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December 21, 2007

VIA HAND DELIVERY

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

Re: ZC Case No. 07-13 – Randall School PUD and Map Amendment
65 I Street, S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

On behalf of the Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC, the applicants in the above-reference case, we submit herewith the following materials, as requested by the Commission:

1. Proposed Findings of Facts and Conclusions of Law;
2. Revised Penthouse Scheme showing 6.5-foot setback from the roof edge at the north elevation; and
3. Updated Community Outreach Chart correcting name of contact.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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

Attachments

cc: Matthew Jesick, OP (w/attach., via hand delivery)
Jennifer Steingasser, OP (w/attach., via hand delivery)
Roberta Weiner, ANC 6D (w/attach. via mail)

ZONING COMMISSION
District of Columbia

07-13
CASE NO. ZONING COMMISSION
District of Columbia
CASE NO.07-13
EXHIBIT NO. 71
EXHIBIT NO.71

D.C. Zoning Commission

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bcc: Pam Frentzel-Beyme, Monument Realty LLC (w/attach., via hand delivery)
Andrew Turczyn, Monument Realty LLC (w/attach., via hand delivery)
Jocelyn File, Corcoran Gallery of Art (w/attach., via hand delivery)
Richard B. Nettler, Robins Kaplan (w/attach., via hand delivery)
Patrick Burkhardt, Shalom Baranes Associates (w/attach. 1 & 3, via hand delivery)
Samantha Shron, Shalom Baranes Associates (w/attach. 1 & 3, via hand delivery)
Chris Kabatt, M.J. Wells & Associates (w/attach. via mail)

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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 07-13
Case No. 07-13

Consolidated Planned Unit Development and Map Amendment
The Former Randall Junior High School – 65 I Street, S.W.
Square 643-S, Lot 801
[Date of Final Action]

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held public hearings on September 27, November 8 and December 6, 2007, to consider an application from the Trustees of the Corcoran Gallery of Art and MR Randall Capital LLC (collectively referred to herein as the "Applicant"), for consolidated review and one-step approval of a planned unit development ("PUD") and related zoning map amendment from R-4 to C-3-C. The Commission considered the application pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearings were conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Zoning Commission hereby **APPROVES** the application.

FINDINGS OF FACT

The Applications, Parties, and Hearings

1. On April 11, 2007, the Applicant filed an application with the Commission for consolidated review and approval of a Planned Unit Development ("PUD") for property consisting of Lot 801 in Square 643-S ("Property"), as well as an amendment of the Zoning Map from the R-4 to the C-3-A District. The Applicant later amended its application, as discussed below, to request rezoning to the C-3-C District. The Subject Property consists of approximately 115,724 square feet of land area and is bounded by I Street on the south, former 1st Street on the west, partially-closed H Street on the north, and former Half Street on the east, in southwest Washington, D.C. The Property is presently improved with the former Randall Junior High School, an historic landmark listed in the D.C. Inventory of Historic Places. The Applicant intends to redevelop the site to establish a new campus for the Corcoran College of Art and Design ("Corcoran") and construct a new multi-family residential building consisting of approximately 440-490 units. Twenty percent of the residences will be designated affordable units.
2. At its public meeting held on May 24, 2007, the Commission voted to schedule a public hearing on the application. The Commission directed the Applicant to restudy the design of the building and its compatibility with the historic Randall School prior to any hearing on the application.
3. On June 25, 2007, the Applicant submitted a pre-hearing statement, along with revised architectural drawings. Consistent with the C-3-A District initially proposed, the new residential building would be constructed to a height of 90 feet with a large wing in the

former H Street right-of-way at the north. As a result of community concern over the use of the former H Street right-of-way for a portion of the rear wing, and at the recommendation of the Office of Planning ("OP"), the Applicant revised the design to eliminate the rear wing. In order to recapture the lost density, the Applicant added one floor to the building, thereby increasing the height to 100 feet. Because the maximum height permitted in the proposed C-3-A District is limited to 90 feet, the Applicant amended its application on September 7, 2007, to seek rezoning, in the alternative, to the C-3-C District, which permits 110 feet.

4. After proper notice, the Commission convened a hearing on September 27, 2007, to consider the applications and the proposed amendment to the C-3-C District in the alternative. The Commission indicated its support for the additional height and rezoning, but continued to express reservations about the overall architectural design. The Commission continued the hearing until November 8, 2007, to allow the Applicant sufficient time to develop the ten-story scheme and restudy the design. The Commission also postponed consideration of party status until that time. The Applicant submitted supplemental plans for the ten-story scheme on October 18, 2007, but with only limited modifications to the overall architectural design. Instead, the Applicant requested the opportunity to engage in a "design dialog" with the Commission so that the architectural issues could be appropriately addressed.
5. On November 8, 2007, the Commission reconvened the hearing. Square 643 Associates, LLC, the property owner to the north across H Street, requested party status in support of the application, with reservations. Because the request was only filed that day, the Commission denied party status as untimely. No other requests for party status were received. Advisory Neighborhood Commission ("ANC") 6D, the ANC within which the Property is located, was an automatic party to the proceeding.
6. The Applicant's architect, Shalom Baranes of Shalom Baranes Associates, presented testimony on the architectural intent and design theory for the proposed PUD. The Commission offered further suggestions on material and color selection, and continued the hearing until December 6, 2007.
7. At the December 6 hearing, the Applicant presented five witnesses in support of its amended plans for the ten-story scheme and rezoning to the C-3-C District: Paul Greenhalgh, Director of the Corcoran; Jocelyn File, Director of Special Projects at the Corcoran; Russell Hines, Vice President of Monument Realty LLC, on behalf of MR Randall Capital LLC; Chris L. Kabatt, a traffic engineer with M.J. Wells and Associates; and Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP. Based upon their professional experience and previous qualifications before the Commission, Mr. Baranes was recognized as an expert in architecture, Mr. Sher an expert in land use, zoning and planning, and Mr. Kabatt as an expert in transportation planning.
8. Square 463 Associates LLC ("Square 463 Associates"), through its counsel, Cynthia Giordano of Arnold & Porter, testified in support of the project but with reservations concerning the parking and loading facilities along H Street that will face Square 463 Associates' proposed PUD, which was approved by the Commission in Case No. 03-30.

Osborne George, of O.R. George and Associates, testified regarding the Applicant's traffic report and raised questions about some of the data and conclusions reached. These issues, however, were fully addressed by the Applicant and DDOT, as discussed in greater detail below.

9. At its meeting on October 15, 2007, which was duly noticed and at which a quorum was present, ANC 6D voted to support the amended applications.
10. The Commission received letters in support of the project from the following: Councilmember Tommy Wells; Neil Albert, Deputy Mayor for Planning and Economic Development; Stephen Richard, Arena Stage; Charlene Drew Jarvis, President of Southeastern University; Dixie Eng, General Manager of Best Western Hotel; John Goudeaux, Principal of Amidon Elementary School; Almeta Hawkins, Principal of Bowen Elementary School; Capitol Park IV Condominium; Pastor Fitzgerald Carter, Bethel Pentecostal Tabernacle Church; George Lentz, President of Capitol Park IV Condominium; and Mark S. Bauernhuber, Southwest resident. There were no parties or persons in opposition to the project.
11. At its public meeting held on December 10, 2007, the Zoning Commission took proposed action by a vote of 5-0-0 to approve with conditions the applications and plans for the ten-story scheme that were submitted to the record and rezoning to the C-3-C District.
12. The applications were referred to the National Capital Planning Commission ("NCPC") for review of any impacts on the federal interest under the Comprehensive Plan. On _____, NCPC recommended that _____.
13. The Zoning Commission took final action to approve the application on _____ by a vote of _____.

The PUD Project

14. The proposed PUD is being developed pursuant to a covenant between the District of Columbia and the Trustees of the Corcoran Gallery of Art. In the Fall of 2006, the District sold the former Randall Junior High School property to the Corcoran in order that it may be redeveloped for use as a museum and school of fine arts, and a new residential development. 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 selected MR Randall Capital LLC as its development partner.
15. The proposed project will integrate the historically significant portions of the existing Randall Junior High School complex into a new development consisting of residential, educational, and arts-related uses. Upon completion, the building will contain approximately 499,843 square feet of gross floor area, which equates to an overall density of approximately 4.32 FAR. Approximately 76,043 square feet of gross floor area will be devoted to

exhibition, studio, and classroom space for the Corcoran College of Art and Design.¹ The College will occupy the renovated Randall Junior High School buildings, as well as additional space on the first three floors of the western wing in the proposed new construction. The residential portion of the development, containing approximately 423,800 square feet of gross floor area, will be located in the remaining portions of the new building. The residential space will be divided into approximately 440-490 condominiums. The development will also include a three-level underground parking garage, which will contain spaces for approximately 390 to 470 vehicles. The new construction in the development will rise to a maximum height of 100 feet, which is below the maximum permitted height of 100 feet allowed under the PUD standards for the C-3-C District.

16. The massing of the new construction is E-shaped in configuration, with the two end-legs connecting to the historic wings of Randall School. The shorter, center-leg will project into an interior courtyard that separates the new construction from the existing building. The massing concept places a majority of the project's density away from the historic building toward the rear of the site. Small, two-story additions are located to either side of the 1927 wings. The sensitive massing of the new construction allows the historic Randall School to continue to appear as a separate building along I Street, S.W., and maintain the character of the existing streetscape. The design was approved in concept by the District's Historic Preservation Review Board.
17. Designed in institutional interpretation of the Georgian Revival style, the historic building is faced with red brick and limestone trim. In order to distinguish the historic building from the new construction, the proposed PUD will be clad primarily in metal and a contrasting brick color which complements the former school, as shown in Scheme B at the December 6, 2007, hearing. Different shades of brick will be blended to render the Project's distinctive massing elements. Painted aluminum window systems will be incorporated throughout. Cast stone or concrete copings, window openings, and horizontal trim will articulate certain floor levels, and other architectural elements will add rich detailing to the facades.
18. The PUD will provide a series of landscaped courtyards along former 1st Street and at the interior of the site. A sculpture courtyard and exhibition garden at the western perimeter will enliven the former 1st Street corridor. An interior courtyard for ceramics and other art displays will animate the interior of the site while also offering passive recreation space for residents of the complex.
19. Parking and loading access is at the rear of the site along H Street, S.W., with a private driveway located in a portion of the former 1st Street right-of-way. The residential portion of the building will have two points of pedestrian access. The primary entrance will be located at the southeast corner of the building on I Street and connect by corridors to a second set of elevators and the main lobby. A second entrance will be located at the northwest corner of the site, leading to the lobby with front-desk service and the main elevators. Pedestrian access around the site will be accommodated through pathways and public sidewalks. Patrons of the Randall Recreation Center will continue to have vehicular and pedestrian

¹ The Corcoran School of Art and Design will occupy a total of approximately 100,000 square feet of space, a portion of which is below grade and does not count toward FAR.

access along H Street. Through an agreement with the city, the Applicant will also grant a perpetual easement over the former H Street right-of-way to continue access across that portion of the property.

