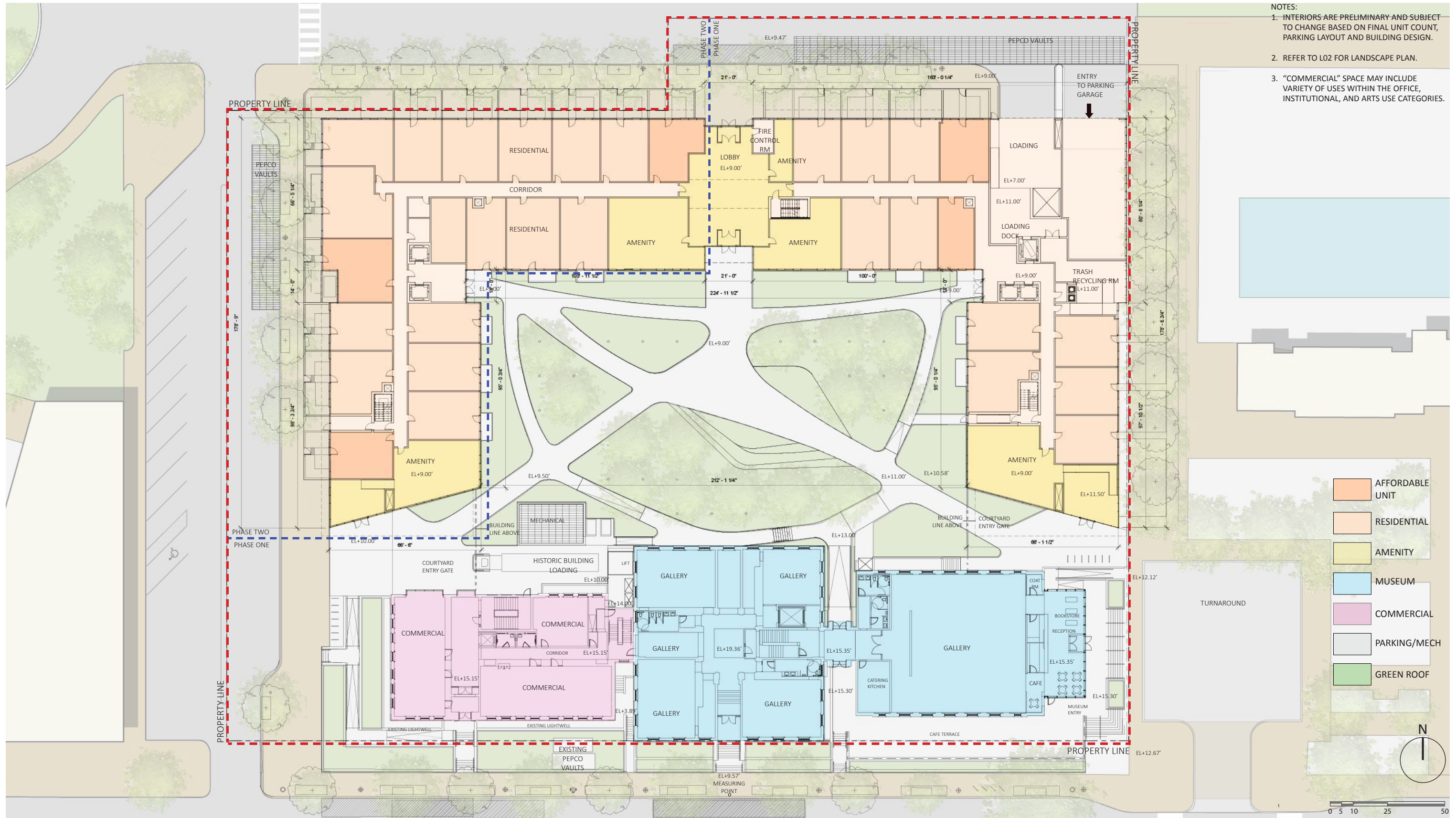
PROPOSED UNIT MIX MATRIX				
UNIT TYPE	PHASE ONE	PHASE TWO	TOTAL	TOTAL %
Studio	75	76	151	31%
1BR	122	124	246	50%
2BR	32	41	73	15%
TH UNIT	7	12	19	4%
TOTAL UNITS	236	253	489	100%

NOTES:

