

**THE CORCORAN-RANDALL SCHOOL
PLANNED UNIT DEVELOPMENT**

Z.C. CASE NO. 07-13

PRE-HEARING STATEMENT

**TRUSTEES OF THE CORCORAN GALLERY OF ART
MR Randall Capital LLC**

June 22, 2007

**ZONING COMMISSION
District of Columbia**

**CASE NO. 07-13
EXHIBIT NO. 21**

SUBMITTED BY:

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PREFACE

The Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (collectively, the "Applicant") submit this prehearing statement in support of their applications for consolidated approval of a planned unit development and a related map amendment before the District of Columbia Zoning Commission. The subject property is located at 65 I Street, S.W. (also known as 820 Half Street, S.W.) and includes Lot 801 in Square 643-S. The site is currently improved with a group of buildings that previously housed the Randall Junior High School. The Applicant seeks to rezone the property from R-4 to C-3-A to allow the development 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 project will be constructed to an FAR of 4.32 and a maximum height of 90 feet.

Since the time this application was filed, the Applicant has refined the design of the project in response to comments from the Zoning Commission at its meetings on May 14 and 24, 2007. The Applicant will continue its design refinements in coordination with the Historic Preservation Review Board and Mayor's Agent for Historic Preservation.

Previously submitted in support of this application were completed application forms, a notice of intent to file a PUD application (with property owner list and certification of mailing), architectural drawings, and a statement describing the project in full, its compliance with the PUD regulations, and consistency with the Comprehensive Plan.

DEVELOPMENT TEAM

Applicant and Owner:	The Trustees of the Corcoran Gallery of Art 500 17th Street, N.W. Washington, D.C. 20006
Developer:	MR Randall Capital LLC c/o Monument Realty LLC 1155 Connecticut Ave., N.W., 7th Floor Washington, D.C. 20036
Design Architects:	Shalom Baranes Associates 3299 K Street, N.W., Suite 400 Washington, D.C. 20007
Land Use Counsel for MR Randall Capital LLC:	Holland & Knight LLP 2099 Pennsylvania Avenue, N.W. Washington, D.C. 20006
Land Use Counsel for Trustees of the Corcoran Gallery of Art:	Robins Kaplan Miller & Ciresi, L.L.P. 1875 I Street, N.W., Suite 300 Washington, D.C. 20006
Traffic Consultant:	Wells & Associates, LLC 1420 Spring Hill Road, Suite 600 McLean, Virginia 22102
Economic Consultant:	Basile Baumann Prost & Associates, Inc. 177 Defense Highway, Suite 10 Annapolis, Maryland 21401

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**CERTIFICATION OF COMPLIANCE
WITH SECTION 3031 OF THE ZONING REGULATIONS**

THE APPLICANT HEREBY CERTIFIES that its application filed on April 11, 2007, and this pre-hearing statement comply with the provisions of section 3013 of the Zoning Regulations as set forth below, and that the application is complete. In accordance with section 3013.8, the application shall not be modified less than twenty days prior to the hearing.

By: 
HOLLAND & KNIGHT LLP

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by the Commission	Prehearing Statement
3013.1(b)	List of Witnesses	vii
3013.1(c)	Summary of Witness Testimony and Reports: <ul style="list-style-type: none">▪ Paul Greenhalgh, Director, Corcoran Gallery of Art▪ Christina DePaul, Dean, Corcoran College of Art + Design▪ Russell Hines, MR Randall Capital LLC▪ Shalom Baranes, Shalom Baranes Associates, Architect▪ Steven E. Sher, Director, Zoning and Land Use Services, Holland & Knight LLP▪ Marty J. Wells, Wells & Associates, Traffic and Transportation Consultant Traffic Report	Exhibit A Previously Submitted
3013.1(d)	Additional supporting materials	Submitted herein
3013.1(e)	Reduced Plans	Submitted separately
3013.1(g)	Estimated Time Required for Presentation of Case	One hour

