



Government of the District of Columbia

Office of the Deputy Mayor
for Planning and Economic Development

September 5, 2007

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

Re: Support for the development of 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 application filed on behalf of the Trustees of the Corcoran Gallery of Art and MR Randall Capital seeking approval of a planned unit development project on the site of the Randall Junior High School. The planned unit development that has been proposed will provide for the adaptive reuse of the historic Randall School for use as a museum and school of fine arts, retention of significant portions of the historic Randall School and a new residential development including a substantial amount of affordable housing; two and one half times (2.5x) the amount of affordable housing required for comparable developments under the District's zoning regulations. The Historic Preservation Review Board has already given conceptual design approval for the proposed new construction praising the new design.

In the Fall of 2006, the District of Columbia Government sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped as proposed. 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 households earning no more than 80 percent of the AMI. To fulfill its obligations under the covenant, the Corcoran has selected MR Randall Capital LLC as its development partner.

The proposed project is one that will have a tremendous benefit not only to the neighborhood, but to the District as a whole. The subject building is currently in need of repair and renovation. The Corcoran College of Art and Design's programs in ceramics, woodworking, and metalsmithing, in addition to their fine arts curriculum will continue, and enhance, the tradition established by the Cardozo Manual Training School that once stood on this site. This development will protect, renovate, and restore this landmark property and provide a new home for the Corcoran's educational programs. The inclusion of an arts education campus implements a number of the policies set forth in the Comprehensive Plan's Arts and Culture Element, and the Corcoran's many continuing education programs, such as "After School for All," its elementary school partnership with J.F. Cook Elementary School, and ArtReach—free after-school studio art

and creative writing instruction for D.C. students, will provide a direct benefit to the surrounding community.

The proposal for the Randall School is one of special merit because of: (1) the services and uses provided to the District by the Trustees of the Corcoran Gallery of Art through its College of Art and Design constitute benefits having a high priority for community services; (2) the substantial affordable housing component of the project which constitutes a special feature of land planning; and (3) the substantial preservation proposed for the Randall School.

Thank you for the opportunity to comment on this application.

Sincerely,



Neil O. Albert
Deputy Mayor for Planning and Economic Development

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