Matter-of-Right Development under Existing Zoning.

20. The subject property is located in the R-4 District, which "is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families." 11 DCMR § 330.1. Buildings in the R-4 District may be constructed to a maximum height of 40 feet as a matter of right and may contain no more than three stories. 11 DCMR § 400.1. The Zoning Regulations require a minimum lot area of 1,800 square feet for row dwellings and flats, 3,000 square feet for semi-detached one-family dwellings, and 4,000 square feet for all other structures. 11 DCMR § 401.3. The minimum lot width in the R-4 District for row dwellings, semi-detached dwellings, and detached dwellings are 18 feet, 30 feet, and 40 feet, respectively. 11 DCMR § 401.3. There is no maximum floor-area ratio ("FAR") prescribed for the R-4 District, 11 DCMR § 402.4, and the maximum lot occupancy is sixty percent. 11 DCMR § 403.2. The height, number of stories and lot occupancy limitations within the R-4 District result in an effective density ceiling of 1.8 FAR.
21. Under the PUD guidelines for the R-4 District, buildings may be constructed to a height of 60 feet and a maximum density of 1.0 FAR. 11 DCMR §§ 2405.1, 2405.2. The Commission may increase these ceilings by as much as five percent if "the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of ... [Chapter 24 of the Zoning Regulations]." 11 DCMR § 2405.3.

Matter-of-Right Development under Proposed C-3-C Zoning.

22. The Applicant seeks to have the subject property rezoned from R-4 to C-3-C. The C-3-C District allows "medium-high density development, including office, retail, housing, and mixed-use development." 11 DCMR § 740.8. Buildings in the C-3-C District may be constructed to a maximum height of 90 feet as a matter of right with no limit on the number of stories. 11 DCMR § 770.1. Development in the C-3-C District may have a maximum density of 6.5 FAR. 11 DCMR § 771.2. The maximum lot occupancy in the C-3-C District is 100 percent. 11 DCMR § 772.1.

Proposed Development under the PUD Guidelines for C-3-C

23. Under the PUD guidelines, the maximum allowable height for a building in the C-3-C District is 130 feet. The Height of Buildings Act of 1910, however, limits the maximum permitted height at the Property to 110 feet. Development within the C-3-C District may have a maximum density of 8.0 FAR. 11 DCMR §§ 2405.1, 2405.2.
24. The proposed project falls within the PUD guidelines for the C-3-C District. The overall density of the PUD will be 4.32 FAR, with approximately 0.66 FAR devoted to non-

residential uses and the remaining 3.66 FAR devoted to residential uses. The building will not exceed 100 feet in height.

Development Incentives and Flexibility

25. The Applicant seeks flexibility from the area requirements for loading facilities, penthouse setback and multiple penthouses of varying height, and several non-compliant courts. As permitted under section 2405.8, the Commission may grant such flexibility without the need for special exception approval from the Board of Zoning Adjustment or compliance with the special exception standards that might otherwise apply.

Public Benefits and Amenities

26. The Commission finds that the following benefits and amenities will be created as a result of the FUD:

- a. *Culture, Arts and Education – Corcoran College of Art and Design.* The most significant feature of the proposed PUD is the introduction of the Corcoran College of Art and Design to southwest Washington. Almost 100,000 square feet of space (76,043 square feet of gross floor area) in the proposed development will be occupied by classroom, exhibition, and studio space for the college. This space will allow the school to significantly expand its undergraduate and graduate degree programs, as well as its non-degree art programs for children and adults. The Arts Education Degree Program offer courses and experiential learning opportunities that are explicitly and specifically tailored to the District educational policies. This Master of Arts Teaching program integrates graduate students into the D.C. Public Schools ("DCPS") to expand the arts curriculum of the public school system not otherwise possible while providing valuable teaching experience for Corcoran's M.A. candidates. For example, Corcoran will work with Amidon and Bowen Elementary Schools, and Jefferson Junior High School to integrate art as a teaching tool for math and science. The Master of Arts Students will have their field rotation at Jefferson Junior High School. Numerous other highly successful art programs initiated by the Corcoran, such as ArtReach will operate from this location.
- b. *Housing.* The PUD will result in a significant addition to the District's housing stock and to Southwest Washington in particular, which has had only one new multi-family project completed in the past three decades. The development will contain approximately 440-490 units.
- c. *Affordable Housing.* The project will set aside twenty percent of the residential units for households earning no more than eighty percent of the adjusted mean income ("AMI") for Washington, D.C. The affordable housing component is two and a half times that required under the recently adopted IZ provisions under Chapter 26 of the Zoning Regulations.

- d. *Historic Preservation.* The PUD will also allow the renovation and adaptive reuse of the historic portions of the Randall Junior High School. These structures have fallen into a state of disrepair in recent years and are in danger of losing their historic character. The proposed project contemplates the rehabilitation of these historically significant buildings and their careful integration into the planned development on the site. The renovation of these buildings will significantly improve the appearance of the streetscape and enhance the attractiveness of the surrounding neighborhood. The project also preserves the historic rights-of-way at 1st and H Streets, which are now closed.
- e. *Revenue for the District.* The proposed PUD will create a number of employment opportunities for District residents during both the construction and operations phases of the development. During the construction phase, approximately 425 direct on-site jobs will be created with an aggregate payroll of approximately \$18.5 million. These on-site positions will, in turn, generate 375 additional jobs off site. These indirect jobs will have an aggregate payroll of more than \$13.2 million. The purchase of construction materials and related consumer expenditures during the construction phase of the project will amount to more than \$47 million. These economic impacts will result in approximately \$1.5 million in tax and fee revenues for the District during the construction of the project. When it is completed, the proposed development will provide a total of 128 permanent on-site jobs with an aggregate annual payroll of nearly \$6.5 million. The project is also expected to create 547 indirect jobs with a total annual payroll of approximately \$19 million. The District is expected to collect more than \$6.2 million in additional sales, income, and property taxes as a result of this PUD.
- f. *Sustainable Design Features.* The project features significant sustainable design features, including a "green roof." Approximately 6,000 square feet of the lower roof levels will be devoted to green roofs, while portions of the upper roof levels will be treated with reflective materials to reduce heat island effects. The remaining portions of the roofs will be used for mechanical penthouses and residential recreation space, including a rooftop swimming pool and ancillary recreational space. The Applicant has retained a LEED consultant to ensure the sustainability of the project design. Based on the consultant's assessment, the PUD will qualify for a *minimum* of 18 LEED points.
- g. *First Source Employment Opportunities.* The Applicant will work with the Department of Employment Services ("DOES") to execute a First Source Employment Agreement in order to achieve the goal of utilizing District residents for at least fifty-one percent of the jobs created by the PUD project. The Applicant will use DOES as its first source for recruitment, referral, and placement of new hires for employees whose jobs are created by the PUD.
- h. *Local Business Opportunities.* The Applicant will enter into a Memorandum of Understanding with the D.C. Department of Small and Local Business Development in order to achieve, at a minimum, the goal of thirty-five percent participation by small, local, and disadvantaged businesses in the contracted development costs for the

design, development, construction, maintenance, and security for the project to be created as a result of the PUD. This memorandum contributes significantly to the District's goal of ensuring adequate opportunities for small and local businesses to participate in development projects throughout the city.

- i. *Features of Special Value to the Neighborhood.* In addition to the exemplary project amenities and public benefits, the Applicant has entered into an agreement with ANC 6D to ensure that many of the benefits target ANC residents specifically. To that end, the Corcoran will provide scholarships to ANC 6D students; host an annual arts festival and visual arts project for Southwest; initiate an open-house day for the Corcoran; provide complimentary Corcoran Gallery of Art memberships to five public school teachers; provide Corcoran Gallery tours to area residents; install a permanent art gallery at the Randall School for student faculty and local artists; offer free space for 25 community meetings; install a sculpture in Delaware Avenue circle, if approved by the District's Department of Transportation ('DDOT'); and other similar visual improvement efforts.

Compliance with the Comprehensive Plan

27. The Future Land Use Map designates the subject property for medium density residential uses. The proposed rezoning of the property to C-3-C and residential development is consistent with this designation, with a total residential density of 3.66 FAR and a density of only 0.66 FAR devoted to school uses, which is less than previous school uses on the site.
28. The proposed project is also consistent with the site's designation as a "Neighborhood Conservation Area" on the Generalized Policy Map. The Comprehensive Plan provides that development of Neighborhood Conservation Areas "should be compatible with the existing scale and architectural character of the area." 10 DCMR § 223.5. Compliance with this provision is ensured through design review of the project by the HPRB.
29. The proposed development will likewise be compatible with the land use designation of this site and those of the surrounding area. With the exception of the Randall Recreational Center and Playground to the east, the property in the vicinity of the subject site is designated in the Future Land Use Map for moderate-, medium-, and high-density residential uses, as well as medium- and high-density commercial uses. The proposed project—a mixed-use arts and residential development—will be consistent with the character of this transitional neighborhood.

Compliance with the Citywide Elements of the Comprehensive Plan.

