District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director

DATE: November 22, 2013

SUBJECT: Public Hearing Report for ZC #07-13D, Randall School Redevelopment Modification to an approved PUD and Related Map Amendment

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I. SUMMARY RECOMMENDATION

The Telesis Corporation, together with the Rubell Family Collection/Contemporary Arts Foundation, has submitted an application to modify an approved Planned Unit Development (PUD) at the Randall School property on Eye Street, SW. The application would maintain the previously approved PUD-related C-3-C zoning, and would require flexibility from provisions of the Zoning Regulations. The modification would alter the design of the residential component, replace the art school use with a modern art museum and ancillary restaurant uses. OP strongly supports the application and recommends approval subject to the applicant adequately addressing the remaining issues noted in this report.

II. BACKGROUND

The Commission approved the original PUD application, #07-13, including the PUD-related map amendment to C-3-C, on January 14, 2008. The Commission has since approved two time extensions, with a current expiration date of March 21, 2014. The approved project included a residential use as well as exhibition, studio and classroom space for the Corcoran College of Art and Design. The Corcoran Gallery owns the property. The arts uses would have been concentrated in the historic portion of the Randall School closest to Eye Street. The rear of the school would have been demolished and replaced with a primarily residential addition and a central courtyard. Parking and loading access would have been from H Street, SW, on the north side of the site. The original project was never able to secure financing, and the present applicant agreed to purchase the property from the Corcoran.

III. APPLICATION-IN-BRIEF

Location: 65 Eye Street, SW; North side of Eye Street, SW, between the alignments of Half and First Streets – between Eye Street and H Street; Ward 6, ANC 6D.

Applicant: TR SW 2, LLC **Property Size:** 115,724 sf

PUD-Related Zoning: C-3-C (Rezoned from R-4 as part of 07-13)

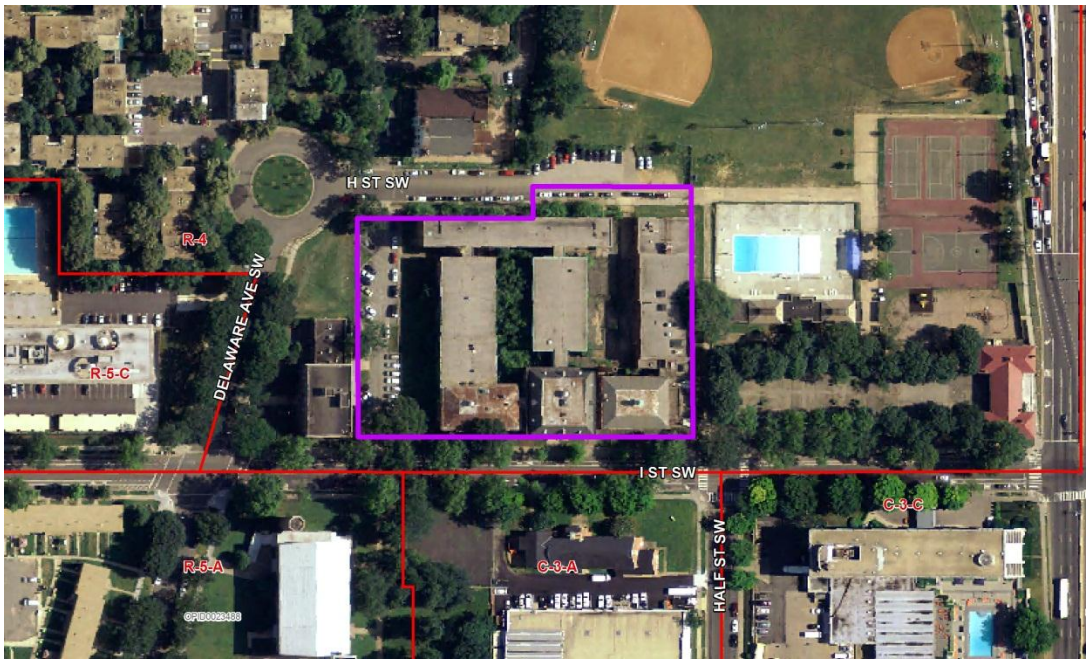
Proposal: Modification of approved PUD; Revised architecture, different arts uses, and adjustments to the parking and loading. Change height from 100 to 110 feet. The proposed FAR would remain at 4.32 (499,843 sf).

