

Mary Carolyn Brown
202 862 5990
carolyn.brown@hklaw.com

September 7, 2007

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 07-13
Corcoran/Randall School PUD and Map Amendment

Dear Members of the Commission:

On behalf of the Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC, the applicants in the above-referenced case, we are submitting herewith supplemental information on the above-referenced application for a Planned Unit Development ("PUD") and map amendment for redevelopment of the former Randall School at 65 I Street, S.W., in Square 643S pursuant to section 3013.8 of the Zoning Regulations.

Since the time of its pre-hearing submission, the applicants have refined the PUD design to enhance the distinction between the historic Randall School buildings and the new construction, and improve the delineation between the residential, academic, and artist studio components of the building. Revised architectural drawings, which supersede all sets previously filed, are submitted separately with this letter. The changes to the design are highlighted below. The applicants have also updated its Transportation Impact Study, as described below.

1. Massing, Fenestration and Materials.

The architects have introduced more contemporary design elements and details at the I Street elevation of the new construction to help distinguish it from the Georgian Revival style of the former Randall School. The corners of the projecting bays, formerly articulated with brick, are now composed primarily of glass with metal framing to create a lighter, transparent quality to the building. The overall design has been simplified in order to cast a quieter backdrop for the

ZONING COMMISSION
District of Columbia
CASE NO. 07-13
EXHIBIT NO. 27
ZONING COMMISSION
District of Columbia
CASE NO. 07-13
EXHIBIT NO. 27

historic landmark. Materials and colors have also been refined and softened, as shown on the attached drawings.

These enhancements help harmonize the design and at the same time differentiate the academic and residential uses within the project. The Corcoran College of Art and Design will be principally located in the Randall School, thus maintaining the historic educational functions of that building. The color of the red brick used on the landmark is carried over to the metal panel color of the lower floors of the western wing to identify the continuation of educational uses in that portion of the new building.

The remainder of the new construction will be devoted to housing and affordable housing, and is differentiated with a light-colored brick contrasted with glass and metal, and balconies and recessed porches to expand living areas to the outdoors. The overall effect is a cohesive design that complements the historic landmark and creates an inviting residential environment for the new residents.

2. Relocation of Loading Dock.

Another major change to the design is the relocation of the loading dock to the western portion of the H Street elevation. The property owner to the north and community members had expressed concern regarding the location as initially proposed at the eastern end of H Street, which could create potential conflicts with the entrance to the ball fields. Additionally, as originally planned, trucks would need to drive in reverse gear for the entire length of H Street to access the docks. In order to address these potential concerns, the loading area has been shifted to the west, as shown on Sheet A-1 of the drawings. The new configuration allows trucks to drive forward into H Street, and limits the amount of backing in, thus reducing traffic conflicts and enhancing pedestrian and vehicular safety. While loading area provides a berth for a 55-foot truck, significantly, the Corcoran will only need such large trucks five to six times a year to transport art for storage. Given the level of care required for works of art and insurance requirements, these deliveries will be planned well in advance, allowing ample time to coordinate with adjacent property owners, as necessary. The loading facilities will be screened with doors and the walls finished to create a more attractive appearance for the property to the north.

The applicants explored the possibility of relocating the loading facilities to the west façade of the building off former First Street. This option was unworkable for several reasons. The former right-of-way provides angled parking to the adjacent D.C. health clinic, and in order to back out of those spaces, cars must cross over to the portion of the street now owned by the applicants. Loading docks on this side of the building would interfere with that maneuverability. The portion of the right-of-way owned by the applicants is also not wide enough. Other elevations of the building are equally unsuited or incapable of supporting loading facilities. The I Street façade is comprised of the historic Randall School, which cannot be altered. The east façade abuts former Half Street, which is now used as a pedestrian path. Thus, the only suitable location for the loading facilities and parking entrance is along H Street.