30. *Land Use Element (Chapter 3).* The Comprehensive Plan provides that “[b]ecause the Land Use Element integrates the policies and objectives of all the other District Elements, it should be given greater weight than the other elements as competing policies in different elements are balanced.” 10 DCMR § 300.2. The underlying goal of the Land Use Element is to ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries. 10 DCMR § 302.1. The proposed project will advance this important goal by complying with a number of the policies set forth in the Land Use Element of the Comprehensive Plan.

a. *Policy LU-1.1.5: Urban Mixed Use Neighborhoods:* The proposed PUD The proposed project contemplates the construction of a mixed-use development that will include nearly 100,000 square feet of arts-related space, including cellar areas, and approximately 423,800 square feet of gross floor area devoted to residential use. Twenty percent of the residential units will be set aside for households earning less than eighty percent of AMI. The presence of the Corcoran College of Art and Design and the adjacent residential development will significantly enhance the vitality of the South Capitol Street corridor/Stadium area.

b. *Policy LU-2.1.4: Rehabilitation Before Demolition:* The Applicant intends to retain and rehabilitate the principal building in the Randall Junior High School complex, as well as its east and west wings. The center and west historic buildings will house the Corcoran College of Art and Design and will represent precisely the type of adaptive reuse encouraged by Policy LU-2.1.4.

c. *Policy LU-2.1.12: Reuse of Public Buildings:* The District of Columbia sold the Randall Junior High School property to the Corcoran Gallery of Art after determining that the property was no longer needed for any public use. The proposed use of the existing buildings as a center devoted to arts education will be compatible with the property's surroundings and will not adversely affect the Near Southwest community. Similarly, the residential portion of the development will have no adverse effects on the surrounding neighborhood. Indeed, the proposed development will help create the critical mass of residential uses that will be necessary to ensure the economic health of this rapidly changing area.

31. *Housing Element (Chapter 5).* The proposed project will help achieve the District's housing goal to develop and maintain a safe, decent, and affordable supply of housing for all current and future residents.

a. *Policy H-1.1.1: Private Sector Support:* The proposed development will include approximately 423,800 square feet of gross floor area devoted to residential uses. As

noted above, the Applicant intends to reserve twenty percent of the residential units in the development for households earning nor more than eighty percent of AMI. The proposed project will further the District's policy of leveraging private development to create affordable housing within the city.

b. *Policy H-1.1.4: Mixed Use Development:* The proposed development will contain both residential and *arts*-related uses. The subject site is located only one block away from South Capitol Street and is within walking distance of four Metrorail stations on three separate lines. The project will represent precisely the type of mixed-use development that Policy H-1.1.4 is designed to encourage.

c. *Policy H-1.1.5: Housing Quality:* The Declaration of Covenants executed by the Corcoran Gallery of *Art and the District of Columbia* specifically requires that the *affordable units in any development* on the Randall Junior High School property be indistinguishable from the market-rate units in the project. As a result, the project will comply with Policy H-1.1.5 of the Housing Element.

d. *Policy H-1.2.5: Workforce Housing:* Twenty percent of the residential units in the proposed *development* will be reserved for families who earn less than eighty percent of AMI. These units will be priced at a level that is affordable for nurses, teachers, and members of the other occupational categories listed in Policy H-1.2.5. Thus, this project more than meets the standards set forth in Chapter 26 of the Zoning Regulations.

32. *Economic Development Element (Chapter 7).* The proposed project will strengthen the District's economy by accommodating future job growth, fostering the success of small businesses, revitalizing neighborhood commercial centers, improving resident job skills, and helping a greater number of District residents find and keep jobs in the Washington regional economy. In addition to creating new jobs and tax revenues for the District, the Randall School redevelopment project will also advance the Comprehensive Plan's specific policy for economic development and institutional growth.

33. *Policy ED-2.4.1: Institutional Growth:* The Corcoran College of Art and Design has a current enrollment of 350 undergraduate and 150 graduate students and intends to double that figure over the next five years. Additionally, the College presently employs approximately 196 faculty and 44 staff and those number would increase to a total of 365 faculty and 80 staff at the Randall School site. The proposed expansion of the College's undergraduate and graduate programs is expected to result in a corresponding increase in employment opportunities for District residents.

34. *Urban Design Element (Chapter 9).* The presence of the school and design of the project will enhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces. The Applicant has gone to great lengths to integrate the new residential portion of the development with the historic fabric

of the Randall School complex. Additionally, the project respects the integrity of the L'Enfant street plan and thus complies with the Urban Design Element's policy of reinforcing the L'Enfant and McMillan Plans.

35. *Policy UD-1.1.2: Reinforcing the L'Enfant and McMillan Plans:* The western edge of the subject property includes a portion of 1st Street, S.W. that was closed in connection with the southwest urban renewal plans of the 1950s. Although this area is no longer used as a public street, the Applicant has agreed to forego development on this portion of the site to maintain the integrity of the original L'Enfant street plan. Similarly, the Applicant will forego construction in the former H Street right-of-way and grant an easement to the city to ensure continued access to the Randall Recreation Center to the east.
36. Historic *Preservation Element (Chapter 10)*. The sensitive treatment of the historically significant portions of the Randall School complex, and the integration of the new residential building into the historic fabric of the existing structures, will significantly advance the goal described above. In addition, the proposed project will further a number of the specific policies outlined in the Historic Preservation Element of the Comprehensive Plan.
 - a. *Policy HP-1.3.1: Designation of Historic Properties:* On its own initiative, the Applicant filed a landmark application with the HPRB for the Randall Junior High School site to ensure retention and rehabilitation of its most significant original building and its east and west wings. Landmark status was granted on March 22, 2007. Although landmark designation significantly affects the site's development potential, the Applicant believes that these structures are historically significant and should be preserved.
 - b. *Policy HP-2.3.1: The Plan of the City of Washington:* The Plan of the City of Washington will be protected through the Applicant's commitment not to construct any improvements on its property at the closed portion of 1st Street and H Street, S.W. The current design of the project will further the objectives of Policy HP-2.3.1 by preserving the historic pattern of streets established by the L'Enfant Plan.
 - c. *Policy HP-2.4.1: Rehabilitation of Historic Structures:* The proposed development will be subject to review by the HPRB, the Mayor's Agent for Historic Preservation and the Zoning Commission. These proceedings will involve precisely the type of extensive design review contemplated by Policy HP-2.4.1. Because the Randall Junior High School building and its wings have been designated as landmarks, moreover, any future attempts to demolish or alter these structures will require further review by the Historic Preservation Review Board.
 - d. *Policy HP-2.4.2: Adaptation of Historic Properties for Current Use:* Although the Randall Junior High School will no longer be used by the D.C. Public Schools, it will still be devoted to an educational use. The Corcoran College of Art and Design has a current enrollment of 500 undergraduate and graduate students and provides non-

degree art classes to more than 3,000 children and adults each year. The proposed change in use is fully consistent with the objectives of Policy HP-2.4.2.

- e. *Policy HP-3.2.1: Preservation and Community Development:* In its current state, the Randall Junior High School actually detracts from the character of the surrounding neighborhood. The rehabilitation and adaptive reuse of these historic structures will provide an attractive physical environment for the students of the Corcoran College of Art and Design. In addition, the renovation of these deteriorating buildings will improve the overall appearance of the streetscape and help stimulate additional private investment in the surrounding area.
- 37. *Community Services and Facilities Element (Chapter 11):* The Community Services and Facilities Element of the Comprehensive Plan is designed to provide high-quality, accessible, efficiently managed, and properly funded community facilities to support the efficient delivery of municipal services, protect public health and safety, and enhance the well-being of current and future District residents. In support of that objective, the Community Services and Facilities Element includes a policy addressing the disposition of public properties that have become—like the Randall Junior High School—functionally obsolete.
- 38. *Policy CSF-1.1.4: Addressing Facilities That Are Functionally Obsolete:* At the time of its sale to the Corcoran Gallery of Art, the Randall Junior High School had become a serious drain on public resources. The District's decision to sell the property was based on its determination that the existing structures could not be rehabilitated in a cost-effective manner for any public use. The redevelopment of the property by a private third party, on the other hand, will benefit the District in two ways. First, the District is entitled to fifty percent of the proceeds on any subsequent sale of development rights on the property. Second, the transfer of this site to private ownership will result in a significant increase in property tax receipts. In short, the sale of this property will provide a substantial economic benefit for the District.
- 39. *Arts and Culture Element (Chapter 14):* The Arts and Culture Element of the Comprehensive Plan reflects the District's longstanding commitment to the development and retention of arts and other cultural uses in the city, particularly in areas where such uses are underrepresented. The proposed project, which will include approximately 100,000 square feet devoted to arts-related uses, is consistent with this general goal and will further a number of the specific policies enunciated in the Arts and Culture Element.
 - a. *Policy AC-1.1.2: Development of New Cultural Facilities:* The proposed project will include almost 100,000 square feet of exhibition, studio, and classroom space for the students of the Corcoran College of Art and Design. Approval of this PUD application will further Policy AC-1.1.2 by allowing the development of an important new cultural facility in the Near Southwest neighborhood.
 - b. *Policy AC-1.1.3: Distribution of Facilities:* There is currently a dearth of arts and cultural facilities along the South Capitol Street corridor. The proposed PUD will

help correct this imbalance in the geographic distribution of the District's cultural resources.

- c. *Policy AC-4.4.1: Arts Education Programs:* In addition to its undergraduate and graduate programs of study, the Corcoran College of Art and Design offers art classes to more than 3,000 children and adults each year. The proposed development will further the objectives of Policy AC-4.4.1 by allowing the school to significantly expand these programs.

40. *Compliance with the Lower Anacostia Waterfront / Near Southeast Area Element.* In addition to the citywide elements, the Comprehensive Plan includes ten geographically based "area elements." The subject property is located within the Lower Anacostia/Near Southeast area. The proposed project is consistent with the objectives and policies of the Lower Anacostia / Near Southeast Area Element, and in particular Policy AW-2.2.1, the South Capitol Street Urban Boulevard. The project will provide an appropriate mix of residential and arts-related uses in close proximity to South Capitol Street. The introduction of an arts college and new condominiums in this area will help achieve the District's goal of creating a vibrant urban neighborhood along this important corridor.

Office of Planning Report

41. By reports dated September 17 and October 29, the Office of Planning ("OP") recommended approval of the PUD application subject to (i) redesign of the large mechanical penthouse so that it does not constitute a parapet; (ii) provision of a rooftop mechanical plan, and (iii) a description of the affordable units within the building. In response, the Applicant set back the penthouse from the north wall of the building a distance of 4 feet. That setback was later increased to 6 feet, 6 inches to comply with the requirements of the Height of Buildings Act ("Height Act"). The Applicant also provided the rooftop mechanical plan and a plan showing the location of the affordable units. OP found, and the Commission concurs, that the proposed PUD is not inconsistent with the Comprehensive Plan. The Plan calls for medium density residential uses in this area and the proposed 4.32 FAR is consistent with that designation.

