

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *U.S. for*
Harriet Tregoning, Director
Office of Planning

DATE: April 19, 2007

SUBJECT: Setdown Report for Zoning Commission Case # 07-13

Randall Junior High School Redevelopment, 65 I Street, S.W. (also known as 820 Half Street, S.W.), Lot 801, Square 643-S
Application for PUD Related Zoning Map Amendment and Consolidated PUD

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D.C. OFFICE OF PLANNING
APR 15 2007

RECOMMENDED ACTION

OP recommends that the Zoning Commission set down for a public hearing Zoning Commission Case # 07-13, a consolidated PUD with related map amendment from R-4 to C-3-A for the Randall Junior High School site at 65 I Street, SW.

EXECUTIVE SUMMARY

The Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (a subsidiary of Monument Realty), propose to redevelop the old Randall School at First and I Streets, SW. The I Street portions of the school would be renovated to mainly house new facilities for the Corcoran College of Art and Design and the remainder of the buildings replaced with new construction consisting of a residential condominium with about 400 to 500 units.

The property is being developed pursuant to a covenant between the District of Columbia and the Corcoran Gallery. The District sold the former Randall Junior High School property to the Corcoran in 2006 in order to redevelop it for art school and residential use. Under the terms of the agreement, the Corcoran must provide a minimum of 80,000 square feet of space to arts education and arts-related uses, and a minimum of 340,000 square feet of space for residential uses. Twenty percent of the residential units must be set aside for low- and moderate-income households. The Corcoran is undertaking the project with MR Randall Capital LLC as its development partner.

Since the project involves demolition of a substantial part of the school building, it requires review by the Mayor's Agent for Historic Preservation. The anticipated grounds for approval would be through designation as a "project of special merit". The proposal was heard by the Historic Preservation Review Board (HPRB) on March 22, 2007 at which time the applicant was instructed to change various aspects of the concept design and to return to the HPRB for additional review (the changes requested will be discussed later). The application and this report reflect changes made to the original proposal submitted to the HPRB on March 22, 2007.

ZONING COMMISSION
District of Columbia

CASE NO. 07-13

EXHIBIT NO. 15

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The amenity package as proffered is considered by OP to be adequate for set-down. It consists mainly of the provision of the renovation of portions of the historic Randall School, the location of the Corcoran School of Art, and the provision of 20 percent of the housing units for low- and moderate-incomes. Additional information on the proposed amenity package is included below.

OP is generally supportive of the design of the proposal, and will continue to work with the applicant to resolve details associated with the proposal, its relationship to the adjacent recreation center, and the amenity package prior to a hearing.

CONTEXT & SITE

The site is located in Ward 6, and is located between I St., SW; and H St., SW; and is directly to the west and southwest of the Randall Recreation Center. Directly to the north of the northwest portion of the site is the historically landmarked Friendship Baptist Church for which ZC Case 03-30 was approved to allow a 7-story residential addition. To the west and northwest are the moderate density Capitol Park townhome apartments/condominiums. Directly west of the site is the Southwest Community Health Center. The Bethel Pentecostal Church is located directly south of the site. Other uses in the vicinity include the Anthony Bowen Elementary School and adjacent open space/recreation area, a US Postal Service auxiliary building, the DC Fire Department Engine Co. #7, a new DC DMV building, a hotel, and both low- and high-rise residential developments. The site is approximately 6 blocks from both the Southwest Waterfront and Navy Yard Metro Stations.