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

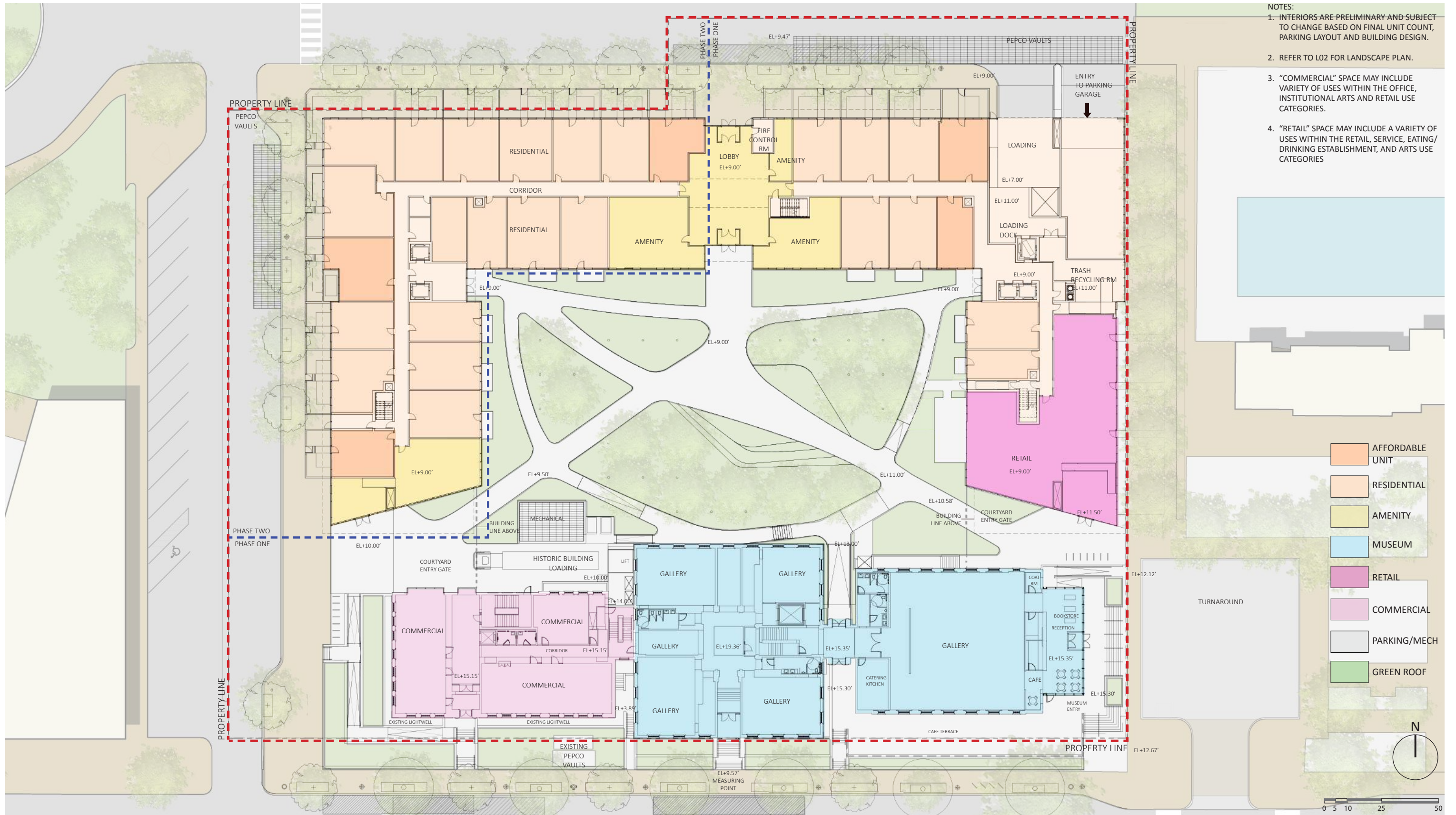


ZONING DIAGRAM



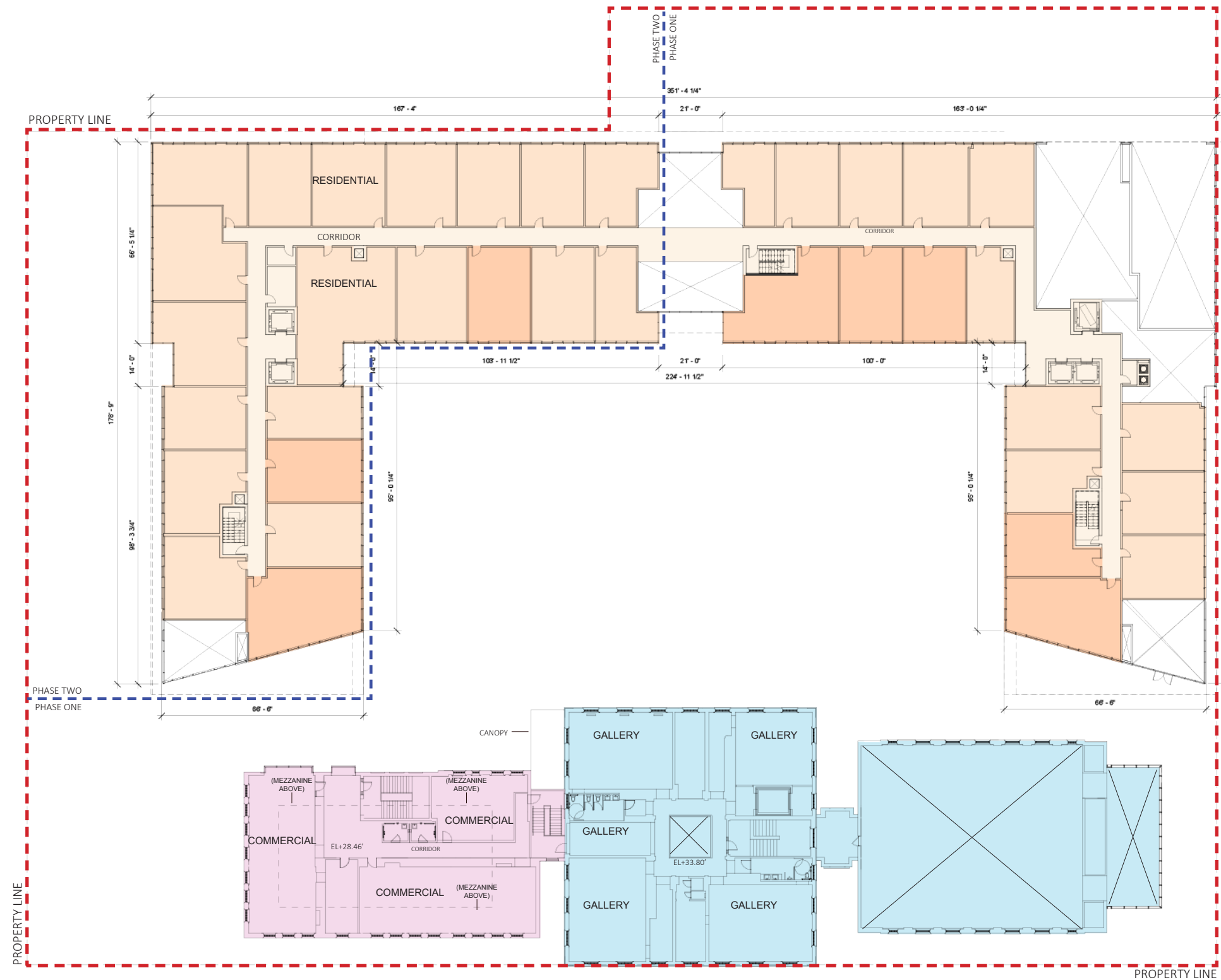
FLOOR PLAN - GROUND LEVEL

RANDALL SCHOOL | PUD Modification

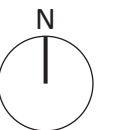




- NOTES:
1. INTERIORS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL UNIT COUNT, PARKING LAYOUT AND BUILDING DESIGN.
 2. "COMMERCIAL" SPACE MAY INCLUDE VARIETY OF USES WITHIN THE OFFICE, INSTITUTIONAL ARTS AND RETAIL USE CATEGORIES.