3013.2	Two Sets of Full Plans	No longer required
3013.3	List of Owners (Rulemaking)	N/A
3013.4	LSDBE Memorandum of Understanding	Exhibit B
	First Source Employment Agreement	Exhibit C
3013.6(a)	List of Names and Addresses of Each Person Having a Lease with the Owner for All or Part of Any Building Located on the Property Involved in the Application	N/A

**LIST OF WITNESSES AND
ESTIMATED TIME REQUIRED TO PRESENT CASE**

Witnesses

- | | | |
|----|---|--------------------|
| 1. | Paul Greenhalgh, Director, Corcoran Gallery of Art | Applicant |
| 2. | Christina DePaul, Dean, Corcoran College of Art + Design | Applicant |
| 3. | Russell Hines, MR Randall Capital LLC | Developer |
| 4. | Shalom Baranes, Shalom Baranes Associates | Architect |
| 5. | Marty J. Wells, Wells & Associates | Traffic Consultant |
| 6. | Steven E. Sher, Director, Zoning and Land Use
Services, Holland & Knight LLP | Land Use Planner |

Estimated Time Required to Present Case:

One Hour

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Outlines of Testimony	A
LSDBE Memorandum of Understanding	B
First Source Employment Agreement	C
Architectural Drawings	submitted separately

I. INTRODUCTION

The Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (collectively, the "Applicant") submit this prehearing statement in support of their applications for consolidated approval of a planned unit development and a related map amendment before the District of Columbia Zoning Commission. The subject property is located at 65 I Street, S.W. (also known as 820 Half Street, S.W.) and includes Lot 801 in Square 643-S. The site is currently improved with a group of buildings that previously housed the Randall Junior High School. The Applicant seeks to rezone the property from R-4 to C-3-A to allow the development 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 project will be constructed to an FAR of 4.32 and a maximum height of 90 feet. As discussed in detail in the PUD Statement submitted on April 11, 2007, the proposed PUD is fully consistent with the District of Columbia Comprehensive Plan.

II. SUMMARY OF THE PUD APPLICATION

A. PUD Submission

The Applicant filed its application for a PUD, with supporting materials, architectural drawings and exhibits, with the Zoning Commission on April 11, 2007. Those materials set forth in detail the proposed development, project design, public benefits and project amenities, and the consistency of the PUD with the Comprehensive Plan. This prehearing statement supplements the application and its accompanying materials, which are hereby incorporated by reference as if set forth fully herein.

B. Summary of PUD

The proposed project contemplates the construction of a mixed-use development that will include 400-500 residential condominium units, new facilities for the Corcoran College of Art and Design, and three levels of underground parking. No less than twenty percent of the residential units in the development will be reserved for households earning eighty percent or less of the area median income ("AMI"). The original 1906 Randall School building and its two flanking wings dating from 1927 will be retained, rehabilitated and incorporated into the new development. Other additions of lesser historic value will be removed to allow construction of the new development. The proposed project will be constructed to a density of 4.32 FAR and a maximum height of 90 feet. The Corcoran use of the facility will comprise approximately 0.66 FAR of the total project. The PUD is designed by Shalom Baranes Associates, an architectural firm with extensive expertise in the renovation and adaptive reuse of historically significant properties.

**III.
ISSUES RAISED BY THE ZONING COMMISSION**

A. Comments from the Zoning Commission

At its public meetings on May 14 and 24, 2007, the Zoning Commission requested further clarification of and refinements to the design of the proposed project. Specifically, the Commission requested additional information on the penthouse at the north elevation, refinements to the design of the south elevation as it relates to the historic Randall Junior High School to ensure its compatibility with the historic landmark, clarification on the delineation of residential and nonresidential uses, an explanation of the buildings sustainable design features, and submission of the traffic report. By letter dated May 16, 2007, the Applicant responded to

many of these issues, including traffic and sustainable design features, and provides the following supplemental information, as well.