Flexibility: In conjunction with the PUD modification, the applicant is seeking flexibility from the following zoning provisions:

1. Parking (§ 2101);
2. Loading (§ 2201);
3. Court dimensions (§ 776);
4. Rooftop structures (§ 777).

IV. SITE AND AREA DESCRIPTION

The site is located between Eye Street, SW and H Street, SW. It is east of Delaware Avenue and the Southwest Community Health Center, and is west of the Randall Recreation Center. To the north of the northwest portion of the site is the landmarked Friendship Baptist Church, the subject of ZC #03-30, an approved PUD which has since expired. Further to the west and northwest are the Capitol Park townhome apartments and condominiums. The Bethel Pentecostal Church is located directly south of the site, and the Capitol Skyline Hotel to the southeast. The site is approximately 6 blocks from both the Southwest Waterfront and Navy Yard Metro Stations. The adjacent health center, just west of the property, is operated by Unity Health Care and provides primary medical care, some specialized medical care, dental care, laboratory services and social services. There are no known plans to close or relocate the health center, the only Unity facility in Southwest or Near Southeast.



The property is developed with the former Randall Middle School, consisting of 1906 and 1927 sections along Eye Street and more modern additions to the rear. The school use ceased in 1978, and the building housed interim uses including a homeless shelter and an arts center. The eastern half of the former 1st Street right-of-way is now part of the school property. The western half of the right-of-way functions as a parking lot for the health center. The Half Street right-of-way, east of the school, was incorporated into the recreation center property.

At the setdown meeting the Commission asked for more information about the public schools in the area. OP made multiple requests to DCPS for information on schools, their enrollment and capacity, but did not receive a response. Amidon-Bowen Elementary School and Jefferson Middle School seem to serve all of the neighborhoods south of the freeway. According to the DCPS website, some addresses in the area are served by Eastern High School, and others by Wilson High School.

V. PROJECT DESCRIPTION

The applicant proposes to modify the approved PUD with substantially revised architecture, different arts uses, a reduction in parking, moving loading underground, and an increase in height. The basic formulation of the project – a residential addition onto the historic Randall School, which would be used primarily for arts and arts-related uses – would remain the same. Please refer to the comparison table below.

	Approved PUD	**Proposed Modification**
PUD-Related Zoning	C-3-C	No change
Site Area	115,724 sf	No change
FAR	4.32 (499,843 sf) – Total 0.66 (76,043 sf) – Arts related uses 3.66 (423,800 sf) – Residential	4.32 (499,843 sf) – Total 0.34 (32,707 sf) – Arts related uses 3.84 (443,833 sf) – Residential 0.14 (23,303 sf) – Retail
Residential Units	440 – 490 total 88 – 98 affordable (20%) at 80% AMI	520 total 104 affordable (20%) at 80% AMI
Vehicular Parking	390 – 470 Total 330 – 410 Residential 60 Non-residential	290 Total (370 with alternate P2 level) (No breakdown given by use.)
Height	100’	110’

Historic School Building and Arts-Related Uses

The proposal would result in the demolition of the rear portions of the Randall School, but the preservation of the more historic portions along Eye Street, including the central 1906 structure and the 1927 wings. The central piece of the school, as well as a new addition built to its rear,

would house an art museum, including ancillary spaces such as a gift shop, auditorium, offices and storage. Primary access to the museum would be from Eye Street at the lower level (see Sheet A05); The current stairs up to the existing front doors of the school would be replaced with stairs and ramps down to a new door into the lower level. The entrance configuration has been significantly revised since setdown to provide a less obtrusive ramp system down to the entrance.

