

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 07-13

APR 19 2007

As Secretary to the Commission, I hereby certify that on \_\_\_\_\_ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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Office of Zoning

ZONING COMMISSION  
District of Columbia

CASE NO. 07-13

EXHIBIT NO. 13

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ZONING COMMISSION  
District of Columbia  
CASE NO. 07-13  
EXHIBIT NO. 13

**ZONING COMMISSION NOTICE OF FILING**  
**Z.C. Case No. 07-13**  
**(Consolidated PUD & Related Map Amendment – Square 643S, Lot 801)**  
**April 19, 2007**

**THIS CASE IS OF INTEREST TO ANC 6D**

On April 11, 2007, the Office of Zoning received an application from the Trustees of Corcoran Gallery of Art and MR Randall Capital LLC (the “applicant”) for approval of a consolidated PUD and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 643S, Lot 801 in Southwest Washington, D.C. (Ward 6) and is located at 65 I Street, S.W. (also known as 820 Half Street). The property is currently zoned R-4.

The applicant proposes construction of a nine-story, mixed-use arts and residential building that will incorporate the main Randall School Building and its east and west wings. The new building will be 90 feet in height, and the entire project will contain 499,843 square feet, with a density of 4.32 FAR. The Corcoran College of Art and Design will occupy in the former school, plus part of the new building (76,043 sq ft). The remaining part of the new building (423,800 sq ft) will contain 400-500 residential condominiums, with twenty percent set aside as affordable units. There will be a three-level underground parking garage, which will accommodate 390-470 vehicles. In addition, the applicant seeks a related map amendment to the C-3-A District.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.