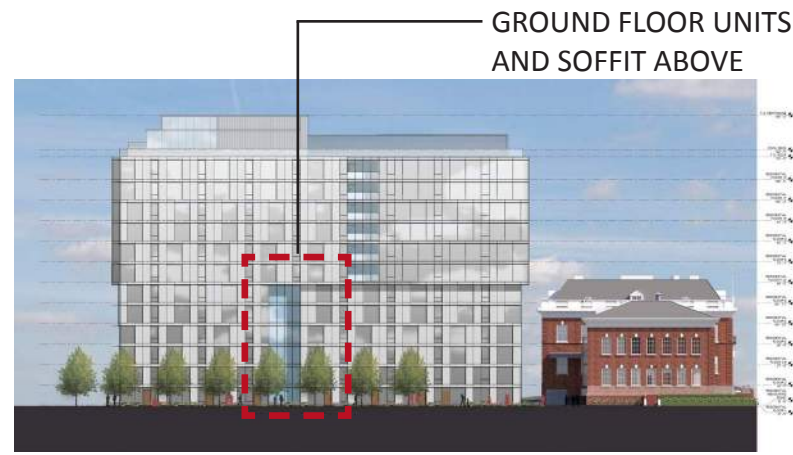


- AFFORDABLE UNIT
- RESIDENTIAL
- AMENITY
- MUSEUM
- COMMERCIAL
- PARKING/MECH
- GREEN ROOF

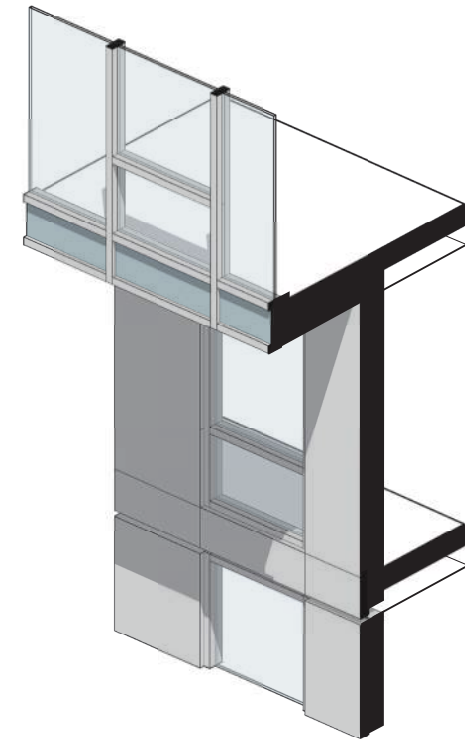
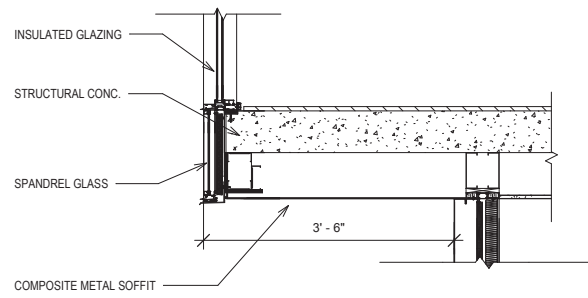