B. Design Issues

1. Project Background

The size and design of the project have evolved over a two and a half year period and through three different development teams. The complexity of the programmatic requirements for both a college of art and design and a residential building on the site, the historic preservation constraints of the landmark building and the historic L'Enfant Street Plan, and other development obligations under the covenant with the District of Columbia, have created numerous design challenges for the project. As a result, two previous developers that the Corcoran selected after a competitive review process ultimately dropped out because the project did not make economic sense for their companies, even with a building design larger than the current FUD proposal. MR Randall Capital LLC, an affiliate of Monument Realty LLC, faces these same challenges today. However, because of its several other projects in immediate areas of Southwest and Southeast Washington, Monument is committed to the full realization of this development plan.

2. Design Massing

The massing of the new construction is E-shaped in configuration, with the two end-legs connecting to the historic wings of Randall School. The shorter, center-leg will project into the interior courtyard. The massing concept, which evolved through a series of meetings with District agencies and reflects recent comments of the HPRB, places a majority of the project's density away from the historic building toward the rear of the site. Small additions are located to either side of the 1927 wings. The sensitive massing of the new construction allows the historic

Randall School to continue to appear as a separate building along I Street, S.W., maintain the character of the existing streetscape, and re-establish the building lines of the historic L'Enfant Street plan along the surrounding former street beds.

3. I Street Elevation Design Refinements

As shown in the attached drawings, the colors and materials of the new construction have been refined to create a more complementary, contemporary design that "meshes" more successfully with the historic Randall School. Adjustments have also been made to the overall design to enhance the visual distinction between the residential and educational portions of the project.

The three most historically significant portions of the existing building are located along I Street, S.W. and form the original Randall Junior High School when established in the mid-1920s. The 1906 center pavilion with the eastern auditorium and western classroom wings added in 1927 are arranged in a classical, symmetrical tripartite plan. The street façade of each, however, is distinctive given the functions within. The proposed scheme will preserve these structures and continue their use for educational purposes except for a portion of the auditorium. A preservation plan will restore the street façades of red brick with limestone trim and replicate missing elements such as the roof balustrade of the center pavilion. Interiors will be modernized to accommodate the art school.

The proposed E-shaped mass for the new construction places the bulk of residential development towards the north, away from the historic buildings. The end elevation of each leg is individually treated with additional upper-level setbacks and façade articulation to relate to the individual façade treatments of the three historic structures. The center leg is further set back behind the symmetrical historic building and is constructed of metal panels and glass in an

asymmetrical composition to become a pavilion, while the end elevations of the east and west legs of the E are each uniquely composed around an "armature" of new brick appearing on the uppermost levels and wrapped with bays of metal panels and glass. Again, their asymmetrical composition contrasts with the symmetrical historic façade in front, as does their proposed material palette of light brick, crisp metal panel detailing, and clear low-e glazing, painted aluminum balcony railings.

The proposed material palette for the new art school construction, which is placed in the first three stories of the west leg of the E adjacent to the historic structures, complements the color palette of the original school building but with a contrasting material. A new terra cotta colored metal panel skin evokes the red brick of the old, while a combination of translucent and clear glazing for the new construction marks a contemporary contrast with the existing. The lower portion of the new west wing provides a base above which is placed new residential construction and is further marked by a fenestration pattern that introduces borrowed northern light into studio space with angled "fin" walls.

The arts school and residential portions of the building are clearly delineated both physically and programmatically. The Corcoran College of Arts and Design will occupy the historic Randall School, thereby re-establishing an education use within a building that clearly reads as a school. A portion of the south wing of the new construction will also be devoted to Corcoran uses. A new entrance wing of contemporary design will create a separate identity for the educational portion of the PUD. The residential section will be located to the north of the site in the new construction, clearly demarcated from the educational uses by separate entrances at the northwest and southeast corners of the site.