The east wing of the historic school would contain a restaurant which could be accessed either from the museum or from the street via a new vestibule structure. Please refer to Sheets H08 and H09 for renderings of the vestibule. The restaurant would have outdoor seating both in private and public space. The use of the west wing is labeled on the plans as "Commercial", and more detail of the proposed use in that area was provided in the applicant's responses to OP's setdown questions, attached to the November 12th written statement.

New Residential Buildings

A new residential structure would be constructed to the north of the preserved school. The residential footprint would follow the perimeter of the site. Above the 6th floor two wings would extend into the center of the site, supported by columns, and appearing to float above the central courtyard and behind the Randall School. The total height of the residential buildings would be 110 feet and 12 stories. The overall building form would visually reinforce the historic rights-of-way of First Street, Half Street and H Street.

The exterior skin of the building would consist of glass and metal panel. Revisions since setdown include windows on the rounded corners and floor-to-ceiling glass in the "bridges" connecting the building segments. The revised design also calls for a break in the northern wall of the building, providing a gap between Phase I and Phase II of the project. These design moves help to break down the mass of the northern wall of the building. At the Setdown meeting, the Commission stated that the design could benefit from balconies. The written statement indicates that Juliet balconies were added at the top floors and at random locations elsewhere on the building. These locations are not apparent on the elevations, renderings or floor plans and should be clarified. Actual usable balconies could benefit residents and add to the residential character of the building.

The design was presented to the HPRB on June 27, October 24 and November 21. The HPRB voted to support the design and massing of the residential addition, as well as the slight amendments to the historic buildings, such as the entryway to the restaurant on the east side of the property. The Historic Preservation Office staff also fully supports the design of the project.

Overall OP supports the architecture of the residential portion of the project, including the cantilevered wings, and the use of rounded corners to provide a sculptural, artistic quality not often found in the District. OP appreciates the additions of more glass, especially in the "bridges", and the provision of the gap in the northern wall.

Phasing

The plans indicate that the residential structure would be constructed in two phases, with the eastern portion constructed first. The plan set should include the interim condition of the western portion of the property, including the design of any temporary barriers needed to enclose the courtyard.

Ground Floor

Entrances, lobbies, mailrooms and amenity spaces would be located at the southern ends of the ground floor of the residential buildings. Along First and H Streets, residential units would open onto the street, creating an active streetscape, putting eyes on the street, and increasing visual interest at the base of the building. Substantial landscaping is shown in the courtyards of those units. Some ground floor units would also front on the interior courtyard. Parking and loading access would be from H Street.

The applicant proposes an alternative ground floor scheme which would replace the units facing the courtyard with small commercial spaces that could complement the museum use. OP supports the concept of the commercial spaces, but asked the applicant to provide more detail about their operation and design, which has not yet been received. First, the doors to the residential corridor must be eliminated; No access to the residential portion of the building should be allowed, and no servicing of the commercial units should be possible through the residential corridor. Second, it should be made clear how the spaces would be loaded and how trash would be handled. If the commercial spaces are using the at-grade loading (see loading discussion below), those trips should be reflected in the written statement and transportation study. The transportation study (pg. 19) states that that loading area would be used six to twelve times a year, but that number could increase depending on the specific use in the courtyard commercial space. Third, although the exact users are not known at this point, some parameters should be given about the anticipated hours of operation of the commercial spaces. And fourth, the plans should include renderings of what the commercial facades would look like.

Residential Units

Since setdown, the proposed number of residential units has decreased from 550 to 520. As part of the land disposition, the project is required to provide 20% of the total units as affordable to households earning up to 80% of the AMI. The application materials have been updated to indicate the location of the affordable units, which will be distributed throughout all but the top three floors of the project. The breakdown of residential units by size is given on Sheet D02, at the front of the plan set.

Green Features

In response to OP comments, the plan set has been updated with information about the green roof. Sheet A14 indicates that of the approximately 40,000 square foot roof, 32%, or just over

13,000 square feet would be green roof. According to the drawing, significant other portions of the roof would be reflective. The new plans also include two LEED scorecards – one for the historic school buildings and one for the new construction. The written statement indicates that an equivalent of LEED silver would be achieved.