DDOT Report

42. DDOT submitted a memorandum dated November 7, 2007, in support of the PUD. DDOT indicated that the Applicant had worked extensively with the agency to make modifications to the building design and the Traffic Impact Study to address DDOT's concerns. In particular, the Applicant's redesign of the north elevation allowed for better spacing of the school and residential loading docks, and aligned the building's garage access with the garage entrance to the proposed PUD across the street to the north. According to DDOT, these arrangements allow for better sight lines, and alleviate many of the potential vehicle-to-vehicle and vehicle-to-pedestrian conflict points.

43. DDOT also supported the Applicant's commitment to limit the size of trucks accessing the site to 40 feet in length to ensure appropriate turning maneuverability at the Delaware

Avenue Circle. As a result of this limitation on truck size, DDOT supported the Applicant's request to reduce the size of the loading berth from the required 55-foot length to 40 feet.

44. In order to ensure pedestrian safety and neighborhood access to the Randall Recreation Center, DDOT recommended that the Applicant convey to the District of Columbia a permanent public easement over the Applicant's private property in the former right-of-way. The easement would protect the city's ability to construct a road, sidewalk, trail or other necessary transportation facility to the recreation center. The Applicant agreed to provide the recommended easement.
45. DDOT also supported the Applicant's *Randall School Transportation Management Plan* and recommended that the transportation demand management measures included in the plan be incorporated into the Commission's PUD order.
46. Notwithstanding the DDOT report, Square 463 Associates presented testimony questioning the Applicant's Traffic Impact Study and the failure to adequately study relocation of the loading docks and garage entrance to former 1st Street. Square 463 Associates submitted its own traffic analysis, prepared by O.R. George & Associates, to support its views. Its traffic report, however, was prepared before the Applicant modified its transportation study in response to issues raised by both DDOT and Square 463 Associates and had been reviewed by DDOT before DDOT submitted its memorandum in support of the Application. Thus, most of Square 463 Associates' objections were no longer relevant.
47. The only remaining issue was whether relocation of the service access points to 1st Street had been explored sufficiently. While Square 463 Associates is concerned about its proposed building facing the service wing of this PUD, the evidence of record, including the record in Z.C. Case No. 03-30, indicates that greatest truck-loading impacts may be generated by Square 463 Associates itself. Square 463 Associates' project was not required to provide loading facilities, so that any moving van for the building residents will load and unload from the street. In order to minimize any adverse impacts on the Square 463 Associates' project, the Applicant has agreed to provide additional landscaping and design treatment to the north elevation to make it more pedestrian friendly.
48. With respect to studying loading from former 1st Street, the Commission notes that the Applicant owns only 45 feet of the 90-foot former right-of-way. The western half is owned by the District of Columbia and used for parking for the adjacent clinic. The clinic has objected to loading facilities at former 1st Street because they would conflict with the existing parking spaces, and both DDOT and the staff of the Historic Preservation Office of the Office of Planning opposed such a use of 1st Street. The Commission credits the recommendations of DDOT that the loading facilities can be adequately and safely located along H Street. It finds that additional landscaping, agreed to by the Applicant, will further lessen any adverse impacts that the Square 463 Associates' PUD may experience.

Office of the Deputy Mayor

49. Konrad Schlater represented the Deputy Mayor's Office for Planning and Economic Development and spoke in strong support of the project. He described the city's long history with this parcel and its vision to create an artistic and cultural center in the former Randall Junior High School for local artists, residents and children, and a new residential development on the site with both market-rate and affordable units. He testified that the project is fully consistent with the Comprehensive Plan and the Mayor's goals for the city. He noted that the public benefits – the arts and housing, in particular – are exceptional and rarely seen on this scale, and that the project will provide approximately 80-90 affordable units alone.

ANC Report

50. ANC 6D submitted a letter dated October 16, 2007 in support of the application. The ANC noted that the Applicant had substantially improved the massing and design of the project during the numerous public review processes, and that its benefits package would significantly enhance the quality of the SW community. They noted that the Applicants had relocated the loading docks along H Street and agreed to limit this size of delivery trucks to no more than 40 feet, thereby improving vehicular and pedestrian safety. The ANC also supported the project's provision of educational scholarships for Southwest residents, classes and gallery tours for the local community, training for local art teachers and art programs for area public schools. The ANC urged the Zoning Commission to approve the Applicant's PUD and map amendment applications.

Height Act Issues

51. Under the Height of Buildings Act of 1910 ("Height Act"), a penthouse may be erected to a greater height than otherwise permitted, provided it is set back from the exterior wall a distance equal to its height above the adjacent roof. D.C. Code § 6-601.05 (h). The proposed PUD will be constructed to a height of 100 feet, while the Height Act permits a height of 110 feet. The penthouse is 16 feet, 6 inches in height, for an overall total height for the project of 116 feet, 6 inches. Thus, 6 feet, 6 inches of the penthouse exceed the maximum permitted height under the Height Act and must be set back 6 feet, 6 inches. The Applicant submitted modified plans that now comply with the required setback provisions of the Height Act.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. 11 DCMR § 2400.1. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience." 11 DCMR § 2400.2.

2. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards which may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking and loading, or for yards and courts. The Zoning Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
3. Development of the property included in this application carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well-planned developments which will offer a project with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
4. The PUD meets the minimum area requirements of § 2401.1 of the Zoning Regulations.
5. The PUD, as approved by the Commission, complies with the applicable height, bulk and density standards of the Zoning Regulations. The residential and academic uses for this project are appropriate for the PUD Site. The impact of the project on the surrounding area is not unacceptable. Accordingly, the project should be approved.
6. The application can be approved with conditions to ensure that any potential adverse effects on the surrounding area from the development will be mitigated.
7. The Applicant's request for flexibility from the Zoning Regulations is consistent with the Comprehensive Plan. Moreover, the project benefits and amenities are reasonable trade-offs for the requested development flexibility.
8. Approval of this PUD and map amendment is appropriate because the proposed development is consistent with the present character of the area, and is not inconsistent with the Comprehensive Plan. In addition, the proposed development will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
9. The Commission is required under section 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2001)), to give great weight to OP recommendations. The Commission carefully considered the OP report and, as explained in this decision, finds its recommendation to grant the applications with certain conditions persuasive.
10. The Commission is required under D.C. Code Ann. § 1-309.10(d)(3)(A) (2001) to give great weight to the issues and concerns raised in the written report of the affected Commission. The Commission has carefully considered the ANC's recommendation for approval and concurs in its recommendation.

11. The application for a PUD is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the Application for consolidated review and approval of a planned unit development ("PUD") and an application to amend the Zoning Map from the R-4 to the C-3-C District for the Property, subject to the following guidelines, conditions and standards:

1. The PUD shall be developed substantially in accordance with the plans prepared by Shalom Baranes Architects, dated October 19, 2007, marked as Exhibit 47 in the record (the "Plans"), and supplemented by drawings submitted December 6, 2007 and _____, marked as Exhibits ___ and ___ in the record, respectively; as modified by the guidelines, conditions and standards herein.
2. The PUD shall be a mixed-use residential and academic development, as shown on the approved Plans. The PUD shall have a maximum FAR of 4.32 and a combined gross floor area of no more than 499,843 square feet. Approximately 100,000 square feet of space (76,043 square feet of gross floor area) shall be devoted to the Corcoran College of Art and Design. The PUD shall occupy no more than 65% of Lot 831.
3. The PUD shall retain, rehabilitation and adaptively reuse the original building and two flanking wings of the historic former Randall Junior High School, which front on I Street, consistent with the recommendations of the D.C. Historic Preservation Review Board.
4. The project shall contain approximately 440-490 dwelling units. The Applicant shall be permitted to adjust the layout and configuration of the units.
5. The maximum height of the building shall not exceed 100 feet. Beginning at the 110-foot level, the penthouse shall be set back from the roof edge a distance equal to its height.
6. The color and type of exterior materials shall include brick masonry, aluminum window mullions and an exterior metal panel system as shown in "Scheme B" presented by the Applicant to the Zoning Commission at its December 6, 2007, hearing.
7. Twenty percent of the residential units shall be devoted for use by individuals earning no more than eighty percent of the Area Median Income (AMI) for the Washington, D.C. metropolitan area. The remaining units may be offered at prevailing market rates. These affordable units shall not be isolated in one location in the building but shall be interspersed with the market-rate housing.
8. The Applicant shall offer affordable units to eligible households pursuant to the eligibility, selection and enforcement provisions to be established under the Inclusionary Zoning ("IZ") process. Where there is any conflict between this PUD order and the IZ

provisions, this PUD order shall govern. In the event the IZ provisions on eligibility, selection and enforcement for affordable units are not in effect at the time the units in this PUD are offered for purchase or sale, the Applicant and OP shall develop alternative provisions and shall file a copy of the alternative plan with the Office of Zoning and the Zoning Administrator.

9. The project shall include a minimum of 393 off-street parking spaces, of which 60 shall be set-aside for use by the Corcoran College of Art and Design.
10. The Applicant shall institute a Transportation Management Plan to include the following:
 - a. The Corcoran College of Art and Design ("Corcoran") shall provide 50 bicycle spaces for students and faculty located on the top level of the parking garage near an entrance/exit. A shower for the cyclists will be provided. The residential component will provide approximately one bicycle storage space for every three units. Additional storage facilities will also be available for purchase. Temporary bicycle parking, consisting of three to five "U racks," will be provided on the street near building entrances.
 - b. The Corcoran shall provide shuttle service for students and faculty, and one to two parking spaces shall be reserved for this service. This service will also be offered to the public. The shuttle route and frequency of the shuttle service shall be determined by the Corcoran based on the needs of its student and faculty.
 - c. The Corcoran and MR Randall Capital LLC shall reserve two parking spaces on the Property for a car-sharing service, to be located in area that has unrestricted access, such as the former First Street right-of-way.
 - d. The Corcoran shall provide a computer lab and printing station for students and administration. The residential building will include a business center that will provide residents access to a copier, fax machine, and Internet service.
 - e. The Corcoran shall post on its website information regarding alternative transportation choices and provide "hotlinks" to CommuterConnections.com and goDCgo.com. The Corcoran will incorporate transit information in the new employee and student orientation information. For the residential building, transit information will be provided to new residents upon move-in.
 - f. To encourage use of public transportation, the Applicant shall provide a SmartTrip card with a value of \$20 to the first owner of each condominium unit, or to the first tenant of each residential unit who signs a one-year lease.
11. The Applicant and the District of Columbia shall enter into an easement agreement whereby the Applicant provides access over its private property in the former H Street right-of-way to the city.