FLOOR PLAN - 2ND LEVEL

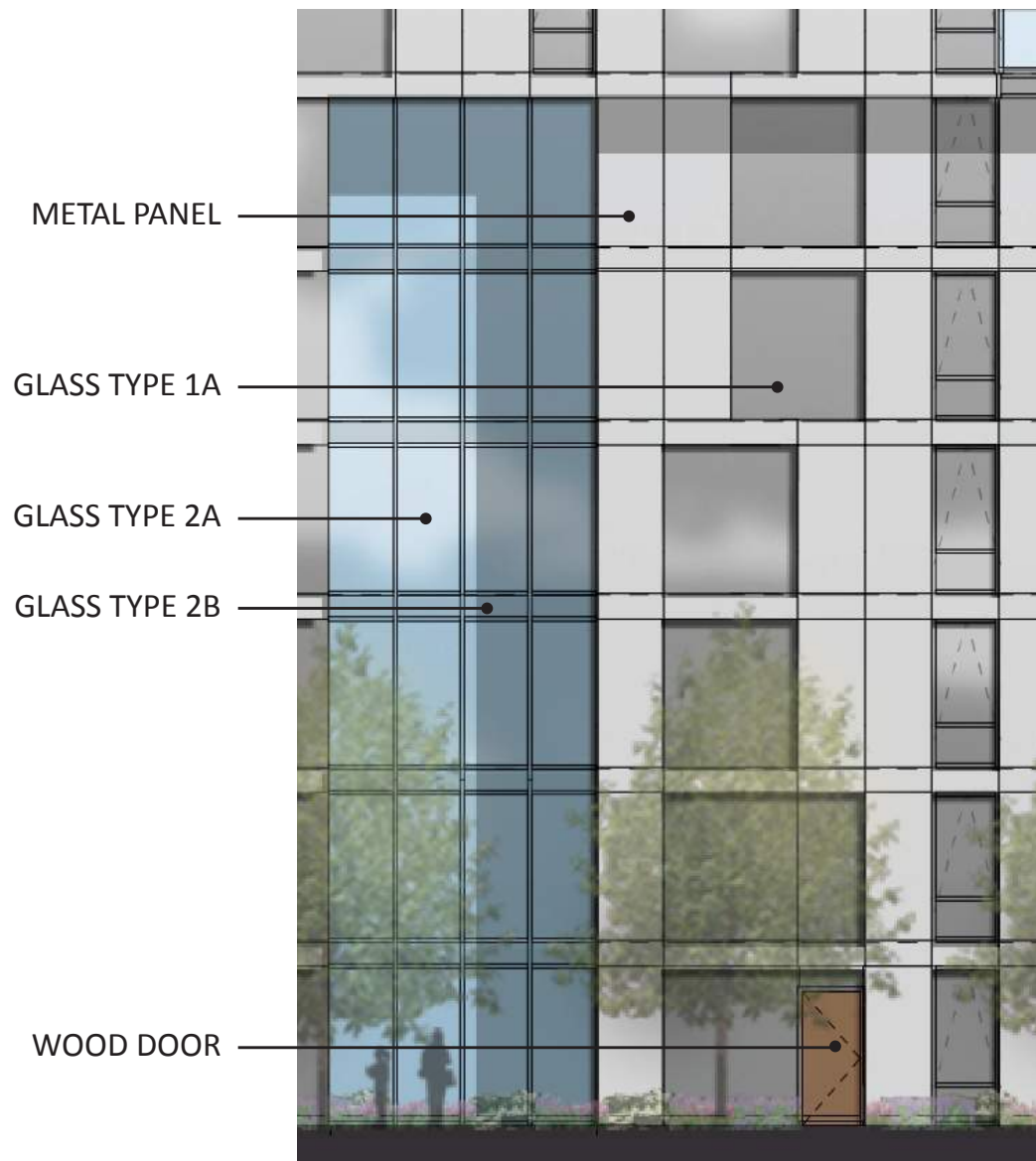
RANDALL SCHOOL | PUD Modification



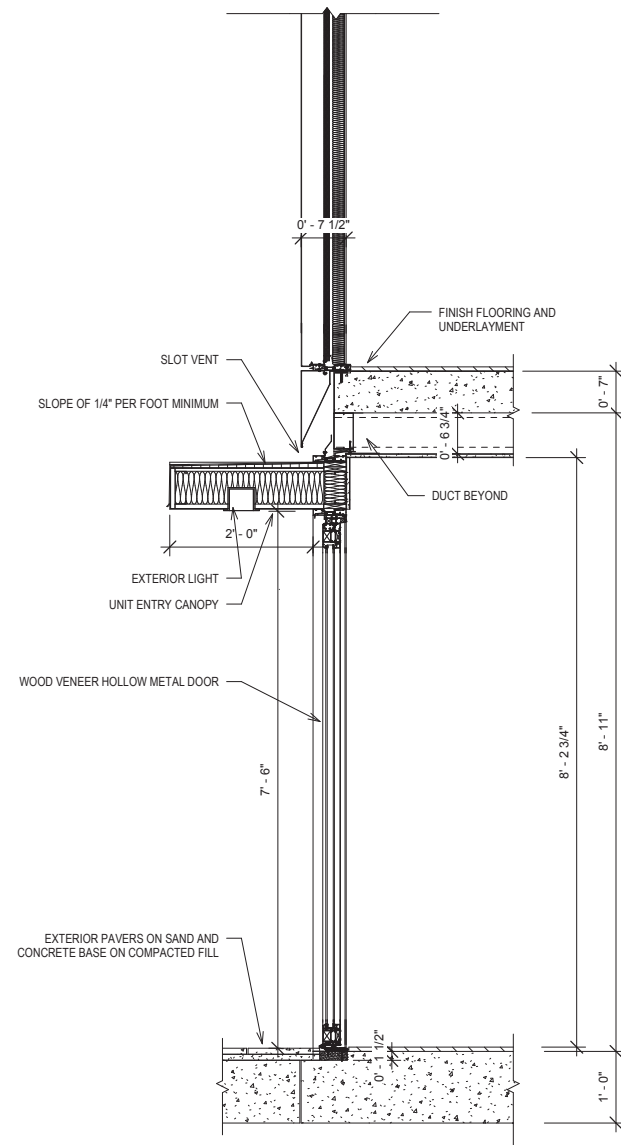
GROUND FLOOR UNITS AND SOFFIT ABOVE