Parking and Loading

Sheets A03 and A04 of the plan set state that there would be a total of 550 total bicycle parking spaces, a drastic increase over the 92 proposed at the time of setdown. OP appreciates the commitment by the applicant to alternative modes of travel.

The design proposes that some vehicular parking on the P2 level may or may not be constructed. Using the applicant's data, OP calculates that the project could provide a minimum of 285 non-tandem spaces, and a maximum of 359. If tandem spaces are included, the ranges increase to 290 and 370. Assuming all of the parking is for residential uses, this would result in ratios of 0.56 to 0.71 spaces per unit. Several areas of flexibility would be required based on the current design. Please refer to Section VIII of this report, Zoning, for additional information. Pages 17 and 18 of the traffic study indicate that some parking would be available for museum and retail patrons and staff, however, it is unclear how the non-residential parking would be segmented in the garage from the residential parking.

Most project loading would occur on the P1 level, where trucks are able to turn around, resulting in a pull-in / pull-out condition for vehicles on H Street. The loading berths would be shared between the residential and non-residential uses. Secondary loading would also occur from "First Street", with larger trucks backing into a loading dock on the west side of the museum. The applicant has stated that this loading dock would be used infrequently, when especially large art installations arrive or leave the museum. As noted above, if commercial uses are inserted into the courtyard, the use of this loading dock could potentially increase. OP has asked the applicant for a rendering of the loading dock but to date none has been submitted. Also, the applicant should commit to a no-idling policy, and should describe whether the commercial use in the western wing of the Randall School would use the dock and how frequently. Similarly, the application should provide a rendering of the "security gates" at each entrance to the central courtyard.

VI. COMPREHENSIVE PLAN POLICIES

The proposal would further a number of Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element. The proposal would also be not inconsistent with specific policies from the Land Use, Housing, Urban Design, Historic Preservation, Arts and Culture, and Lower Anacostia Waterfront / Near Southwest Plan Elements. Please see Attachment 1 for the relevant Plan Principles and policies.

VII. COMPREHENSIVE PLAN LAND USE MAPS

The Generalized Policy Map designates this area as a Neighborhood Conservation Area. These areas are primarily residential in character and have very little vacant or underutilized land. But where redevelopment opportunities exist, new projects should consist of infill housing, public facilities and institutional uses (Comprehensive Plan, § 223.1). The Future Land Use Map recommends the subject site for High Density Residential and Medium Density Commercial uses. High Density Residential areas are characterized by buildings of eight stories or more. And Medium Density Commercial areas are home to somewhat intense retail, office and service uses that draw from a citywide market area (ibid, §§ 225.6 and 225.10). The proposal is not inconsistent with those designations.

VIII. ZONING

In the original application the Commission approved a PUD-related zone of C-3-C. The proposed modification currently under consideration would require flexibility from the specific zoning regulations listed below.

1. Parking (§ 2100)

The applicant has not listed what specific areas of parking flexibility are required. Based on OP's review of the application materials, the following flexibility would be needed:

1. Provide either 285 or 359 conforming parking spaces (212 required);
2. Provide more compact spaces than permitted (§ 2115.2, 40% allowed, up to 60% proposed);
3. Provide compact spaces in groupings of less than five (§ 2115.4).

The traffic study concludes that the amount of parking would be sufficient for the project and would not result in spillover into the neighborhood. OP has no objection to the required areas of flexibility, but requests that the applicant describe and show on the plans how the non-residential bicycle and vehicle parking would be separated in the garage from the residential parking.

2. Loading (§ 2200)

The application requests loading flexibility as shown in the table below.

	Loading Required				**Loading Provided**
Type	Residential	Retail / Service	Museum	Total	Total
55' Berth	1	0	0	1	1
30' Berth	0	1	1	2	3 (incl. 2 @ 40')
20' Delivery Space	1	1	1	3	0
200 sf platform	1	0	0	1	550 sf below grade; 800 sf at grade
100 sf platform	0	1	1	2	

OP does not object to the requested flexibility. The proposed loading configuration would minimize impacts to H Street and the adjacent park by allowing front-in—front out movements. The at-grade loading dock might be used sparingly, but additional detail about its use by the courtyard commercial spaces and the commercial space in the western wing of the historic building would allow a complete understanding of its function.