12. The PUD shall devote approximately 6,000 square feet of space on the lower roof level to a "Green Roof" and portions of the upper roof levels will be treated with reflective materials to reduced heat island effects, as shown on Drawing L-4 of the approved plans marked as Exhibit 47 in the record. The Applicant shall include landscaping, streetscape, and open-space treatment for the project as shown on the Plans. Landscaping in the public space on the surrounding public streets shall be in accordance with the Plans, as approved by the Public Space Division of DDOT.
13. Prior to issuance of a building permit, the Applicant shall execute a Memorandum of Understanding with the Department of Small and Local Business Development and submit a copy to the Office of Zoning. The Memorandum of Understanding shall commit the Applicant to achieve, at a minimum, the goal of 35 percent participation by local, small, and disadvantaged businesses in the contracted development costs in connection with the design, development, construction, maintenance and security for the property to be created as a result of the PUD.
14. The Applicants and its general contractor shall execute a First Source Employment Agreement with the Department of Employment Services in order to achieve the goal of utilizing D.C. residents for at least 51 percent of the jobs created by the PUD. The Applicant shall give residents from the Southwest community special consideration for employment.
15. No building permit shall be issued for this PUD until the Applicant has submitted to the Zoning Division of the Department of Consumer and Regulatory Affairs (DCRA) evidence demonstrating that the Applicant has purchased, or provided the funding to purchase, the items identified in the community amenities package, marked as Exhibit _____ in the record.
16. The Applicant shall have flexibility with the design of the PUD in the following areas:
 - a. To vary the location and design of all interior components, including the distribution of the residential and academic uses, partitions, structural slabs, doors, hallways, columns, stairways, atrium and mechanical rooms, elevators, escalators, and toilet rooms, provided that the variations do not materially change the exterior configuration of the building;
 - b. To make refinements to exterior materials, details and dimensions, including belt courses, sills, bases, cornices, railings, roof, skylights, architectural embellishments and trim, or any other minor changes to comply with the District of Columbia Code or that are otherwise necessary to obtain a final building permit or any other applicable approvals; and
 - c. To make refinements to the garage configuration, including layout, number of parking spaces, and/or other elements, as long as the number of parking spaces does not decrease below the minimum number specified.

17. No building permit shall be issued for this PUD until the Applicant have recorded a covenant in the land records of the District of Columbia, between the owners and the District of Columbia, that is satisfactory to the Office of the Attorney General and DCRA. Such covenant shall bind the Applicant and all successors in title to construct on and use this property in accordance with this Order or amendment thereof by the Zoning Commission.
18. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the Applicant has filed a copy of the covenant with the records of the Zoning Commission.
19. The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, an application must be filed for a building permit as specified in 11 DCMR § 2409.1. Construction shall begin within three years of the effective date of this Order.
20. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., ("Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

On December 10, 2007, the Zoning Commission approved the application by a vote of 5-0 (_____).

The Order was adopted by the Zoning Commission at its public meeting on _____, by a vote of ___ (_____).

In accordance with the provisions of 11 DCMR § 3028, this order shall become final and effective upon publication in the *D.C. Register*; that is on _____.

ANTHONY J. HOOD
Chairman,
Zoning Commission

JERRILY R. KRESS, FAIA
Director
Office of Zoning

Community Outreach

Corcoran signed contract w/Monument Realty	August 29, 2006
ANC 6D Chair – A. Litsky	Sept 15, 2006 and afterwards
ANC 6D Secretary – R. Weiner	Sept 15, 2006 and afterwards
SWNA President – M. Maceda	September 2006 and afterwards
Bethel Tabernacle Church	September 2006 and afterwards
ANC Commissioner –D. Sobelsohn	October 2006 and afterwards
Closed on Randall School w/D.C. Govt.	November 28, 2006
Oak Hill Realty	January 2007 and afterwards
ANC 6D – 1st Presentation for HPRB	March 12, 2007
Arena Stage	April 10
Southwest Neighborhood Assembly	April 23
Meeting with Councilmember's – Wells, Brown, Gray, Schwartz and Evans	March - June 2007
Amidon Elementary School	June 4 and current
ANC 6D Presentations – 2nd	June 11 – Mayor's Agent
Bowen Elementary School	June 15
Economic Roundtable	June 16
Westminster Presbyterian Church	June 16
Jefferson Junior High	June 19
SW Health Clinic	June 21
Southeastern University	June 26

Community Outreach cont.

Mayor's Agent Hearing	June 27, 2007
1st Community Outreach Meeting at Bethel Pentecostal Church	June 30, 2007
SW School Principal's Meeting at Corcoran	July 23, 2007
Meeting with local resident Don Denton	July 26, 2007
Meeting with D. Sobelsohn	July 26, 2007
2nd Community Outreach Meeting at SW Library	August 1, 2007
Meeting with Board of Capitol Park IV	August 14, 2007
Meeting with ANC Development Committee	August 15, 2007
Meeting with Rev. Little of Friendship Baptist Church	August 21, 2007
2nd Meeting with ANC Development Committee	August 21, 2007
Meeting with Fr. Salmone at St. Dominic's Church	August 23, 2007
Meeting with Councilmember Wells about Randall	Sept. 4, 2007
Meeting with Arena Stage –Director of Community Engagement	September 5, 2007
Meeting with the Office of Planning	September 5, 2007
ANC 6D Presentation	September 10, 2007
Meeting with SW Principals and Art Teachers at Amidon Elementary School	September 20, 2007
SW Health Center Meeting	September 25, 2007
Zoning Commission	September 27, 2007
Meeting with Steve Tanner	September 28, 2007

Community Outreach cont.

Meeting with Mark Planisek –Randall School Artist	October 4, 2007
Meeting with Councilmember Wells and ANC 6D to confirm Community Benefits Package	October 5, 2007
Meeting with Mr. Christnesen of the Washington Nationals/Lerner Corporation	October 8, 2007
ANC Presentation for the Randall School PUD	October 15, 2007
Meeting at Amidon Elementary with Corcoran Education – Dr. Annie Storr	October 15, 2007
SWNA Presentation for the Randall School PUD	October 22, 2007
Historic Preservation Review Board Hearing	October 25, 2007
Corcoran Education and Arena Stage Meeting	November 2, 2007
Amidon Elementary School Career Education talks by Corcoran Staff	November 16, 2007



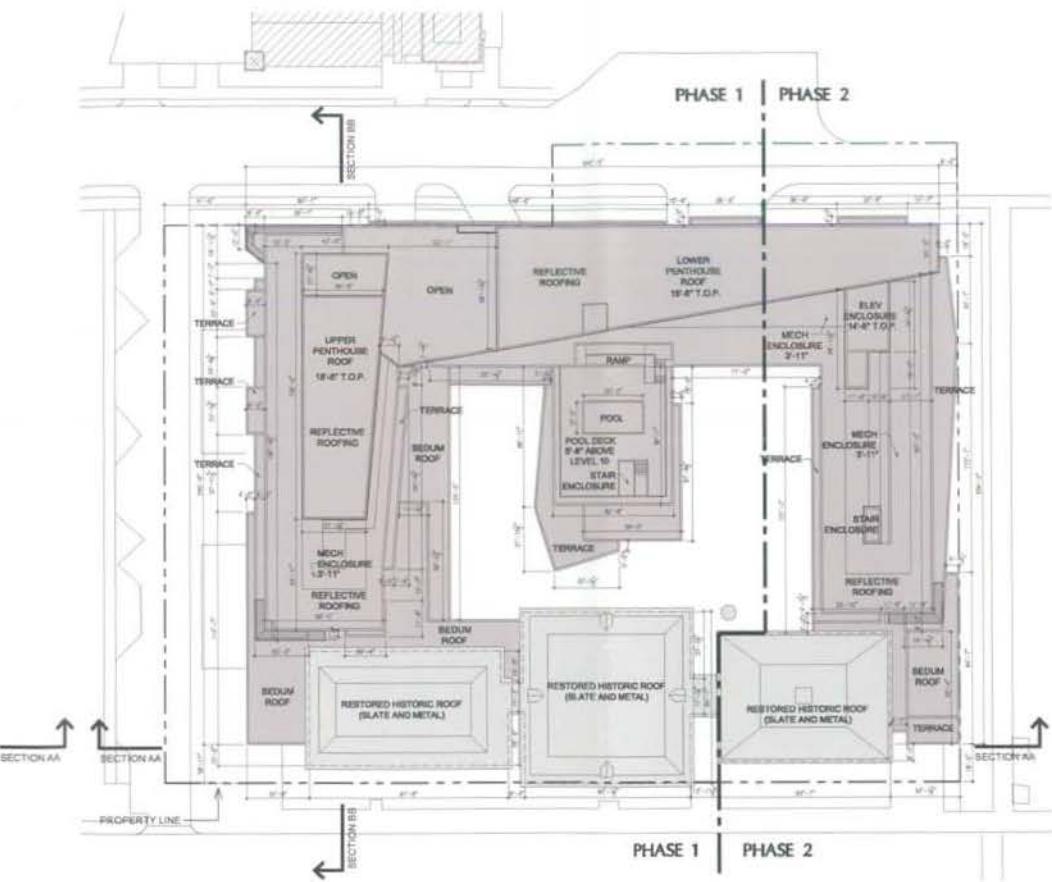
PENTHOUSE PLAN
OCTOBER 19, 2007 SCHEME

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | October 19, 2007 | ©2007 Shalom Baranes Associates, PC