4. The North Elevation and Penthouse

The north elevation and penthouse have been carefully designed to relate to the seventy-foot height of the Friendship Baptist Church and its proposed new development. Additionally, a metal and glass bay will wrap the corner to complement the mass and scale of the church to the north.

The proposed penthouse has been placed on the north bar of the E-shaped plan in order to minimize to the greatest extent possible the mechanical equipment space on the "legs" of the E, and eliminate the visibility of the penthouse from the ground plane to the south. The penthouse requirements for the Corcoran College of Art and Design are quite large. The mechanical systems must accommodate ventilation and cooling for the firing processes of the metal and ceramics workshops. Sophisticated temperature controls are also required for art storage needs of the Corcoran Gallery of Art. Additionally, separate mechanical equipment is required for the residential portion of the building. In order to accommodate these exceptionally large mechanical needs in the least obtrusive manner, the penthouse wall is coplanar with that of the north elevation but has been designed to provide a uniform appearance along the original building line of H Street, which is partially closed. This uniform brick north wall also serves as an anchor to the proposed construction within the area closed, which has been treated as a series of metal and glass pavilions.

The north penthouse wall incorporates a series of art screens within modulated bays as a device to both screen mechanical equipment and to incorporate an acknowledgment of the art school within the redevelopment, as seen from open space to the north and beyond. This element will be refined further through the Zoning Commission hearing process and design consultation with the Historic Preservation Review Board.

5. The H Street Right of Way

Loading and servicing for the project is accessed from the portion of H Street to the north, which remains open. As a result of comments from the HPRB, its staff, and the Zoning Commission at its "set-down" meeting, the proposed enclosed loading area was pushed further to the east to create a forecourt with an angled, ornamental gate as a buffer to screen the loading doors from direct view east on H Street. The north wall of the loading area was set back from the property line to provide a landscape area. Additionally, a proposed sidewalk to the north of a paved parking area for automobiles on the neighboring recreation space clearly delineates pedestrian and vehicular circulation and softens the edges along the north face of the project.

6. Historic Preservation Issues

As discussed in its May 15, 2007, letter to the Zoning Commission, the Applicant has been working closely with the Historic Preservation Review Board and its staff to ensure that the proposed PUD protects the integrity of the most significant parts of the landmark and is compatibly designed. The Applicant will appear before the Mayor's Agent for Historic Preservation on June 27, 2007, for a formal hearing on the proposed demolition of the rear portions of the former school, which is necessary to construct the "special merit" features of the project – that is, the project benefits and amenities. The Applicant will return to the HPRB in September for review of the changes made in response to the Zoning Commission's comments.

**IV.
PROJECT BENEFITS AND AMENITIES**

The proposed PUD offers the following exceptional benefits and amenities to the Southwest community:

- A new, Southwest campus for the Corcoran College of Art and Design
- Arts Programs and Continuing Education Classes

- Housing and Affordable Housing
- Preservation of the Landmark Randall School and Protection of the Historic L'Enfant Street Plan
- Economic Development and Significant New Tax Revenue for the City
- Sustainable Design Elements
- Special Features of Land Planning
- LSDBE and First Source Employment agreements

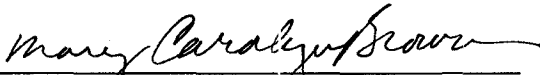
The Applicant is presently working with the Department of Small and Local Business Development and the Department of Employment Services to sign the necessary agreements. Draft of those agreements are included as Exhibits B and C, respectively. Together with the benefits listed above, this PUD is one of exceptional value to the community and the city as a whole.

V. CONCLUSION

For the foregoing reasons, the Applicant submits that the PUD and related map amendment satisfy the standards of Chapter 24 of the Zoning Regulations and are consistent with the purposes and intent of the Zoning Regulations and Zoning Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully requests that the Zoning Commission approve this application.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr., Esq.
Mary Carolyn Brown, Esq.