3. *Sustainable Design Features.*

The sustainable design features have also been enhanced through the addition of a "green roof." Approximately 6,000 square feet of the lower roof levels will be devoted to green roofs, as shown on Sheet L-4 of the drawings. Portions of the upper roof levels will be treated with reflective materials to reduce heat island effects. The remaining portions of the roofs will be used for mechanical penthouses and residential recreation space, including a rooftop swimming pool and ancillary recreational space. As noted in its May 16th letter to the Zoning Commission, the applicants have retained a LEED consultant to ensure the sustainability of the project design. Based on the consultant's assessment, the PUD will qualify for a minimum of 18 LEED points, but likely more.

4. *Landscaping along H Street.*

The landscaping plan has been revised to eliminate possible planting schemes along the north side of H Street and at the entrance to the Randall Recreation Center. The conjectural illustrations erroneously implied that the applicants intended to reconfigure or otherwise alter pedestrian or vehicular access to the ball fields from H Street. The applicants will not make any such changes. Because that property is owned by the District, and the applicants do not have any authority or agreement with the District to improve this area, the applicants will not be landscaping District-owned property. The plans have been revised to limit the hard- and softscape treatments to property controlled by the applicants.

5. *Updated Traffic Report.*

In response to questions raised by the community and property owner to the north, the applicants have updated their traffic report, a copy of which is submitted separately with this letter. The report now includes actual timing data sheets from the District's Department of Transportation, which were previously unavailable. This additional information provides more accurate information on the level of service at the surrounding intersections, and reflects a slight improvement in the LOS at several key intersections. The study also reflects the relocated loading dock area.

6. *Zoning Flexibility and Commensurate Public Benefits and Amenities*

The proposed project is being developed within the guidelines for PUDs in the C-3-A District and, in fact, will not avail itself of the full otherwise permitted under the guidelines or the Inclusionary Zoning ("IZ") provisions. The PUD guidelines for the C-3-A District permit a density of 4.5 FAR. Here, the applicants will only achieve a density of 4.32 FAR, which is 0.32 FAR over matter-of-right density.

In return for the modest increase of 0.32 FAR, the applicants will provide several outstanding project amenities and public benefits to the City and to the community. First, the applicants will establish a new campus for the Corcoran College of Art and Design and bring exceptional arts education and outreach programs to Southwest Washington. Second, the project provides high-quality residential units, twenty percent of which will be set aside for affordable housing. This amount is two and a half times what the IZ regulations would require, and the

applicants will not avail themselves of the 0.5 bonus density permitted for IZ projects. Third, the PUD includes significant historic preservation through the retention and rehabilitation of the historically significant buildings in the Randall School complex and their sensitive incorporation into the new design. In addition, the applicants will maintain and respect the historic First Street right-of-way on the L'Enfant Plan and forego construction on this portion of private property. Fourth, the project will include a 6,000 square foot green roof and other significant sustainable design features. Finally, the applicants will execute a First Source Employment Agreement with the Department of Employment Services and a Memorandum of Understanding with the Department of Small and Local Business Development in an effort to ensure equitable employment and contracting opportunities for D.C. residents and small and disadvantaged business enterprises.

7. Community Outreach

The applicants have been providing regular updates on the current project to neighbors, community groups and Advisory Neighborhood Commission 6D for the past year. Several formal presentations have been made to the ANC, the Southwest Neighborhood Assembly, and condominium boards and the applicants have received numerous letters of support. A list of community meetings and copies of several support letters are attached hereto. The applicants will continue to meet with the ANC and other community members to keep them apprised of the project and respond to comments and questions.

As a result of those meetings, the Corcoran has developed several educational and arts-related programs that meet the needs and interests of the Southwest Community. The Corcoran is planning to have the following programs available to residents of ANC 6D at the new Randall School facility:

- Undergraduate and graduate programs in fine arts, ceramics, sculpture, woodworking, photography, graphic design and digital media, and printmaking.
- Continuing Education classes for adults and Senior citizens. We will work with the community to determine which subject matters are of most interest to the residents of ANC 6D.
- Camp Creativity – our 8 week summer camp for children ages 5 – 16. Children can attend a one week program or the entire 8 week camp. The Corcoran offers scholarships to children and their families for a week of summer camp. We offered 10 scholarships for our summer 2007 program.
- ArtReach – community art centers for children and teens in three different centers in the District. Currently, the Corcoran works in the Sitar Center, THEARC and the Latin American Youth Center. We will host a similar program at the Randall School.
- The Corcoran is working with the two elementary schools (Amidon and Bowen Elementary School) and Jefferson Junior High. We are establishing our partnerships with the community and we hope to have our Masters in Art Teaching students intern at Jefferson Junior High as early as the Spring 2008.