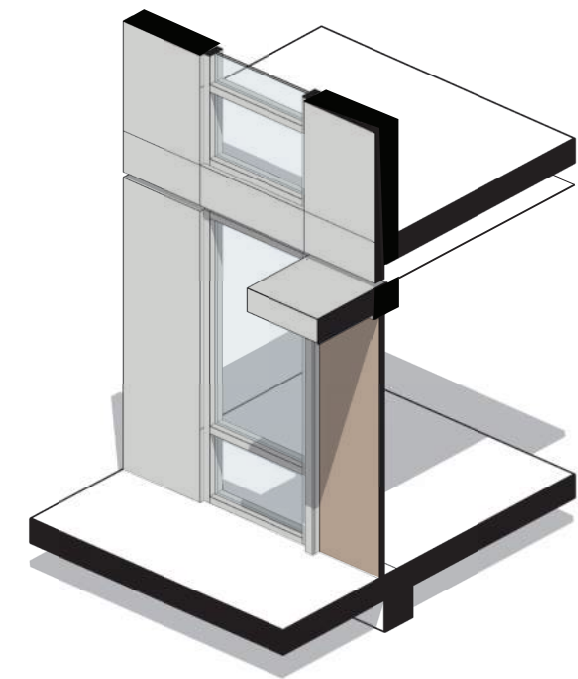
SOFFIT AXON



GROUND FLOOR UNIT ENTRY

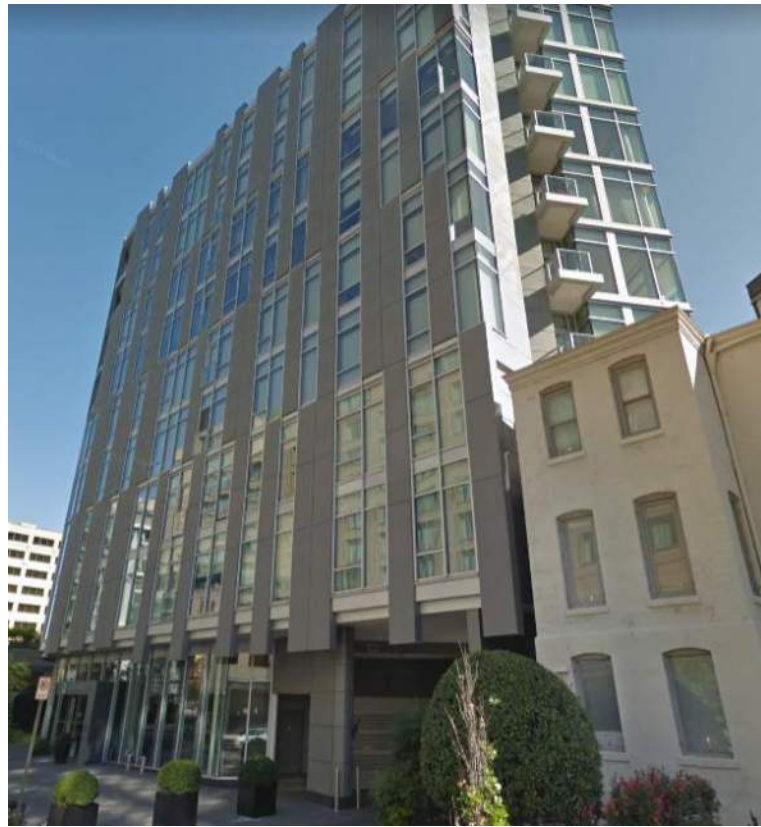


GROUND FLOOR UNIT ENTRY 3/8" = 1'



