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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
Supplemental Submission to Amend PUD and Map Amendment Applications
to Allow Alternative 10-story Scheme and Rezoning to the C-3-C District

Dear Members of the Commission:

On behalf of the Trustees of the Corcoran Gallery of Art ("Corcoran") and MR Randall Capital LLC, the Applicants in the above-referenced case, we hereby request to amend the Planned Unit Development ("PUD") and Map Amendment applications now pending before the Zoning Commission to allow in the alternative the rezoning of the property to the C-3-C District (in addition to consideration of C-3-A) in order to allow a ten-story scheme. The Applicants request that the Commission consider this request at the September 27, 2007, hearing scheduled for this matter and postpone consideration of the merits of the case to another date. In support of this request, the Applicants provide the following supplemental information.

Background

The Applicants' current proposal requests rezoning of the property from R-4 to the C-3-A District to allow construction of a nine-story building (90 feet in height) behind the historic Randall Junior High School, which will be incorporated into the new building. In order to protect the historic L'Enfant Plan, the Applicants will forego construction on Corcoran's private property in the former 1st Street right-of-way. However, in order to accommodate the necessary square footage to make the project economically viable, the originally filed project includes a projecting wing on the north elevation of the building, containing approximately 55,000 square feet of gross floor area, in what was once H Street. Members of the community requested further

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study of this wing in that it could create potential traffic and pedestrian conflicts with the Randall Recreation Center and the ball fields at the east end of H Street.

At the June 27, 2007, hearing before the Mayor's Agent for Historic Preservation, Ron McBee of Advisory Neighborhood Commission 6D objected to this wing and supported its elimination and the addition of a tenth floor to compensate for square footage that would otherwise be lost. The Applicants expressed a willingness to explore this option, provided the Office of Planning endorsed the additional height.

On September 5, 2007, the Office of Planning ("OP") advised the Applicants that after extensive discussions with the community, it would support rezoning of the site to the C-3-C District to allow the additional floor, as consistent with the Comprehensive Plan and Future Land Use Map for the area. OP advised the Applicants to continue their work with the community to discuss this alternative scheme. The Applicants' architects immediately began redesigning the north wing of the building and developing schematics to present to the community. The Applicants met with representatives of Square 643 LLC, the property owner to the north, and had numerous discussions with members of the ANC and the ANC subcommittee appointed to work on the Randall School project.

On September 10, 2007, the Applicants made its third formal presentation on the project to the full ANC, and discussed OP's recent proposal for a 10th floor. Because there was insufficient time to develop architectural renderings and drawings showing the reconfigured building, the Applicants and the ANC were only able to discuss the new plan conceptually. The Applicant agreed to request postponement of the Zoning Commission hearing for this alternative scheme, and the ANC voted to oppose the current proposal to ensure that the new scheme could be adequately considered at the next ANC meeting.

The Revised Scheme and Rezoning Request

Since last week, the Applicants have been able to prepare preliminary concept drawings of the reconfigured building with a tenth floor. Copies of those drawings are attached. As shown on Sheet A22a, the elimination of the projecting wing on the north elevation of the building enhances the viewshed along H Street toward the ball fields while the additional ten feet of height has no appreciable difference on the surrounding area. The architects are continuing to refine the design details of the north elevation to create an appropriate streetscape for this urban setting and will submit a full set of revised drawings to the Zoning Commission at least 20 days prior to any rescheduled hearing date on these applications.

To achieve the additional height, the Applicants request rezoning of the property to the C-3-C District, which is consistent with the areas to the east and south of the property. Along North Capitol Street, properties are zoned CG/C-3-C, which allows a maximum height of 130 feet as a matter of right under the Capital Gateway Overlay. While the PUD guidelines for the C-3-C District also permit a maximum height of 130 feet, the Randall School site is limited to a height of 110 feet under the Height of Buildings Act of 1910 because I Street is only 90 feet wide. Here, the Applicants are proposing to achieve a height of 100 feet under rezoning to the

C-3-C District, which is an appropriate transition from the greater height along North Capitol to the lower scale buildings to the west along I Street. The revised 100-foot scheme will maintain the medium density of the 90-foot proposal, with approximately 425,000 to 430,000 square feet of gross floor area, or approximately 3.7 FAR, which is below the permitted density for either the C-3-A or C-3-C District.

Conclusion

The Applicants respectfully request favorable consideration of the PUD as currently proposed or, in the alternative, rezoning to the C-3-C District at the Zoning Commission's hearing in this case on September 27, 2007, and a postponement of a hearing on the merits until the next available date. The Applicants further request a waiver from the section 3013.8 of the Commission's rules to accept this amended application less than 20-days prior to the hearing.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Mary Carolyn Brown
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cc: Konrad Schlater, DMPED (w/attach., via hand delivery)
Matt Jesick, OP (w/attach., via hand delivery)
Christopher Delfs, DDOT (w/attach., via hand delivery)
ANC 6D Commissioners (w/attach. via hand delivery)