3. Court (§ 776)

The written statement indicates that flexibility is required for the court width between the two building segments at the north of the site. According to the submitted materials, a 36.6 foot wide court would be required, but only 17 feet is provided. The court was included to give a visual break to the north wall of the building, which responds to OP, Commission and HPRB comments. OP supports the requested flexibility.

4. Rooftop Structures (§ 777)

The rooftop structures would require flexibility for multiple structures where one is allowed, multiple heights where only one is allowed and setback from exterior walls. Because of the segmented and phased nature of the design, and the size of the site, multiple building cores and stairs are included in the design. Please refer to Sheet A13. Providing a few smaller penthouses rather than one large structure also has the benefit of reducing the penthouses' visual impact. Penthouse heights would vary from 14'6" to 18'6", and setbacks would only be less than the standard on interior, courtyard walls. OP supports the requested flexibility.

IX. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is "designed to encourage high quality developments that provide public benefits." Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The applicant is requesting a modification of an approved PUD. The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project" (§2403.3).

As of this writing DHCD, MPD and DC Water have commented on the application. Based on those comments and its own analysis, OP concludes that impacts on city services and the surrounding area – such as walkability, economic development, tourism, environmental protection, affordable housing and public safety – would be favorable. OP defers, however, to other agencies that may comment on this application prior to the hearing.

X. PROJECT BENEFITS

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. For the review of a PUD application, § 2403.8 states that "the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to "show how the public benefits offered are superior in quality and quantity to typical development of the type proposed…" (§2403.12).

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process. In this case, the original PUD was approved for a zoning change from R-4 to C-3-C, including additional height up to 100 feet and a density of 4.32 FAR. In the current modification application, the C-3-C zoning would remain, and the density would remain the same. The proposed height would increase from 100 to 110 feet. The proposed benefits would remain largely the same as with the original application, though the exact nature of the art-related benefits has changed, because the art use itself is changing. The benefits cited by the applicant are listed below:

1. *Uses of Special Value to the Neighborhood or the District as a Whole* – The application cites art programs geared toward the community as project benefits, including:
    a. Art exhibits by residents of the neighborhood, at least once a year;
    b. Visual arts project in the neighborhood, at least once a year;
    c. Annual arts festival for the neighborhood;
    d. Free admission to the museum;
    e. Recruiting volunteers from the neighborhood;
    f. Every year, annual memberships for five DC public school teachers to the Corcoran Gallery of Art;
    g. Every year, annual memberships for five residents to participate in the Corcoran's Camp Creativity.

2. *Housing and Affordable Housing* – The project would include 520 residential units, 20% of which would be affordable at 80% AMI.

3. *Historic Preservation* – The project would result in the preservation and re-use of the most historic portions of the Randall School. The design has been reviewed by HPRB and the new addition was found to be compatible with the historic portions of the school.

4. *First Source Employment Agreement* – The written statement indicates that the applicant will work with the Department of Employment Services (DOES) to execute a First Source Employment Agreement.

5. *Certified Business Enterprise Opportunities* – In order to ensure that small and local businesses participate in the contracting expenses of the project, the applicant will enter into a CBE agreement with the Department of Small and Local Business Development (DSLBD).

The benefit package is very similar to that approved by the Commission in the original PUD and is commensurate with the amount of flexibility requested. OP supports the proposed benefits package.

XI. AGENCY COMMENTS

The Office of Planning received comments on this application from the Department of Housing and Community Development (DHCD), the Metropolitan Police Department (MPD) and DC Water. Those comments can be found in Attachment 2. In their November 5th email, DHCD states that the reuse of the school is appropriate and should enliven the Eye Street area. They also note that the provision of affordable housing supports the core mission of DHCD. MPD and DC Water have no objections to the project, though DC Water notes that some of the water infrastructure near the project, which is over 100 years old, would likely need to be replaced by the applicant. DC Water will conduct a more detailed engineering review at the time of building permit.

