

17 September 2007

DC Zoning Commission

10/17/07 01:23:27

DC Zoning Commission
441 4th Street NW
Washington, DC 20001

**Re: Case No. 07-13
Corcoran/Randall School PUD and Map Amendments**

Dear Commissioners:

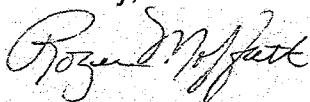
At a duly noticed public meeting on September 10, 2007, ANC 6D, with a quorum being present (a quorum being four of seven Commissioners) voted unanimously (7-0) to support the attached resolution that opposes the application for a PUD and map amendment requested by the Corcoran Gallery and Monument Realty. The resolution also requests that the Zoning Commission postpones the hearing, currently scheduled for September 27th, for at least 30 days.

The Applicant failed to present modifications to its plan to the Commissioners in a timely manner so that the Commission could review them in order to permit an informed vote at the above referenced meeting, the last prior to the scheduled Zoning Commission hearing. The changes in the massing of the building are substantial, involve the addition of a tenth story to one of building, change the traffic patterns on H Street SW, and move the development's loading docks. The ANC was given less than a week to analyze the effects of modifications that have a major impact on the development, and on the community around it.

Further, after several meetings between the Applicant and representatives of the ANC, the Commission has not yet been presented with a benefits package that will serve our community. The residents of Southwest, and the ANC, look forward to having a major arts institution in our midst, but we want it to be one that will serve its neighborhood as well as its students.

We therefore urge you to postpone the hearing so that we have an opportunity to study the Applicant's proposed changes, and we can reach an accommodation on a benefits program that will serve both our community and the Corcoran. We hope that the Zoning Commission will take into account the great weight of ANC 6D's current opposition to this project. Thank you for your consideration.

Sincerely,



Roger Moffatt
Chair

ZONING COMMISSION
District of Columbia

CASE NO. 07-13

ZONING COMMISSION
District of Columbia
EXHIBIT NO. 40
CASE NO. 07-13
EXHIBIT NO. 40

**Motion by
ANC D
regarding Case #07-13
The Corcoran Gallery/Randall School
PUD and Map Amendment**

Whereas, on Tuesday, September 4, 2007, this Advisory Neighborhood Commission first learned of a substantial modification to the proposed PUD in this case—in particular the moving of two loading docks; and

Whereas, on Thursday, September 6, 2007, this Advisory Neighborhood Commission first learned of another possible major modification to the proposed PUD in this case—in particular the elimination of part of the proposed structure on H Street, SW, and the addition of a tenth story to the building, and we have yet to see details of the new design; and

Whereas, on Friday, September 7, 2007, this Advisory Neighborhood Commission first received the Applicant's final transportation impact study; and

Whereas, this Advisory Neighborhood Commission has had less than one week to analyze these substantial design modifications and barely one business day to review the Applicant final transportation impact study; and

Whereas, this Advisory Neighborhood Commission has yet to see a transportation analysis by the DC Department of Transportation; and

Whereas, after nearly four weeks of negotiations, the Applicant and this ANC have yet to arrive at a mutually satisfactory community benefits package; and

Whereas, a 30-day postponement of the Zoning Commission hearing, currently scheduled for September 27, will give this ANC time to gather and analyze the information necessary to hold an educated vote, and will also give the Applicant time to negotiate in good faith with the ANC on an appropriate community benefits package;

THEREORE, BE IT RESOLVED THAT

At this time, ANC 6D opposed approval of Zoning Case No. 07-13, the Corcoran/Randall School PUD and Map Amendment, and urges the Zoning Commission to table consideration of this PUD and map amendment for 30 days.

Approved at a regular business meeting of ANC 6D on September 10, 2007