ROOF PLAN
OCTOBER 19, 2007 SCHEME



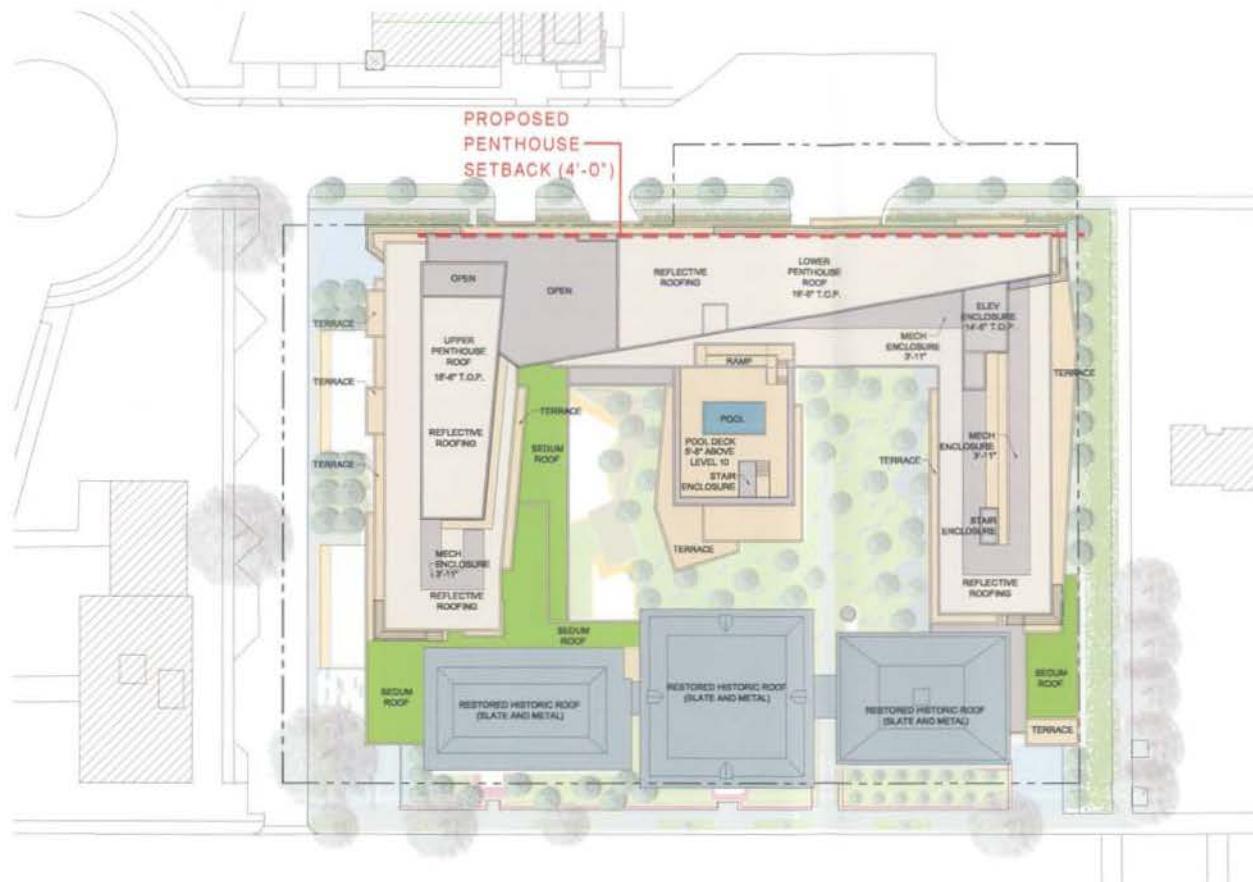
PUD SUBMISSION - REVISED

shalom baranes associates

architects

PENTHOUSE & ROOF PLANS

A5



SEDUM - FOUR TYPES

DECEMBER 6, 2007 SCHEME

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | December 5, 2007 | ©2007 Bryan Research Associates, Inc.

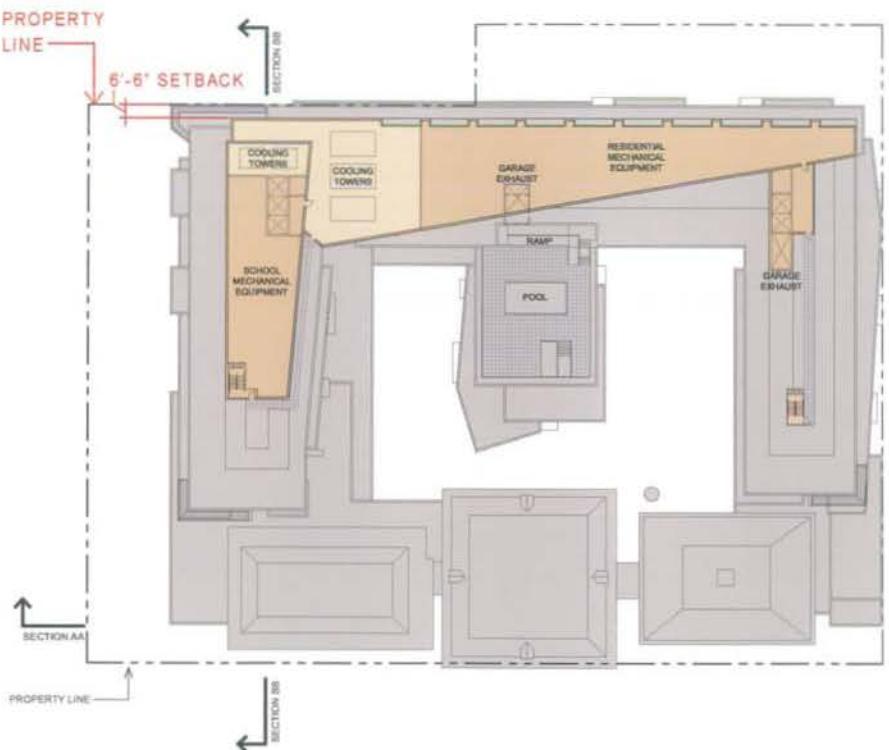
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PUD SUBMISSION - REVISED

OCULUS | shalom baranes associates

LANDSCAPE PLAN ROOF

architects



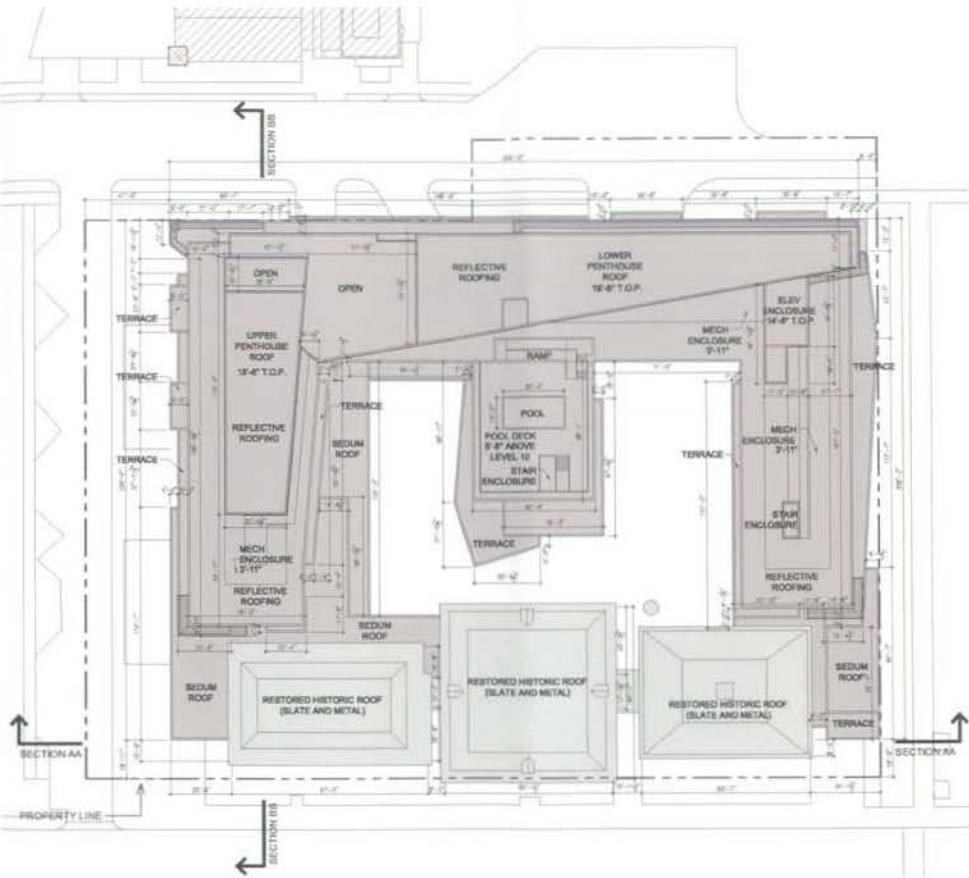
PENTHOUSE PLAN (REVISED)

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | December 18, 2007 | shalom baranes associates, P.C.



ROOF PLAN (REVISED)