XII. COMMUNITY COMMENTS

The site is located in ANC 6D. As of this writing OP has not received a recommendation on the project from the ANC, nor received comments on the application from members of the community.

XIII. SUMMARY OF COMMENTS FROM THE REPORT

The following comments are summarized from this report. OP has raised these issues with the applicant and expects that they will be addressed at the time of the public hearing. OP supports the project and recommends approval subject to receipt of the requested information.

OP Comment	Planning and / or Zoning Rationale
Clarify on the elevations, rendering and floor plans the locations of the Juliet balconies.	Complete information about the architecture of the building will help staff and the Commission evaluate its appearance.
Include in the plans the interim condition of the western portion of the property, including the design of any temporary barriers needed to enclose the courtyard.	If there is a significant delay between the first and second phases of development, the appearance and function of the vacant part of the site should be specified.
Provide more information about the operation and design of the courtyard commercial spaces, including: • Eliminate the doors to the residential corridor; • Information about loading and trash servicing; • Provide some parameters about the hours of operation; • Include renderings of the commercial facades.	Complete information about the commercial spaces would help protect future residents. Elimination of the doors to the residential corridor would remove the possibility of loading and trash servicing through that area, and increase security for the building.
Describe and show on the plans how the non-residential parking would be separated in the garage from the residential parking.	Adequate design of the garage will ensure that parking will be available for staff and patrons who choose to drive, and prevent excessive parking spillover.
Provide a rendering of the at-grade loading area, commit to a no-idling policy, and describe whether courtyard commercial and western-wing commercial would use the loading dock.	The loading dock would be visible from the former First Street right-of-way. Its appearance and use should not detract from the overall project aesthetics. Fumes and noise from idling trucks would negatively impact residents.
Provide a rendering of the "security gate" at each entrance to the central courtyard.	The courtyard gates would be visible to pedestrians outside the building, and more information is required to evaluate their appearance.

XIV. ATTACHMENTS

1. Relevant Comprehensive Plan Policies
2. Agency Comments
    a. DHCD
    b. MPD
    c. DC Water

JS/mrj

Attachment 1
Relevant Comprehensive Plan Policies

Guiding Principles

The proposed modification would further the following Guiding Principles of the Comprehensive Plan.

1. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. (§ 217.1)

2. A city must be diverse to thrive, and the District cannot sustain itself by only attracting small, affluent households. To retain residents and attract a diverse population, the city should provide services that support families. A priority must be placed on sustaining and promoting safe neighborhoods offering … arts and cultural facilities, and housing for families. (§ 217.2)

3. Diversity also means maintaining and enhancing the District's mix of housing types. Housing should be developed for households of different sizes, including growing families as well as singles and couples. (§ 217.3)

7. Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. (§ 217.7)

9. Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. (§ 218.2)

10. The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. (§ 218.3)

11. The District of Columbia contains many buildings and sites that contribute to its identity. Protecting historic resources through preservation laws and other programs is essential to retain the heritage that defines and distinguishes the city… (§ 218.4)

24. Despite the recent economic resurgence in the city, the District has yet to reach its full economic potential. Expanding the economy means increasing shopping and services for many District neighborhoods, bringing tourists beyond the National Mall and into the city's business districts, and creating more opportunities for local entrepreneurs and small businesses. The District's economic development expenditures should help support local businesses and provide economic benefits to the community. (§ 219.9)

29. The District continues to grow in reputation as an international cultural center. To sustain this growth, it must continue to support a healthy arts and cultural community through its land use, housing, and economic development policies. The power of the arts to express the identity of each community while connecting neighborhoods and residents must be recognized. (§ 220.5)

Specific Plan Policies

The proposed modification is not inconsistent with the following policies of the Comprehensive Plan.

Land Use Element

Policy LU-1.2.5: Public Benefit Uses on Large Sites
Given the significant leverage the District has in redeveloping properties which it owns, include appropriate public benefit uses on such sites if and when they are reused. Examples of such uses are affordable housing, new parks and open spaces, health care and civic facilities, public educational facilities, and other public facilities.