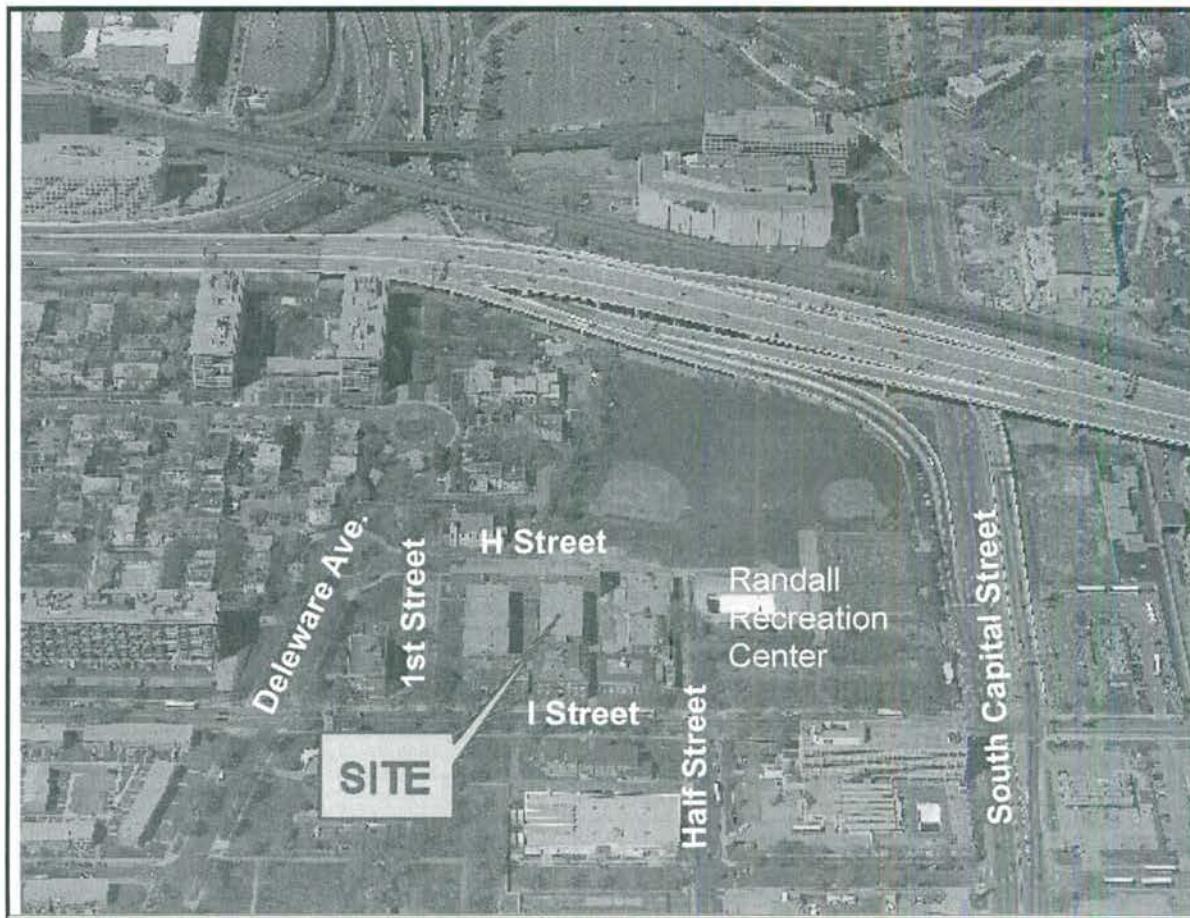
