

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



MEMORANDUM

To: Office of Documents and Administrative Issuance
From: Sharon S. Schell *SS*
Secretary to the Zoning Commission
Date: July 10, 2007
Re: Publication for the Office of Zoning

Please publish the following in the *D.C. Register* on July 20, 2007:

1. Z.C. Notice of Public Hearing (Case No. 07-13).

Attachment

2007 JUL 12 PM 3:31
Office of
Documents and
Administrative
Issuances

ZONING COMMISSION
District of Columbia

CASE NO. 07-13
EXHIBIT NO. 23

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, September 27, 2007, @ 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 07-13 (PUD and Related Map Amendment @ Square 643-S, Lot 801, Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC)

THIS CASE IS OF INTEREST TO ANC 6D

On April 11, 2009, the Office of Zoning received applications from the Trustees of the Corcoran Gallery of Art (the "Corcoran"), owner of Lot 801 in Square 643-S (the "Property"), and MR Randall Capital LLC, requesting approval of a consolidated planned unit development (PUD) and a related zoning map amendment from R-4 to C-3-A for the Property. The case was set down for hearing by the Zoning Commission at its May 24, 2007, public meeting. The Applicants provided their pre-hearing statement as part of its applications on June 25, 2007.

Square 643-S is the city block bounded by I Street on the south, former 1st Street on the west, partially-closed H Street on the north, and South Capitol Street on the east, in southwest Washington, D.C. The site contains approximately 115,724 square feet of land area. The property is presently improved with the former Randall Junior High School, which consists of its original 1906 building and numerous subsequent additions. Portions of the building that are listed in the D.C. Inventory of Historic Sites, will be retained, rehabilitated and incorporated into the new development. Other additions will be removed. The Applicants propose to construct a mixed-use development behind the retained buildings that will include 400-500 residential condominium units, new facilities to establish the Southwest campus of 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 no more than eighty percent of area median income ("AMI"). The proposed project will be constructed to a density of approximately 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 R-4 District permits detached, semi-detached and row single family dwellings and flats as a matter-of-right, as well as the conversion to multi-family use of a building built prior to 1958. Detached dwellings require a minimum lot area of 4,000 square feet and a minimum lot width of 40 feet, semi-detached dwellings require a minimum lot area of 3,000 square feet and a minimum lot width of 30 feet, row dwellings require a minimum lot area of 1,800 square feet and a minimum lot width of 18 feet and conversions to multifamily use requires a minimum lot area of 900 square feet per unit. The maximum permitted height is three stories and 40 feet and the maximum permitted lot occupancy is 60 percent for row dwellings and flats and 40 percent

Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 07-13
PAGE NO. 2

for other structures. Each dwelling requires a 20 foot rear yard and a minimum of one parking space.

The C-3-A District permits medium density mixed-use development. Under the PUD guidelines, the maximum allowable height for a building in the C-3-A District is 90 feet, the maximum density is 4.5 FAR, with no more than 3.0 FAR devoted to non-residential uses, and the maximum lot occupancy is 70 percent.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR §3022.

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR §3022.3.** A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

- (a) The person's name and address;
- (b) A request to appear and participate as a party;
- (c) Whether the person will appear as a proponent or opponent of the application;
- (d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;
- (e) A list of witnesses who will testify on the person's behalf; and
- (f) A written statement setting forth why the person should be granted party status, including reference to the following:
 - (1) The property owned or occupied by such person, or in which the person has an interest, that will be affected by the action requested of the Commission;
 - (2) The legal interest such person has in such property, such as owner, tenant, trustee, or mortgagee;

Z.C. PUBLIC HEARING NOTICE

Z.C. CASE NO. 07-13

PAGE NO. 3

- (3) The distance between the person's property and the property that is the subject of the application before the Commission;
- (4) The environmental, economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied;
- (5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party. The Commission shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusions in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.
2. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes of qualifications of the proposed experts.
3. The total amount of time being requested to present the case.

The information cited above shall also be submitted by the Applicant. To the extent that the information is not contained in the Applicant's prehearing submission required by 11 DCMR § 3013.1, the information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above

relating to the hearing procedures. The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

- | | | |
|----|-------------------|------------|
| 1. | Applicant | 60 minutes |
| 2. | Any Other Parties | 15 minutes |
| 3. | Organizations | 5 minutes |
| 4. | Individuals | 3 minutes |

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, GREGORY N. JEFFRIES, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.