

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on February 26, 2007, a copy of the attached Notice of Intent to File a Planned Unit Development ("PUD") and related map amendment was sent by first-class mail, postage prepaid, to the attached list of property owners within 200 feet of the proposed PUD site at Lot 801 in Square 643-S.

By: Mary Carolyn Brown  
Mary Carolyn Brown

# 4473407\_1

**February 26, 2006**

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
District of Columbia Zoning Commission for  
Consolidated Approval of a  
Planned Unit Development and Map Amendment**

The Trustees of the Corcoran Gallery of Art and MR Randall Capital, LLC (the "Applicants"), hereby give notice of their intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application is located at 65 I Street, S.W. (also known as 840 Half Street, S.W.), and consists of Lot 801 in Square 643-S, the city block bounded by I Street on the south, 1st Street on the west, H Street on the north and South Capitol Street on the east, in southwest Washington, D.C. The property is presently improved with the former Randall Junior High School, which is currently under consideration for landmark designation. The PUD site contains approximately 115,724 square feet of land area and is currently zoned R-4.

The Applicants propose to incorporate the historic portions of the existing school building into a new development consisting of residential, educational and arts-related uses. Upon completion, the building will contain approximately 490,880 square feet of gross floor area, which equates to a density of approximately 4.24 floor area ratio (FAR). The height of the building will be 90 feet. The public benefits and amenities of the project include, among other things, a new campus for the Corcoran School of Art and Design and other significant arts-related uses and benefits, approximately 400 to 500 housing units, 20 percent of which will be affordable units, and preservation of the historic Randall School.

In conjunction with the PUD application, the Applicants will request a Zoning Map amendment to convert the existing R-4 land to the C-3-A District. The R-4 District is designated for single-family and row dwellings. The R-4 District permits a maximum height of 40 feet (3 stories) and lot occupancy of 60 percent, with no provision for a maximum FAR. The requested C-3-A District is designated to serve medium-density commercial and residential functions. The PUD guidelines for the C-3-A District permit a maximum height of 90 feet and a maximum density of 4.5 FAR, of which no more than 3.0 FAR can be devoted to commercial uses.

The owner of the project is the Corcoran Gallery of Art; the developer is MR Randall Capital LLC; the architect is Shalom Baranes Associates; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application and map amendment, please contact Norman M. Glasgow, Esq., or Carolyn Brown, Esq., of Holland & Knight LLP at (202) 955-3000.

**LIST OF PROPERTY OWNERS WITHIN 200 FEET OF SITE**

SQUARE/LOT	PREMISE ADDRESS	MAILING ADDRESS
RES 220	DELAWARE AV SW	C/O NATIONAL PARK SERVICE 1100 Ohio Dr., SW, Suite 220 Washington, D.C. 20242
RES 221	SW	C/O NATIONAL PARK SERVICE 1100 Ohio Dr., SW, Suite 220 Washington, D.C. 20242
0645 0816	1ST ST SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0645W 0808	1ST ST SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0073	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0074	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0075	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643E 0072	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0644 0812	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643E 0800	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0644 0810	0820 SOUTH CAPITOL ST SW	C/O DC OFFICE OF PRP MGMT 441 4th St., N.W. Washington, D.C. 20001
0590E 0800	0850 DELAWARE AV SW	C/O DC OFFICE OF PRP MGMT 441 4th St., N.W. Washington, D.C. 20001

0540	2190	0707 DELAWARE AV SW # 114	Christopher McAllister
0540	2191	0707A DELAWARE AV SW # 114	707 Delaware Ave., S.W., #114 Washington, D.C. 20024-4205
0540	2158	0046 G ST SW Unit: 101	Robert E. and Carole D. Bailey 46 G Street, S.W., #101 Washington, D.C. 20024-4301
0540	2159	0044 G ST SW Unit: 102	Jeffrey E. Sachse 44 G St., S.W., #102 Washington, D.C. 20024-4301
0540	2160	0042 G ST SW Unit: 103	Norma Saafir 42 G St., S.W., #103 Washington, D.C. 20024-4301
0540	2161	0040 G ST SW Unit: 104	Mitra P. and Raymond J. Pitts 40 G St., S.W., #104 Washington, D.C. 20024-4301
0540	2162	0038 G ST SW Unit: 105	Allan W. Holland 38 G St., S.W., #105 Washington, D.C. 20024-4301
0540	2187	0701 DELAWARE AV SW # 111	Rosslyn Snowden and Tyrone E Evans 701 Delaware Ave., S.W., #111 Washington, D.C. 20024-4205
0540	2188	0703 DELAWARE AV SW # 112	Isabel Hagbrink 703 Delaware Ave., S.W., #112 Washington, D.C. 20024-4205
0540	2189	0705 DELAWARE AV SW # 113	Dean Strohmeyer, Trustee 705 Delaware Ave., S.W., #113 Washington, D.C. 20024-4205
0645	0074	0060 I ST SW	Bethel Pentecostal Tabernacle Assembly of God 60 I St., S.W. Washington, D.C. 20024-4202
0645	0075	HALF ST SW	Capitol South LP c/o Victor Rosenberg, Esq. 4800 Hampden Lane, Fl. L7 Bethesda, MD 20814-2930
0645W	0022	DELAWARE AV SW	Friendship Baptist Church 900 Delaware Ave., S.W. Washington, D.C. 20024-3630
0646	0802	0010 I ST SW	South Capitol Holdings LLC 311 Lincoln Road, Suite 200 Miami, FL 33139-3150

0643	0830	0734 1ST ST SW	Square 643 LLC 11 D St., S.E. Washington, D.C. 20003-4003
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United States of America  
c/o National Park Service  
1100 Ohio Drive, SW  
Suite 220  
Washington, DC 20242

United States of America  
c/o GSA  
1800 F Street, N.W.  
Suite 6340  
Washington, DC 20405

District of Columbia  
c/o of DC Office of Property Management  
441 4<sup>th</sup> Street, N.W.  
Suite 1100S  
Washington, DC 20001

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707 Delaware Avenue, SW  
Suite 114  
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Carole D. Bailey  
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Washington, DC 20024-4301

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44 G Street, SW  
Washington, DC 20024-4301

Norma Saafir  
42 G Street, SW  
Washington, DC 20024-4301

Mitra P. Pitts  
Raymond J. Pitts, Jr.  
40 G Street, SW  
#104  
Washington, DC 20024-4301

Allan W. Holland  
c/o Unit 115-05  
38 G Street, SW  
Washington, DC 20024-4301

Rosslyn Snowden  
Tyrone E. Evans  
c/o Unit 1116-111  
701 Delaware Avenue, SW  
Washington, DC 20024-4205

Isabel Hagbrink  
703 Delaware Avenue, SW  
Washington, DC 20024-4205

Dean Strohmeyer, Trustee  
705 Delaware Avenue, SW  
Washington, DC 20024-4205

Bethel Pentecostal Tabernacle Assembly of God, Inc  
60 I Street, SW  
Washington, DC 20024-4202

Capitol South LP  
4800 Hampden Lane  
#L17  
Bethesda, MD 20814-2930

Friendship Baptist Church  
900 Delaware Avenue, SW  
Washington, DC 20024-3630

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Miami Beach, FL 33139-3150

Square 643 LLC  
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