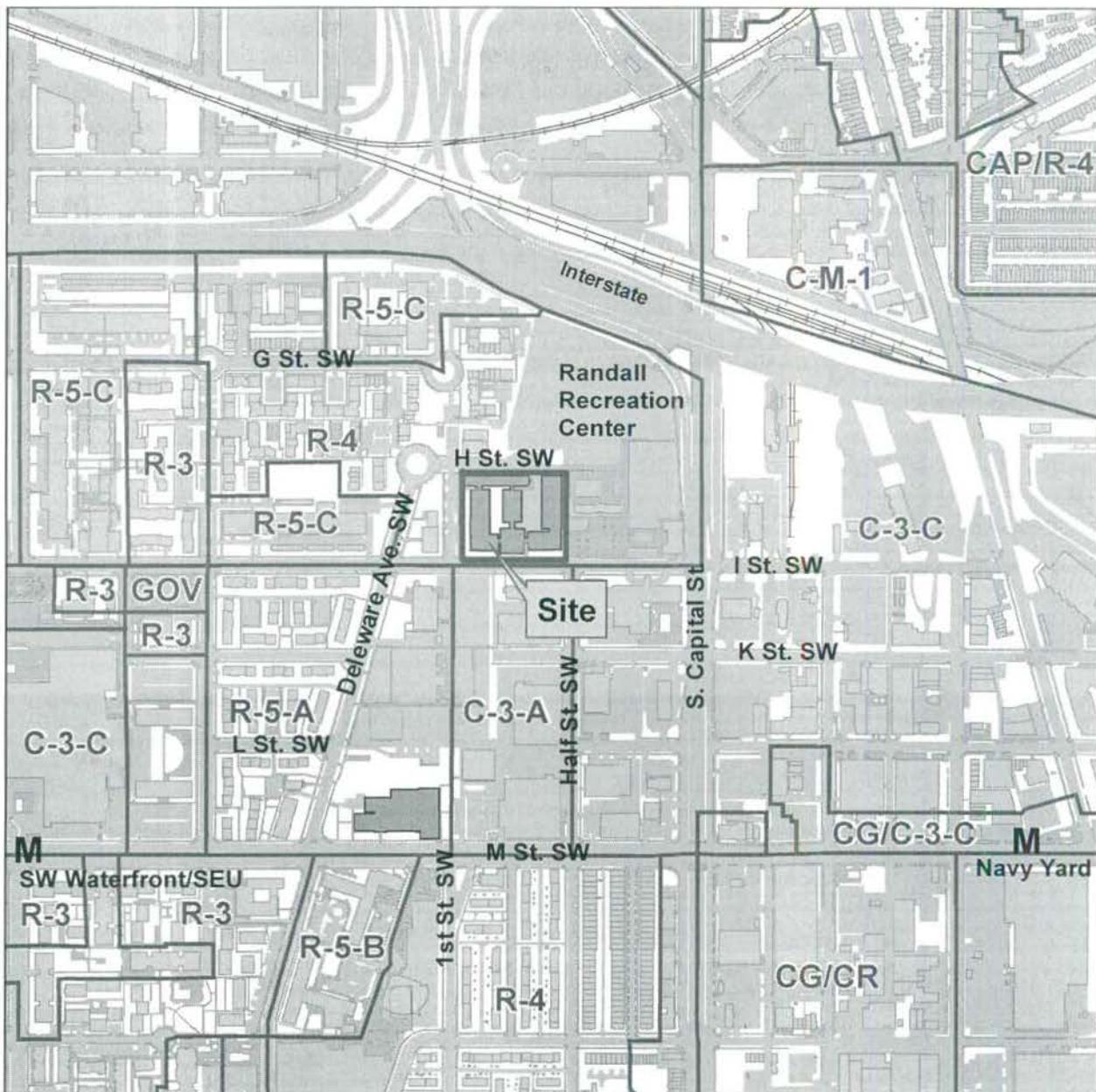