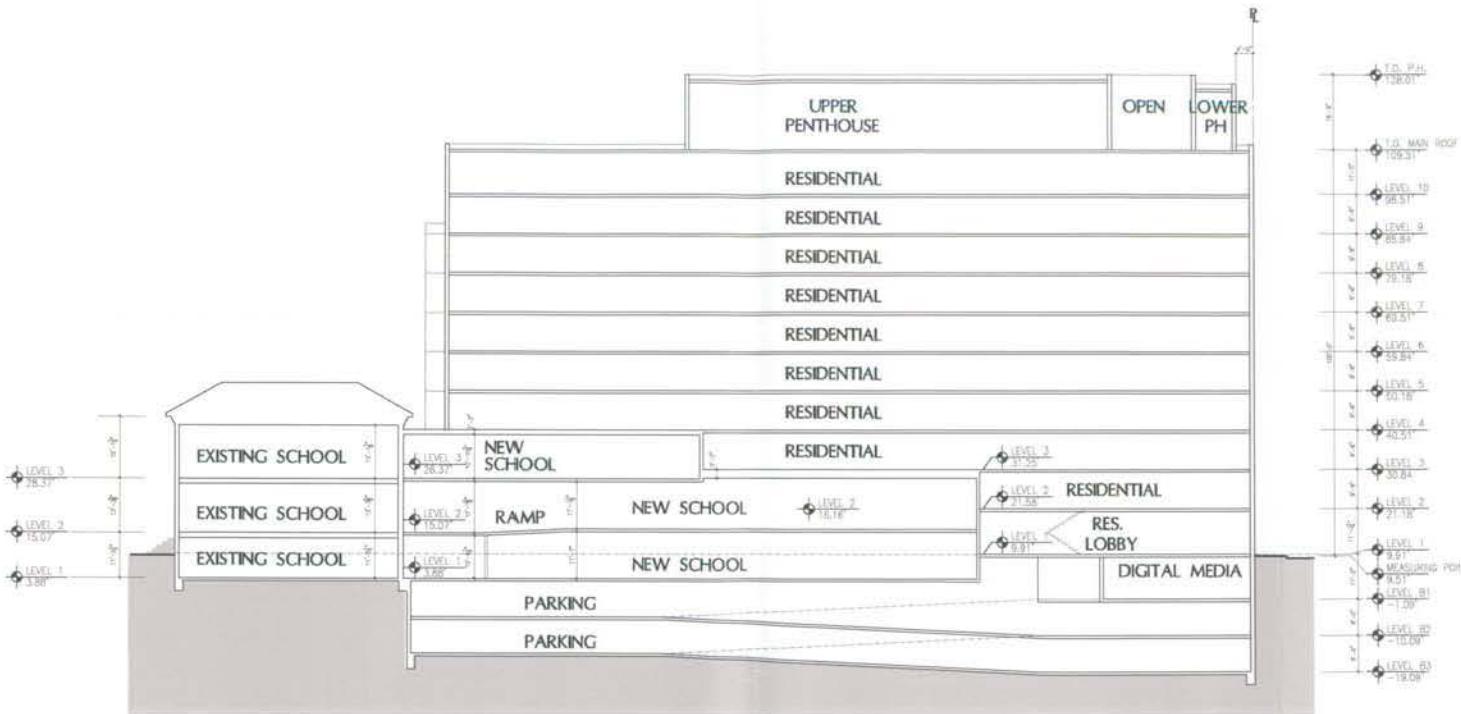
PUD SUBMISSION - REVISED

shalom baranes associates

architects

PENTHOUSE & ROOF PLANS - REVISED

A5a



NOTES:
1. THE EXTERIOR ELE-
SIZES AND LOCATION
NUMBER, SIZE, AND LO-
AND ELEVATORS ARE
PURPOSES ONLY. THE
ILLUSTRATIVE PURPOSE

3. REFER TO SHEET 11 FOR LANDSCAPE PLAN

3. REFER TO SHEET A1 (ROOF LEVEL) FOR BUILDING DIMENSIONS

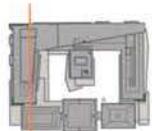
RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | December 6, 2007 | ©2007 Paxton Berens Associates LLC

PUD SUBMISSION - REVISED

shalom baranes associates architects

BUILDING SECTION



STAFF RECOMMENDATION



NCPC File No. ZC 07-13

RANDALL JUNIOR HIGH SCHOOL REDEVELOPMENT CONSOLIDATED PUD AND MAP AMENDMENT Square 643-S, Lot 801

65 I Street, SW
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

December 27, 2007

Abstract

The Zoning Commission of the District of Columbia has taken a proposed action to approve a Planned Unit Development (PUD) and related map amendment at the former Randall Junior High School, located at 65 I Street, SW, in Washington, D.C. This 500,000-square foot project at the former Randall Junior High School includes the 100,000-square-foot Corcoran College of Art and Design, and a 400,000-square-foot residential building. Underground parking will also be provided for approximately 400 cars.

Federal Interest

The identified federal interests relevant to this proposal are the Comprehensive Plan for the National Capital and the Height of Buildings Act of 1910.

Commission Action Requested by Applicant

Approval of the report to the Zoning Commission of the District of Columbia pursuant to 40 U.S.C. § 8724(a) and DC Code § 2-1006 (a).

Executive Director's Recommendation

The Commission:

Advises that the project would be adverse to a federal interest because a penthouse element on top of the roof causes the building to exceed the maximum height allowed under the Height of Buildings Act of 1910, which states that "Pent houses, ventilation shafts, and tanks shall be set back from the exterior walls distances equal to their respective heights above the adjacent roof."

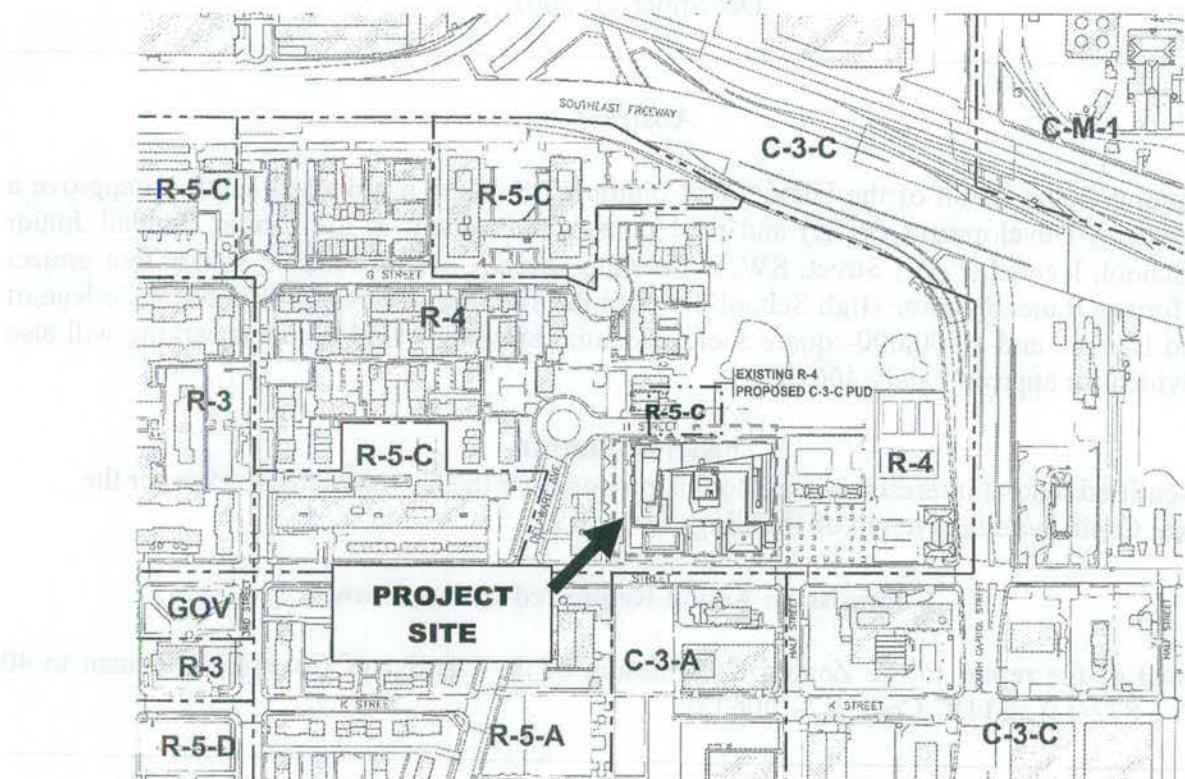
Recommends that the Zoning Commission require the applicant to modify the project design to setback the penthouse a distance from the exterior wall of the building equal to the penthouse height.

* * *

PROJECT DESCRIPTION

Site

The 2.66-acre site is on Lot 801, Square 643-S and is located between I Street and H Streets in Southwest, one block to the west of South Capital Street. The eastern boundary is the former right-of-way of Half Street and to the west is the former centerline of 1st Street, a 90 foot right of way. Both of these streets are closed. Adjacent to the site to the east and northeast is Randall Park, a District owned park. This site is currently located in an R-4 zone, one of the District's low density residential zones, and is across the street from a C-3-A and a C-3-C, two commercial zones.



ZONING MAP

Background

The District of Columbia sold the former Randall Junior High School to the Corcoran Gallery of Art in 2006 in order to redevelop it for an art College and residential use. The Trustees of the Corcoran Gallery and MR Randall Capital, LLC, a subsidiary of Monument Realty, have held numerous meetings with the community and the Office of Planning on the redevelopment of this site.

The community voiced several concerns which included a partially blocked H Street, loading facility locations for large trucks, a parking garage entrance on H Street and the overall height and bulk of the building.

As a result of these meetings, the developers incorporated changes into their design. These changes range from building footprint re-design and building program changes to agreements on truck traffic. The current project documents, dated October 19, 2007, are the end result of that input. Two revisions have been made to these plans and they are dated December 10th and December 18th.

Proposal

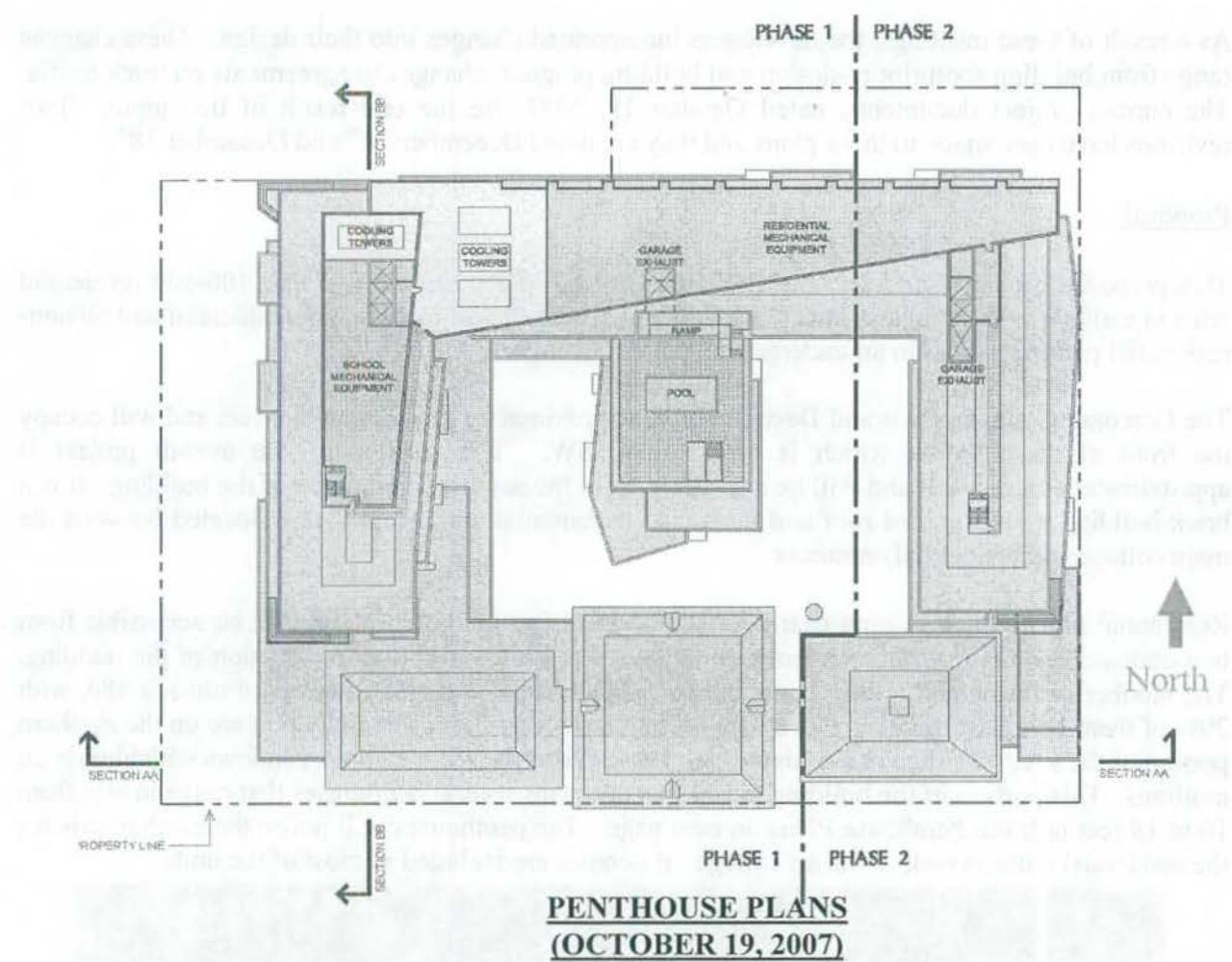
This proposed project is to build the Corcoran College of Art and Design and 400-500 residential units in southwest Washington, D.C. The building proposed will include 333 residential and 60 non-residential parking spaces in an underground parking garage.