- Community Arts Festival – the Corcoran has been asked by the ANC to organize and promote a new arts festival that will take place in SW. We hope this event will take place on a yearly basis after the Randall School campus opens in the Fall of 2011.
- Resident Artists at the Randall School – five artists from the Millenium Art Center will be returning to the Randall School once it open. We will also have a permanent student art gallery that is open to all residents of ANC 6D. We will hold student, faculty and local art shows periodically that are free and open to all members of the SW community.
- Outdoor studio and exhibition space – there are two courtyards that are available for our ceramics and sculpture students to use for class and exhibition space. These courtyards are visible to people walking or driving by the facility and residents will be invited to attend student or faculty exhibits that maybe held in the courtyards during the school year.

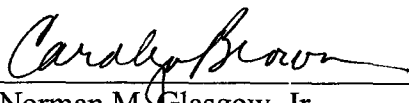
8. Proposed Alternative Scheme Under Study

Two days ago, the applicants met with the Office of Planning to review the proposed changes to the PUD described herein. During that meeting, the OP suggested possible revisions to the design based on feedback from some members of the community. The applicants are presently studying those suggestions and will be soliciting support from the community at large. If the plans are well-received, the applications will submit new architectural drawings to the Zoning Commission not less than ten days in advance of the hearing. The applicants will request a waiver from the section 3013.8 of the Commission's rules to allow the late submission. If the changes are not overwhelming supported by the community, the applicants will not make a new submission and will proceed with the application as submitted.

The applicants looks forward to the opportunity to provide a full presentation to the Zoning Commission on this PUD project and respectfully submits this addition information and documentation for the Zoning Commission's consideration at its September 27, 2007, hearing in this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
 Norman M. Glasgow, Jr.
 Mary Carolyn Brown

cc: Konrad Schlater, DMPED (w/attach., via hand delivery)
 Matt Jesick, OP (w/attach., via hand delivery)
 Christopher Delph, DDOT (w/attach., via hand delivery)
 ANC 6D Commissioners (w/attach. via hand delivery)
 Cynthia Giordano (w/attach. via hand delivery)

Meetings with Southwest Community June-Sept. 2007

<u>Date</u>	<u>Meeting</u>	<u>Location</u>
Monday, June 4	Mr. Goudeaux & Jocelyn File	Amidon Elementary
Monday, June 11	ANC Meeting (Monument & Corcoran)	St. Augustine's Church
Friday, June 15	Ms. Allen & Ms. Hawkins (Corcoran Staff)	Bowen Elementary
Thursday, June 21	Michelle Chevalier, Jocelyn File and Paul DelVecchio	SW Health Center
Thursday, June 26	Charlene Drew Jarvis, Jocelyn File and Christina DePaul	Southeastern University
Thursday, June 26	Tommy Wells (Monument & Corcoran Staff)	The Wilson Building
Wednesday, June 27	Mayor's Agent Hearing (Monument & Corcoran Staff)	Office of Planning
Saturday, June 30	SW Community Meeting (Monument & Corcoran Staff)	Bethel Pentecostal Church
Tuesday, July 17	Jocelyn File and Mr. Goudeaux	Amidon Elementary
Monday, July 23	SW Principals Meeting (Corcoran Staff and SW Principals and Art Teachers)	The Corcoran Gallery of Art
Thursday, July 26	Mr. Denton of St. Peter's Parish & Jocelyn File	SE
Thursday, July 26	David Sobelsohn & Jocelyn File	Southwest Library
Wednesday, August 1	SW Community Meeting (Monument & Corcoran Staff)	Southwest Library
Thursday, August 9	Dr. Clarence Brown & Jocelyn File	Phone Call
Tuesday, August 14	Capitol Park IV Tenant Assoc. w/Paul DelVecchio & Jocelyn File	Capitol Park IV
Wednesday, August 15	ANC/6D Development Committee	
Tuesday, August 21	Rev. Michael Little & Jocelyn File	Friendship Baptist Church
	ANC/6D Development Committee (Monument & Corcoran Staff)	
Thursday, August 23	Father Greg Salomone & Jocelyn File	St. Dominic's Church
Friday, August 24	Educators Meeting with Corcoran staff	The Corcoran Gallery of Art
Tuesday, Sept. 4	Tommy Wells Office (Wells Chief of Staff and Policy Advisor with Corcoran and Monument)	Tommy Well's Office
Wednesday, Sept. 5	Anita Maynard-Losh & Jocelyn File	Arena Stage
Wednesday, Sept. 5	Jennifer Steingasser & OP Staff with Monument & Corcoran	Office of Planning