Policy LU-1.4.1: Infill Development
Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU-2.1.12: Reuse of Public Buildings
Rehabilitate vacant or outmoded public and semi-public buildings for continued use. Reuse plans should be compatible with their surroundings, and should limit the introduction of new uses that could adversely affect neighboring communities.

Housing Element

H-1.1 Expanding Housing Supply
Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. Along with improved transportation and shopping, better neighborhood schools and parks, preservation of historic resources, and improved design and identity, the production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community. The first step toward meeting this goal is to ensure that an adequate supply of appropriately zoned land is available to meet expected housing needs.

Policy H-1.1.1: Private Sector Support
Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

Policy H-1.1.3: Balanced Growth
Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Policy H-1.2.1: Affordable Housing Production as a Civic Priority
Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.4: Housing Affordability on Publicly Owned Sites
Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households.

Urban Design Element

UD-1.1 Protecting the Integrity of Washington's Historic Plans
… Protection of historic plans and a commitment to their underlying principles should extend across and beyond the monumental core of the city. Design decisions should reinforce the city's pattern of axial, radial, and diagonal streets, and enhance the public spaces formed where these streets intersect one another…

Policy UD-1.1.2: Reinforcing the L'Enfant and McMillan Plans
Respect and reinforce the L'Enfant and McMillan Plans to maintain the District's unique, historic and grand character. This policy should be achieved through a variety of urban design measures, including appropriate building placement, view protection, enhancement of L'Enfant

Plan reservations (green spaces), limits on street and alley closings, and the siting of new monuments and memorials in locations of visual prominence. Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds.

Policy UD-3.1.11: Private Sector Streetscape Improvements
As appropriate and necessary, require streetscape improvements by the private sector in conjunction with development or renovation of adjacent properties.

Historic Preservation Element

Historic Preservation Goal
The overarching goal for historic preservation is:

Preserve and enhance the unique cultural heritage, beauty, and identity of the District of Columbia by respecting the historic physical form of the city and the enduring value of its historic structures and places, recognizing their importance to the citizens of the District and the nation, and sharing mutual responsibilities for their protection and stewardship.

Policy HP-2.1.1: Protection of District-Owned Properties
Sustain exemplary standards of stewardship for historic properties under District ownership or control. Use historic properties to the maximum extent feasible when adding new space for government activities, promote innovative new design, and ensure that rehabilitation adheres to the highest preservation standards. Properly maintain both designated and eligible historic properties and protect them from deterioration and inappropriate alteration.

Policy HP-2.1.2: Disposition of District-Owned Properties
Evaluate District-owned properties for historic potential before acting on disposition. When disposal of historic properties is appropriate, ensure their continued preservation through transfer to a suitable new steward under conditions that ensure their protection and reuse.

Policy HP-2.4.2: Adaptation of Historic Properties for Current Use
Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property.

Policy HP-2.4.3: Compatible Development
Preserve the important historic features of the District while permitting compatible new infill development. … Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.

Arts and Culture Element

Policy AC-1.1.3: Distribution of Facilities

Promote improved geographic distribution of arts and cultural facilities, including development of arts facilities and venues east of the Anacostia River and in other parts of the city where they are in short supply today.

Policy AC-3.2.1: Promoting Cultural Amenities
Promote the development of cultural amenities "beyond the Mall" in an effort to more fully capitalize on the economic benefits of tourism for District residents, businesses, and neighborhoods.

Lower Anacostia Waterfront / Near Southwest Element

Policy AW-2.2.3: South Capitol Commemorative and Civic Uses
Incorporate ceremonial uses such as memorials, plazas, monuments, museums and other commemorative works, along the South Capitol Street Corridor. The revitalized street provides a significant opportunity to expand civic and cultural facilities beyond the confines of the monumental core.