Photo Facing North



Vicinity Map

PROPOSAL

In the proposed development plan, two-thirds of the retained Randall School building, including the central 1906 block and the 1927 classroom wing to its west would be converted to art school use. The school would extend into an adjacent new wing along First Street, with the major school entrance at the southwest corner of the property, at First and I Streets. Residential condominiums would rise above the new art school wing and extend around the block in an E-shaped configuration, terminating at the east auditorium wing of the original school, which would be incorporated into the residential program. The major residential entrances would be at the northwest and southeast corners of the property.

The architectural design of the project is developed with a clear distinction between the historic structure and its contemporary additions. The traditional 3-part plan of the historic school

buildings on I Street is “bookended” by similarly scaled new entrance pavilions, creating a 5-part composition of historic and contemporary elements along I Street. The E-shaped apartment building rises behind, with the open ends of the E facing south to create enclosed courtyards between it and the retained school. The apartment building rises to a relatively uniform 90 feet height, but the wings facing the school are articulated with various pavilions and bays that step down in height to relate to the school. On the opposite north façade, the long bar of the E is composed as a sheer rectilinear block incorporating the rooftop mechanical penthouse enclosure into a unitary form. Service pavilions project from this core into the old H Street right-of-way.

The site is approximately 115,724 sf in total area (see Table below). The overall proposed gross floor area is approximately 499,843 square feet with approximately 76,043 sf of gross floor devoted to the Corcoran School (the Corcoran School will occupy approximately 100,000 square feet of space, a portion of which is below grade and does not count toward FAR) and approximately 423,800 sf of gross floor area devoted to residential use. Approximately 400 – 500 residential units are proposed with 20 percent of the units devoted to low- and moderate-income housing units. Proposed lot occupancy would be approximately 70%. The underground parking structure will contain approximately 390 – 470 spaces. To achieve the desired heights, density, and mix of uses, the applicant is requesting a map amendment from R-4 (moderate-density residential) to C-3-A (Medium Bulk Major Business and Employment). C-3-A is located directly across I Street. This pattern of medium-moderate zoning is a common pattern in the southwest.

Existing Zoning	R-4
Proposed Zoning	C-3-A PUD
Site Area	115,724 sf
FAR	4.32 Total .66 non-residential
Gross Floor Area (GFA)	499,843 GFA non-residential
Residential GFA	423,800 sf residential
Residential Units	400-500
Affordable Units	20% or 80-100 units
Corcoran School GFA	Approx. 100,000sf (76,043 sf countable toward GFA)
Parking	330-410 residential 60 non-residential

The project pays careful attention to the preservation of both the historic school blocks and the L’Enfant Plan. The scale of the two entrance wings is appropriately deferential to the scale of the school buildings on I Street, and the 90-foot apartment structure relates to the context of the apartment blocks in the Southwest urban renewal area, which is contemplated as an eligible historic district. The restriction in height to 90 feet reflects early consultation with the Office of Planning.

As recommended by staff, the building also steps back approximately 45 feet from the west property line to the former right-of-way line, thus bringing the street wall back into alignment with the historic Friendship Baptist Church immediately to the north. This helps reinforce the

L'Enfant street grid and serves to knit the remaining historic buildings back into a coherent fabric of city blocks and streets.

Through discussions with the historic preservation staff, the applicant's current proposal has lowered the height, for the northwest corner of the building, from the originally proposed 90-foot plus the 18½-foot penthouse to 90' with the top residential floor terrace stepped back to be more sympathetic to the Friendship Baptist Church landmark. The condominium also projects into the former H Street right-of-way with various service bay projections and the parking garage entrance. This area could also provide a significant pedestrian entrance into the Randall Recreation Center athletic fields. This notwithstanding, the massing of the north façade with a strongly expressed primary rectangular block does manage to anchor the design to the geometry of the former street grid.

The treatment of the mechanical penthouse as an upward extension of the main building mass is an architectural device that has been a matter of concern in the application of the city's zoning regulations (the normal requirement is to set back the penthouse, although various applicants have argued that the coplanar extension should be considered acceptable as an architectural embellishment of the building). The applicant has modified the penthouse by introducing elements that add scale and visual relief to the skyline.

COMPREHENSIVE PLAN

Comprehensive Plan Future Land Use Map

The Future Land Use Map designates the site as Medium Density Residential which "defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant uses. Pockets of low and moderate density housing may exist within these areas. The designation also may apply to taller residential buildings surrounded by large areas of permanent open space." The surrounding area is characterized by a mix of low to medium-high residential development, so this proposal is not considered inconsistent with this designation.

The proposal would particularly further the following major themes, policies and actions of the Comprehensive Plan.

CHAPTER 2

FRAMEWORK ELEMENT

2.3 From Vision to Reality: Guiding Principles 216

Managing Growth and Change: Guiding Principles 217

(6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6

Connecting the City: Guiding Principles 220

(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

Land Use Goal 302

The Land Use Goal is as follows:

Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries. 302.1

CHAPTER 5

HOUSING

H-1.1 Expanding Housing Supply 503

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. 503.1

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

CHAPTER 8

PARK, RECREATION, AND OPEN SPACE ELEMENT

PROS-1.2 Closing the Gaps 805

Policy PROS-1.2.2: Improving Access

Improve access to the major park and open space areas within the city through pedestrian safety and street crossing improvements, bike lanes and storage areas, and adjustments to bus routes. 805.6