GROUND FLOOR UNIT ENTRY AXON

ENLARGED ELEVATIONS - MATERIAL CONDITIONS



PRECEDENT - 22 WEST



PRECEDENT - ARRIS

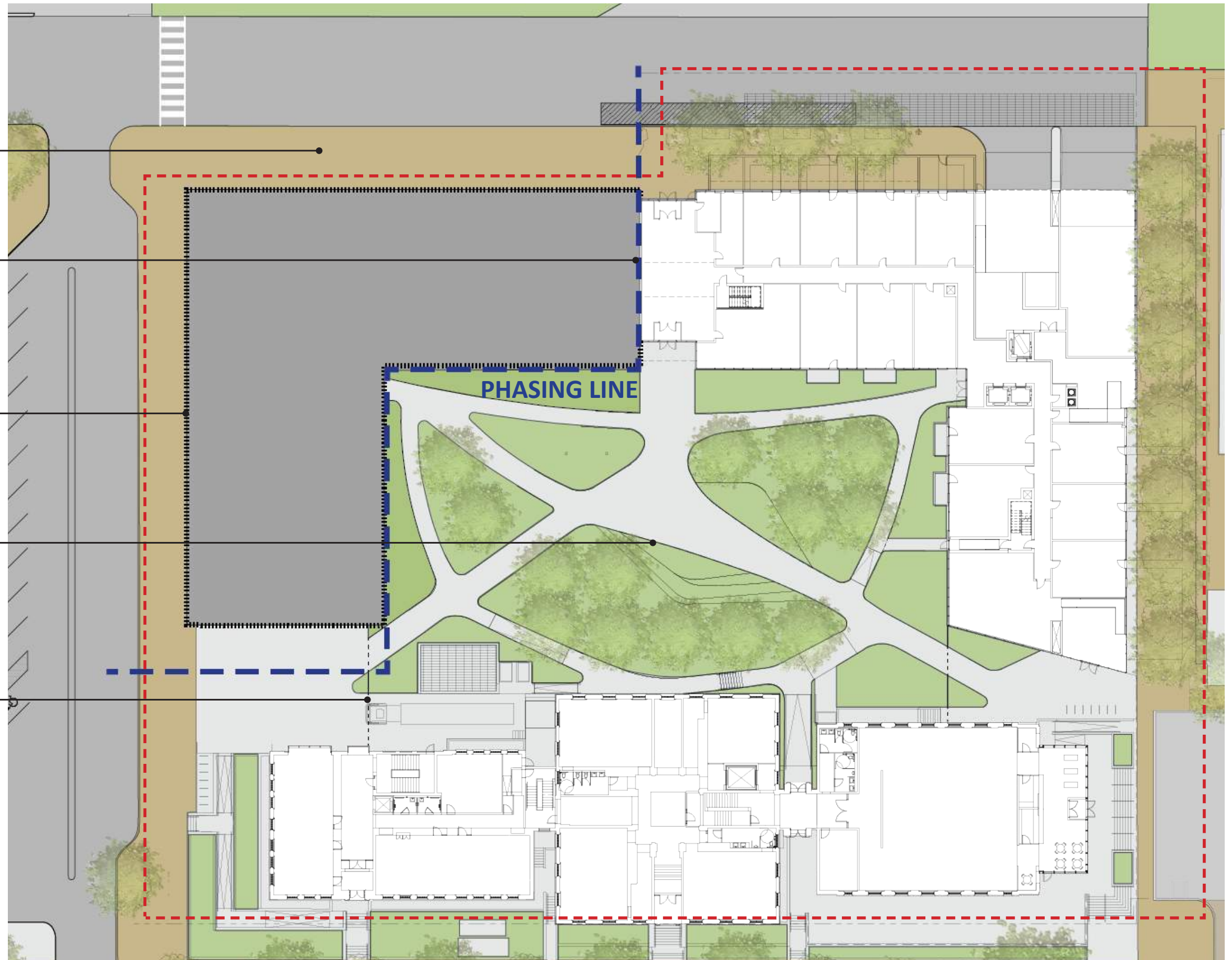
INTERIM: CONCRETE PAVING ONLY

TEMPORARY WALL

SECURITY PERIMETER FENCE

NOTE: GARAGE TO BE COMPLETED IN PHASE ONE

COURTYARD/LOADING GATE



SECURITY PERIMETER FENCE PRECEDENT

PHASE ONE - PLAN

RANDALL SCHOOL | PUD Modification



PHASING WALL AT ONE HILL SOUTH

TEMPORARY PHASING WALL
STUCCO / SKIM COAT CMU WALL

GARAGE TO BE COMPLETED
IN PHASE ONE





**BEYER
BLINDER
BELLE**

PHYSICAL MODEL - AERIAL VIEW
RANDALL SCHOOL | Zoning Commission Hearing



**BEYER
BLINDER
BELLE**

PHYSICAL MODEL - AERIAL VIEW
RANDALL SCHOOL | Zoning Commission Hearing



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BLINDER
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