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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. ZC 07-13D

FEB 07 2014

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I found that the proposed modification to the Randall School Planned Unit Development at Square 643-S, Lot 801, located at 65 Eye Street, SW, Washington, D.C. would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

Planned Unit Development for the Randall School

Square 643-S, Lot 801
65 Eye Street, Southwest
Washington, DC

NCPC FILE NUMBER

ZC 07-13D

NCPC MAP FILE NUMBER

24.30(06.00)43902

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a proposed Planned Unit Development application from TR SW 2, LLC ("Applicant") on behalf of the Trustees of the Corcoran Gallery of Art, the owner of Lot 801 in Square 643-S. The property is currently improved with the former Randall Junior High School, which is a historic building that is listed in the District of Columbia Inventory of Historic Sites and the National Register of Historic Places. The original 1906 Randall School building and its two flanking wings, dating from 1927, will be retained, rehabilitated and incorporated into the new development. The new development will provide a museum of contemporary art, approximately 550 residential units, retail and service uses, and one level of underground parking (200 spaces). The proposed project will contain approximately 499,843 square feet of gross floor area and constructed to a maximum height of 110 feet. The museum and related uses will comprise approximately 40,000 square feet of gross floor area of the total project, with another 5,000 square feet of art-related space in the cellar area. Approximately 16,000 square feet of gross floor area will be devoted to retail and service uses. The remaining 443,843 square feet of gross floor area will be devoted to residential uses.

The museum and arts-related uses will occupy the renovated Randall School buildings, as well as a new wing behind the main, central portion of the historic building. The residential portion of the development will be located in the remaining portions of the new building. The previously approved PUD, which included a map amendment to the C-3-C Zone District, allows a density of 4.32 FAR (approximate 499,843 square feet of gross floor area), 76,043 square feet of gross floor area for the Corcoran College of Art and Design, and the remaining area for residential uses (approximately 440-490 units).

The project site is adjacent to Eye Street, SW (located to the south) and H Street, SW (located to the north). The development will front along Eye Street, which is the more significant street, due to its 90-foot historic right-of-way. Therefore, the Height of Buildings Act of 1910 allows a maximum development height of 110-feet for the project site based on the Eye Street, SW right-of-way width. The submitted PUD plans show a maximum building rooftop height of 110-feet. A rooftop plan shows two mechanical penthouses with maximum heights of 16'-6"; both of these penthouses are set-back from the exterior wall of the building.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed modification to the Randall School Planned Unit Development at Square 643-S, Lot 801, located at 65 Eye Street, SW, Washington, D.C. would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director



[Date]