Attachment 2
Agency Comments

DHCD Referral

Jesick, Matthew (OP)

From: Walker, Paul K (DHCD)
Sent: Tuesday, November 05, 2013 12:21 PM
To: Jesick, Matthew (OP)
Cc: Rigby, Ruby (DHCD)
Subject: RE: Zoning Commission #07-13D - Randall School Redevelopment - Request for Comments

Mr. Matthew

Thank you for the opportunity to sit in and represent DHCD on the presentations on October 10th ,2013 at the Office of Planning. After further review of the Randall School project, I think it is excellent project for the area and great use of the building itself. Bringing on 20% affordable housing is right in line with our mission here at DHCD in providing as much affordable housing to the Washington DC area as possible. The school has been sitting there a long time. Bringing new live to that building also helps bring new live to the Eye Street SW area.

Paul Walker
Architect/ DFD
Deptment of Housing and Community Development

What would you like to see in the renovated Martin Luther King Jr. Memorial Library?
Share your thoughts on the library's spaces and services at DC Public Library's online idea community at dclibrary.ideascale.com

MPD Referral

GOVERNMENT OF THE DISTRICT OF COLUMBIA
METROPOLITAN POLICE DEPARTMENT

NOV 1 8 2013

Matthew R. Jesick
Development Review Specialist
D.C. Office of Planning
1100 4th Street, S.W., 6th Floor
Washington, D.C. 20024

Dear Mr. Jesick:

This is in response to the request that the Metropolitan Police Department (MPD) offer comments regarding a proposed development (Zoning Commission Case Number 07-13D). Specifically, this relates to the Randall School Redevelopment, located at 65 Eye Street, S.W.

The proposal was forwarded to First District Commander Daniel Hickson, as the development would be located within the confines the First District. Commander Hickson reviewed the plans and has no objection to the proposed development.

I have also reviewed the plans and concur with Commander Hickson's assessment. Thank you for the opportunity to provide comments on matters that impact the Department, as well as the service that we provide to citizens in the District of Columbia.

Sincerely,

for Cathy L. Lanier
Chief of Police

P.O. Box 1606, Washington, D.C. 20013-1606

DC Water Referral

water is life

Permit Operations

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

November 18, 2013

Matthew R. Jesick
Development Review Specialist
District of Columbia Office of Planning
1100 4th Street SW, 6th Floor
Washington, DC 20024

Re: Zoning Commission Case #07-13D
Randall School Modification, 65 I Street SW
Square 643, Lot 801

Dear Mr. Jesick:

Please consider this letter as DC Water's response to the Zoning Commission's request for comments on Case #07-13D. As this zoning case proposes a 110' tall residential component and a new restaurant component, the proposed buildings are generally not representative of the size, floor area, density, and/or use of the existing buildings adjacent to and/or in the vicinity of the project site. Therefore, the water and sewer demands for the proposed buildings will likely be dissimilar to the existing water and sewer demands of the buildings adjacent to and/or in the vicinity of the project site. There is existing public water and sewer infrastructure located within 250 feet of the project site, therefore, the public water and sewer infrastructure is considered available per DCMR 12.

While the proposed buildings are considered by DC Water to be non-representative of the existing adjacent area, DC Water takes no objection to Zoning Case #07-13D if the below noted water distribution system modifications are included. Based on the preliminary exhibits submitted by the applicant as part of the zoning case application package, the existing storm and sanitary sewer infrastructure in the vicinity of this project site will most likely be capable of supporting the proposed development. However, the water distribution system abutting the project site appears to be inadequate to support this proposed development.

Specifically, there is an existing 6-inch cast iron water main (installed 1901) located in H Street SW and an existing 6-inch cast iron water main (installed 1899) located to the east of Lot 801. These water mains may require replacement with new 8-inch ductile iron water mains in order to support the proposed water demands for the Randall School Modification project. Any upgrades needed to accommodate this project are unlikely to be included in DC Water's Capital Improvement Program in the immediate future. The applicant may at their option elect to replace or extend the public water and sewer systems, at their expense, to meet their project needs, or wait until DC Water replaces the water and sewer systems.

dcwater.com

subject to change. A final determination of the existing public system's ability to support the proposed project cannot be made until detailed plans are submitted to DC Water for review.

If you have any questions or need further details, please do not hesitate to contact me at 202-646-8610 or email me at Brian.McDermott@dcwater.com.

Sincerely,

Brian T. McDermott, P.E.
Director, Permit Operations