CHAPTER 9

URBAN DESIGN

Urban Design Goal 901

The overarching goal for urban design in the District is as follows:

Enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces. 901.1

Policies and Actions

UD-2.2 Designing for Successful Neighborhoods 910

Policy UD-2.2.9: Protection of Neighborhood Open Space

Ensure that infill development respects and improves the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas. 910.16

UD-3.0 Improving the Public Realm 912

The District's "public realm" includes its streets, sidewalks, parks, plazas, civic buildings, and other public spaces. Such spaces represent half of the District of Columbia's land area, with street rights-of-way alone accounting for over 10,000 acres. The design of public space provides some of the best opportunities for the District to improve aesthetics and image. More often than not, it is the quality of public space that defines the great cities and neighborhoods of the world. 912.1

This section of the Urban Design Element focuses on three objectives:

- Improving the appearance and vitality of street and sidewalk space
- Balancing security and aesthetic considerations in public realm design
- Encouraging superior public building and infrastructure design 912.2

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. 913.18

CHAPTER 10

HISTORIC PRESERVATION

Historic Preservation Goal 1001

The overarching goal for historic preservation is to:

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. 1001.1

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. 1011.5

Policy HP-2.4.3: Compatible Development

Preserve the important historic features of the District while permitting compatible new infill development. Within historic districts, preserve the established form of development as evidenced by lot coverage limitations, yard requirements open space, and other standards that contribute to the character and attractiveness of those areas. 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. 1011.6

CHAPTER 14

ARTS AND CULTURE ELEMENT

Overview 1400

The Arts and Culture Element provides policies and actions dedicated to the preservation and promotion of the arts in the District of Columbia. Its focus is on strengthening the role of the arts in shaping the physical form of our city. 1400.1

The key issues facing the District of Columbia as it seeks to foster and enhance arts and culture include:

- Improving the distribution of arts facilities throughout the city
- Increasing public art in new and refurbished public construction
- Retaining existing clusters of arts establishments and encouraging the designation of new Arts Districts
- Creating a civic culture that attracts the creative class

CHAPTER 19

LOWER ANACOSTIA WATERFRONT/ NEAR SOUTHWEST AREA ELEMENT

Policy AW-1.1.1: Conservation of Established Waterfront Neighborhoods

Revitalize and preserve established neighborhoods in the Waterfront Planning Area. Continued investment in the existing housing stock and in established local commercial areas should be strongly encouraged. 1508.2

ANACOSTIA WATERFRONT INITIATIVE (AWI)

The site is within the AWI area. In addition to promoting a clean, vibrant, and accessible waterfront, the AWI also seeks to revitalize neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to maritime activities. The proposed development would not appear to have aspects which are contradictory to this vision, and would further goals to revitalize neighborhoods and improve access through the area.

ZONING ISSUES

The existing zoning would not provide for the proposed mix of uses, height, or density. To achieve the proposed development program, the applicant has requested that the property be rezoned from R-4-D to C-3-A, as summarized in the following chart:

	Existing Zoning	Proposed Zoning		Proposed Development
Zoning:	R-4	C-3-A BASE	C-3-A PUD	
Minimum Lot Area	1,800 sf	N/A	15,000 sf	115,724 sf
Total FAR	By-right: none prescribed ¹ 1.0 resid. PUD	4.0 Total 2.5 non-residential	4.5 Total 3.0 non-residential	4.32 Total .66 non-resid.
Gross Floor Area	By-right N/A 115,724 PUD	462,896 sf (max) 289,310 sf (max non-residential)	520,758 sf (max) 347,172 sf (max non-residential)	499,843 GFA 423,800 sf resid. 76,043 sf non-resid.
Height:	40' 60' PUD	65'	90'	90' maximum
Lot Occupancy	60%	75% residential 100% non-residential	Same as by-right	70%
Rear Yard	20'	2.5"/foot of height (18.75'), not less than 12'	Same as by-right	0' Relief Requested
Side Yard	Not required, if provided then 3"/foot of height, not less than 8'	Not required, if provided, then 2"/foot of height (18.75'), not less than 6'	Same as by-right	41' west side 0' – 20' east side Relief Requested
Courts: Non-residential Residential	4"/foot of height, not less than 10'	Width: 3"/ft.of height (22.5'), at least 12' Width: 4"/ft. of height (30'); at least 15'.	Same as by-right	20' – 60' Relief Requested
Parking	Resid.: 1 per 2 units	Resid: 1 per 2 units (250) Other: 2 per 3 teachers (27) Plus, the greater of either 1 per 10 classroom seats, or 1 per 12 stadium seats, or 1 per 10 auditorium seats. (33 req. for 330 classroom seats.)	Same as by-right	330-410 Residential 60 non-residential, Conforming
Loading	N/A	Resid: 1 berth at 55' deep. 1 platform at 200sf 1 service/delivery at 20' deep. School: 1 berth at 30' deep. 1 platform at 100sf. 1 service/delivery at 20' deep.	Same as by-right	1 berth at 12' by 55' 1 berth at 12' by 30' 2 service/delivery at 10' by 20' 1 platform at 100 sf 1 platform at 200 sf, Conforming

¹ In the R-4 District a minimum lot size of 1,800 sf is specified. Using this as a guide, the total number of residential units allowed for this site would be 64. If the existing building (s) were converted to residential use a total of 129 units would be allowed.

The proposed development would be within the permitted PUD height and density for C-3-A. Relief is requested for rear yard, side yard, and court requirements.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

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. Pursuant to Section 2402.3, the applicant has elected to file a consolidated PUD. The application meets the minimum area requirements of Section 2401.1 (c) to request a PUD, for a property zoned C-3-A.

Standards for Planned Unit Development

At over 15,000 sq. ft in area, the subject site exceeds the minimum 15,000 square foot area requirements of Section 2401.1 (c) to request a 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)

Based on the information provided, OP believes that the project will have an overall positive impact on the neighborhood and the District. A more comprehensive analysis of the proposal against specific PUD standards and requirements will be provided prior to a Public Hearing.

Public Benefits and Amenities

Section 2403.5 through 2403.13 discusses the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 of the Zoning Regulations 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*”. 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).

2403.9 Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

- (a) *Urban design, architecture, landscaping, or creation or preservation of open spaces;*
- (b) *Site planning, and efficient and economical land utilization;*
- (c) *Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;*
- (d) *Employment and training opportunities;*
- (f) *Housing and affordable housing;*
- (h) *Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;*

(i) *Uses of special value to the neighborhood or the District of Columbia as a whole;*

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this case, the applicant is requesting additional height and density, when compared to the base R-4 regulations. In the existing R-4 District a specific FAR or density is not prescribed. However, based on area requirements in the R-4 District only 64 new housing units could be built. At a typical FAR of 1.8, this would translate to just over 200,000 sf of development in total. R-4 regulations would also allow up to 129 housing units if the existing school buildings were converted to residential use. The applicant is proposing an FAR of 4.32 of which .66 would be devoted to the Corcoran School. The gross floor area proposed is 423,800 sf of residential use or between 400 – 500 housing units and 76,043 sf (100,000 total including below grade non-calculated GFA) for the Corcoran School. As such, the density gained through this PUD is about 220,000 sf, and height increases by 50' (from 40' to 90').

The community benefits appear to be adequate for setdown and are generally commensurate with the additional FAR and other flexibility requested; however, the Office of Planning is continuing discussions with the applicant concerning various streetscape and recreational amenities as well as environmental benefits such as stormwater runoff controls and other environmental design improvements.

In summary, the applicant's amenity package, including those stipulated by the Declaration of Covenants, includes:

Uses of Special Value – The applicant is proposing approximately 100,000 square feet of space (77,336 GFA) for the Corcoran College of Art and Design. This space set aside is stipulated in a signed covenant between the District of Columbia and the Corcoran Gallery of Art to be occupied by classroom, exhibition, and studio space for the college. The Office of Planning will continue to work with the applicant to further define the programming of the space and specific college uses.

