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October 18, 2007

VIA HAND DELIVERY

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

ZONING COMMISSION
District of Columbia

CASE NO. 07-13
EXHIBIT NO. 45

Re: Zoning Commission Case No. 07-13 – Corcoran/Randall School PUD
Further Supplemental Submission on 10-Story Alternative Scheme

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 submit this supplemental letter in support of the proposed Planned Unit Development ("PUD") for the Randall School site and a related Map Amendment to the C-3-A District or, in the alternative, the C-3-C District.

Design Revisions

At the opening hearing in this case on September 27, 2007, the Zoning Commission continued to express its reservations about the building architecture and its relationship to the historic Randall School. The Commission made clear that the design refinements undertaken thus far were insufficient and that it expected the fenestration and massing to change significantly in order to create a more elegant and less busy backdrop for the school.

The Applicants took these comments to heart and immediately began to assess the scope and timing of such major revisions to the project design. After careful deliberation, the Applicants believe it would benefit greatly from a design dialog with the Commission. The costs associated with redesigning the building are high, and before embarking on a course that may not satisfy the Commission's concerns without jeopardizing our previous approvals from the Historic Preservation Review and the Mayor's Agent, the Applicants respectfully request the opportunity to use a portion of the time allotted for its case on November 8, 2007, to receive additional guidance from the Commission. The remainder of the Applicants' time would be devoted to a

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full presentation of all other aspects of the project, including: the proposed map amendment, compliance with the Comprehensive Plan and other land use issues, the establishment of a new campus for the Corcoran School of Art and Design, the arts and educational programs for the community, the historic preservation benefits associated with the former Randall School, the provision of new market-rate and affordable housing units, sustainable design features of the building, landscape elements, transportation and traffic impact studies, and other project benefits and amenities. The Applicants would then return to the Commission for further hearing on the design of the building.

The attached set of drawings depicts in full the proposed 10-story scheme, and supersedes the sheets provided to the Commission on September 17. The interior layout is now configured and the elevations fully articulated, particularly along H Street where the majority of the design changes occurred. The Applicant proposes to use these drawings for discussion purposes at the November 8th hearing. Also attached is an updated traffic report that includes the truck sweep diagrams for the reconfigured parking and loading areas.

ANC Support

Since the time of the Commission's September hearing on this matter, the Applicants have entered into agreements with Advisory Neighborhood Commission 6D and have received ANC support for the project. The ANC will submit its resolution recommending approval of the project to the Commission separately.

Conclusion

The Applicants look forward to receiving further design guidance from the Commission and presenting its case to the Commission on November 8th.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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

Attachments (2)

cc: Konrad Schlater, DMPED (w/attach., via hand delivery)
Jennifer Steingasser, OP (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)

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bcc: Russell Hines, Monument Realty LLC (w/attach., via hand delivery)
Pam Frentzel-Beyme, Monument Realty LLC (w/attach., via hand delivery)
Jocelyn File, Corcoran Gallery of Art (w/attach., via hand delivery)
Chris Leahy, Corcoran Gallery of Art (w/attach., via hand delivery)
Richard B. Nettler, Arent Fox (w/attach., via hand delivery)
Patrick Burkhardt, Shalom Baranes Associates (w/attach., via hand delivery)
Chris Kabatt, Wells & Associates (w/attach., via overnight mail)

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