The Corcoran College of Art and Design will be approximately 100,000 square feet and will occupy the front of the building which is on I Street, SW. This portion of the overall project is approximately 45 feet tall and will be accessible from the southwest entrance of the building. It is a brick building with a gabled roof and includes a ceremonial entrance which is located between the main college and residential entrances.

Residential units, which occupy nearly 400,000 square feet of the building, will be accessible from two doors, one on the southeastern section and another on the northwestern section of the building. The number of residential units has not been finalized, and the current number of units is 480, with 20% of them being affordable. The image below shows that the residential units are on the northern portion of the site. Building materials include brick, metal and glass curtain windows with aluminum mullions. This portion of the building is 100 feet tall, with several penthouses that range in size from 16 to 18 feet tall; see Penthouse Plans on next page. The penthouses will house the mechanicals for the residential units as well as the art college. Balconies are included in most of the units.



PERSPECTIVE OF PROJECT LOOKING NORTHWEST



This project will be constructed through a combination demolition and renovation of historic Randall Jr. High School that currently exists on this site. In order to accomplish this, the developer is asking for relief from several provisions of zoning and change in zoning from R-4 to C-3-C. The zoning provisions that relief is being sought are:

1. Special Exception relief from rear yard
2. Variance to rooftop structure setback
3. Special Exception for number and height of rooftop structures
4. Variance relief from court requirements
5. Variance from number of loading spaces

PROJECT ANALYSIS

Executive Summary

The one issue staff identified after reviewing this proposal was conformance to the Height of Buildings Act. While staff understands that a significant amount of time and effort has been undertaken by the developer, the District government and the community, the Height of Buildings Act requires that building heights shall be limited by a specific relationship to the roadway width the building fronts upon and requires rooftop elements above that height to be set back 1:1 from the

building wall. As it is currently designed, staff believes that this proposed building does not conform to this requirement.

The developer has proposed a building of 100 feet for a property that fronts on I Street, a 90-foot right-of-way. The Height of Buildings Act states:

Section 5. That no building shall be erected, altered, or raised in the District of Columbia in any manner so as to exceed in height above the sidewalk the width of the street, avenue or highway in its front, increased by 20 feet..."

According to this language, the height of any commercial building that fronts on a 90-foot right-of-way would be limited to 110 feet. The roof for the residential portion of this building is 100 feet above the measuring point. The problem arises with the 16 foot walls used to screen the northern mechanicals (see Penthouse Plan on previous page). The Height of Buildings Act states that:

"...structures that shall be fireproof, and no floor or compartment thereof shall be constructed or used for human occupancy above the top story of the building upon which such structures are placed: and provided that pent houses, ventilation shafts, and tanks shall be set back from the exterior walls distances equal to their respective heights above the adjacent roof."

The northern mechanical penthouse is only setback six feet and six inches from the edge along H Street which is not sufficient, according to the Height of Buildings Act. Because the penthouse is not set back properly from the building wall, it is included in the overall height of the building, which is 116 feet, or six feet greater than the 110 feet that is permissible under the Height of Buildings Act for this project.

Staff also notes that the Office of Planning recognized this issue with the Height of Buildings Act in their Public Hearing Report dated September 17, 2007, and again in their Supplemental Report to the Zoning Commission, dated October 29, 2007. Their recommendation stated that "OP does not object to the requested zoning relief, but the [northern] mechanical penthouse must be redesigned so that its wall does not constitute a parapet. As a parapet it counts toward building height and the building would therefore exceed the 110 foot limit of the Height [of Buildings] Act."

This recommendation also included the following condition:

- Re-design the north mechanical penthouse wall so that it does not constitute a parapet.

The developers of this property submitted revisions to their drawings at the December 10, 2007 Zoning Commission meeting and addressed the penthouse issue (see image on the next page, right). Their proposal at the December 10th Zoning Commission meeting was to redesign the northern penthouse by moving it back four feet from the facade. While the Zoning Commission proposed to approve the project with the four foot setback, they discussed increasing this setback to at least six feet. Zoning Commission members considered this six-foot distance in lieu of the four foot dimension because it is the difference between the actual height of the northern penthouse, which is 116 feet, and the allowable maximum height of the building under the Height of Buildings Act, which is 110 feet, the theory being that only the portion of the penthouse that exceeds the allowable overall building height need be set back. NCPC staff does not concur that this approach would meet the requirements of the Height of Buildings Act and maintains that the entire penthouse structure must be set back a distance equal to its height above the roof.

**SITE PERSPECTIVE LOOKING SOUTHEAST
(CORNER OF HALF AND H STREETS, SW)**

Before (without roof setback)

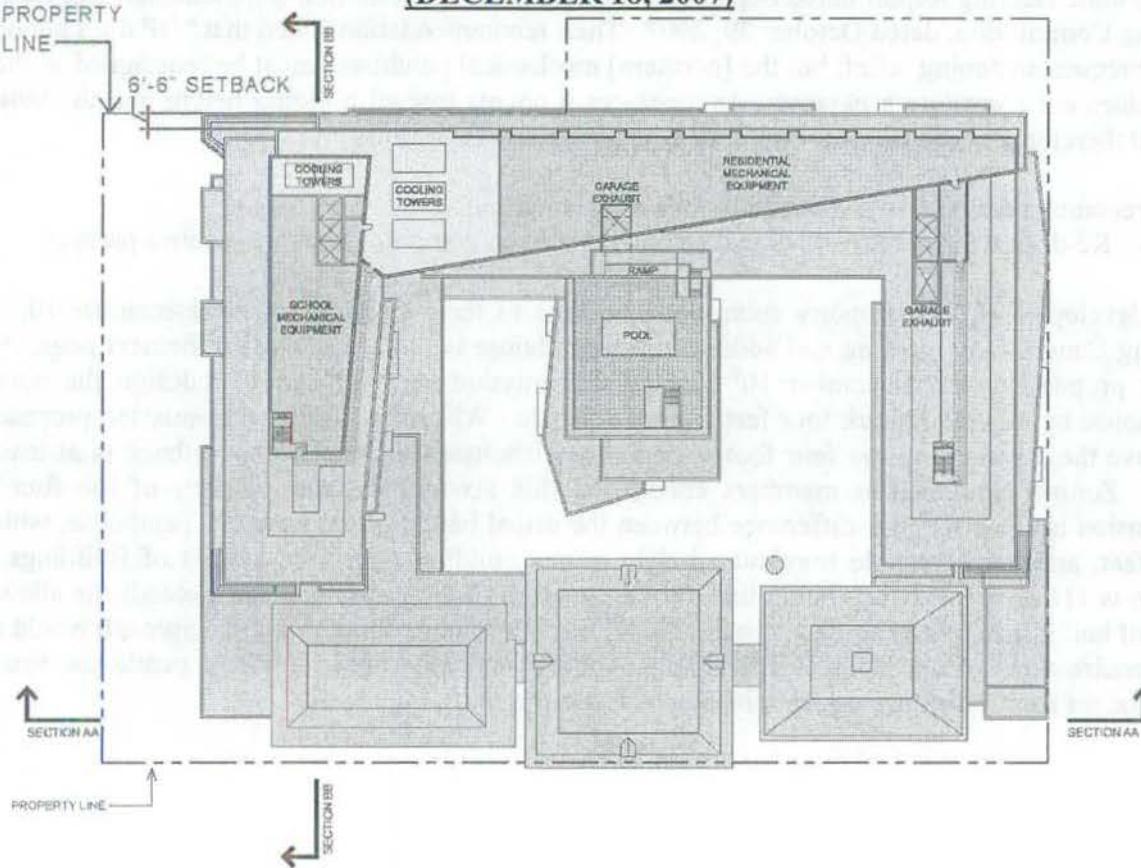


After (with 4 foot roof setback)



The developer has revised their plans to reflect the six foot setback theory and submitted these plans, dated December 19, 2007, that now show the building set back six feet six inches (see Penthouse Plan below).

**REVISED PENTHOUSE PLANS
(DECEMBER 18, 2007)**



As staff believes that the conformance to the Height of Buildings Act issue has not been resolved by either the previous re-designs or the plans submitted on December 18, 2007, **we recommend that the Commission comment to the Zoning Commission that the applicant should modify the design to set the penthouse back from the building wall to a distance equal to its height.**

CONFORMANCE

Comprehensive Plan for the National Capital

The proposed planned unit development and related map amendment are inconsistent with the Comprehensive Plan for the National Capital with respect to the Preservation of Historic Features Element, which includes the following policy under the National Capital Image Policies:

3. Preserve the horizontal character of the National Capital through enforcement of the 1910 Height of Buildings Act.

The proposed planned unit development and the related map amendment are not inconsistent with the Housing, Land Use, Educational Facilities, Environmental Protection and Urban Design Elements of the District Element of the Comprehensive Plan.