Housing and Affordable Housing - The applicant has proposed between 400 – 500 new residential condominium units and will set aside 20 percent of the units for individuals and families earning less than 80 percent of AMI, as specified and required in the Declaration of Covenants. OP will continue to work with the applicant to refine the number of units and the details of the affordable housing proffer, prior to the public hearing.

The applicant has agreed to work with the Department of Employment Services (DOES) to execute a **First Source Employment Agreement** to achieve the goal of utilizing District residents for at least fifty-one percent of the jobs created by the PUD. The applicant will use DOES as its first source for recruitment, referral, and placement of new hires for employees whose jobs are created by the PUD.

Local, Small or Disadvantaged Business Opportunities – The applicant will enter into a Memorandum of Understanding with the DC Department of Small and Local Business Development in order to achieve, at a minimum, the goal of thirty-five percent participation by

small, local, and disadvantaged businesses in the contracted development costs for design, development, construction, maintenance, and security for the project.

Historic Preservation and Restoration – The applicant is proposing the adaptive use of the front portions of the historic Randall School and careful integration into the planned development. The building also steps back approximately 45 feet from the west property line to the former right-of-way line, thus bringing the street wall back into alignment with the historic Friendship Baptist Church immediately to the north and helps reinforce the L'Enfant street grid. HP and OP consider this a significant amenity item.

Revenue to the District – The applicant noted that the proposed PUD will create a number of employment opportunities for District residents during both construction and operations phases of the development. In the Economic Analysis submitted, the applicant contends that “the construction of the proposed development will create 425 direct on-site jobs with an aggregate payroll of approximately \$18.5 million. These...in turn, will generate 375 additional jobs off site. These indirect jobs will have an aggregate payroll of more than \$13.2 million...the economic impact will result in approximately \$1.5 million in tax and fee revenues...during the construction...When...completed, the proposed development will provide a total of 128 permanent on-site jobs with an aggregate payroll of nearly \$6.5 million.”

The following amenity categories continue to be developed:

Urban Design, Architecture, and Landscaping – The Office of Planning continues to work with the applicant to refine urban design, architecture, and landscaping. For example, the Office of Planning would like to see additional changes to the H Street “service area” which, without further refinement, may close off a pedestrian access point to the Randall Recreation Center. In addition to this additional information has been requested concerning the streetscape design on all adjacent streets.

The applicant has made various changes to the building design at the request of the HPRB with regards to the Landmark Friendship Baptist Church located at the corner of H Street and Delaware Ave. and has developed a number of design options for the design treatment of the penthouse.

Environmental Features – The Office of Planning will work with the applicant to develop possible “green” aspects of the project.

Efficient and Safe Vehicular and Pedestrian Access – The Office of Planning will work with the applicant and DDOT to ensure that this issue is adequately addressed.

Pedestrian / Bicycle Pathway – The Office of Planning will work with the applicant and DDOT concerning this amenity category.

OP's initial analysis of the amenity package is that it would be of benefit to people living and working in the new development, to the surrounding neighborhood, and to the District as a whole, and is sufficient for setdown. The Office of Planning will continue to work with the applicant to further refine details of the amenity package.

AGENCY PRELIMINARY COMMENTS AND REFERRALS

If set down by the Commission for a hearing, this application will be referred to the following District agencies for review and comment:

Anacostia Waterfront Corporation (AWC);
Department of Consumer and Regulatory Affairs (DCRA);
Department of Employment Services (DOES);
Department of Parks and Recreation (DPR);
Department of Public Works (DPW);
DC Public Schools (DCPS);
DC Water and Sewer Agency (WASA);
District Department of Transportation (DDOT);
Fire and Emergency Medical Services Department (FEMS); and
Metropolitan Police Department (MPD).
Department of the Environment (DOE)

RECOMMENDATION

The proposal is generally consistent with the goals and objectives for the area as outlined in the Comprehensive Plan. The proposal will include the renovation and reuse of a historic structure and will facilitate the establishment of the Corcoran College of Art and Design in the Southwest quadrant of the city. As such, The Office of Planning recommends that this application be set down for public hearing.

HT/djw