**Best Western
Capitol Skyline Hotel**

10 "I" Street, S.W.
Washington, D.C. 20024
(202) 488-7500
Fax (202) 488-0790
www.bestwesterncapitol skyline.com
Toll Free Reservations
(800) 468-7500

August 20, 2007

**Zoning Commission for the District of Columbia
441 Fourth Street, Suite 210S
Washington DC 20001**

**Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot
801)**

Dear Members of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

I am the General Manager of the Best Western Capitol Skyline, which is owned by Mera and Don Rubell, who are noted collectors of contemporary art and own the largest private collection of art in Miami, Florida. The Rubells and I are supporters of this new project between the Corcoran Gallery of Art and Monument Realty. The Randall School will be given a new life again as a vibrant arts center for the Southwest community.

Currently, the Randall School is impacting negatively on the business of the Best Western Capitol Skyline Hotel. This property is a vacant building on "I" Street and a blight on the neighborhood due to the homeless people who loiter on the property. Because of the condition of the school, the Best Western Capitol Skyline has lost contracts and tourist dollars. Our guests complain about the unsafe and undesirable nature of this neighborhood based on what they see.

The Corcoran's newly renovated school and residential complex will positively impact the economic situation of the SW Community. An increase of visitors to the SW community made up of student's, their families and "Artists-in-Residence" will increase tourist dollars that have not been previously spent in this neighborhood. We have been in close contact with the Corcoran and are in eager anticipation for the new Randall School project.

Thank you for the opportunity to comment on this application.

Sincerely,

**Dixie Eing
General Manager**

**cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art**



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

Anthony Bowen Elementary School
101 M Street SW
Washington, DC 20024
Ms. Almeta Hawkins, Principal
Phone: (202) 724-4871
Fax: (202) 724-4873

August 20, 2007

Zoning Commission for the District of Columbia
441 Fourth Street, NW
Suite 210S
Washington, DC 2001

Re: Planned Unit Development and Related Map Amendment Application
The Former Randall Junior/Senior High School, 65 I Street S.W. (Square 643-S, Lot 801)

Dear Member of the Commission:

I am writing in support of the Corcoran Gallery of Art project at the Randall Junior High School. In the Fall of 2006, the District of Columbia sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as a new facility for the Corcoran's College of Art + Design along with a residential complex.

The proposed project is one that will have a tremendous benefit not only to the Southwest neighborhood but to the District as a whole. The Corcoran College of Art + Design's programs in graphic design, media arts, ceramics, and woodworking, in addition to their fine arts curriculum will continue, enhance, and revitalize the tradition established by the Cardozo Manual Training School that once stood on this site.

The new arts education campus will provide not only a new home for the Corcoran's educational programs but will work directly with the local public schools in the Southwest. This new addition to the neighborhood will offer many possibilities for collaboration between the Corcoran and the staff at Bowen Elementary School. We have already met with the faculty and staff at the Corcoran, and will continue our dialogue of opportunities that will assist Bowen students, and provide a direct benefit to the surrounding community. Bowen Elementary is looking forward to working with the Corcoran regarding future educational outreach programs.

Thank you for the opportunity to comment on this application.

Sincerely,

Almeta Hawkins
Almeta Hawkins
Principal

cc. Roberta Weiner, ANC 6D
Jocelyn File, Corcoran Gallery of Art