

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Mary Carolyn Brown
202 862 5990
carolyn.brown@hklaw.com

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VIA HAND DELIVERY

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

Re: Zoning Commission Case No. 07-13D
PUD Modification – 65 I Street, S.W. (Sq. 643-S, Lot 801)
Former Randall School Site

Dear Members of the Commission:

On behalf of TR SW 2 LLC (“Applicant”), we submit this prehearing statement in support of its application for a modification to an approved planned unit development (“PUD”) for the property located at 65 I Street, S.W., (Square 643-S, Lot 801). Attached please find Z.C. Form 116, which calculates the hearing fee as \$7,520.50, which is 26 percent of the original hearing fee. A check for that amount is enclosed.

This prehearing submission responds to the issues raised by the Zoning Commission at its set-down meeting on July 30, 2012, regarding: (i) the architectural design of the building; (ii) additional legislative or executive action required for the project; and (iii) a description of the previously approved project. Prior to the hearing, the Applicant will also provide the Commission with an updated set of drawings providing the location and computations for the affordable dwelling units in the project. Issues raised by the Office of Planning in its set down report dated July 19, 2013, are also addressed in the chart attached as Exhibit A.

A. Responses to Zoning Commission Issues

1. Architectural Design of the Building

The Commission noted that the new residential building on the Randall School site is an "exciting" design that acts as a backdrop to allow the historic structures "to shine." Nevertheless, the Commission was concerned that the massing conveyed a non-residential character and could

benefit from further study. The Commission requested additional information on the covered portals into the courtyard and the quality of the space, particularly for the residential units with windows into that covered area. The Commission also asked the Applicant to provide additional renderings showing the views of the building from adjacent properties to help explain how the building will fit into its context.

The Historic Preservation Review Board ("HPRB") made similar comments at its meeting on June 27, 2013. In particular, the HPRB asked for further information and possible additional setbacks between the new construction and the historic buildings along I Street. Overall, however, HPRB was extremely positive regarding the new design and unanimously adopted the staff recommendation. A copy of the HPRB staff report is attached as Exhibit B. The HPRB's review and deliberations on the design can be viewed at <http://view.liveindexer.com/ViewIndexSessionSL.aspx?indexPointSKU=OYwmjHJC8fMGmP8P0iHiUQ%3d%3d>.

The Applicant is presently responding to the design comments and will provide updated drawings to the Commission in its supplemental submission 20 days in advance of the hearing. The drawings will include the renderings requested by the Commission, more detailed elevations, information on the penthouse and roof features, a LEED checklist, the location of the affordable dwelling units, as well as information requested by the Office of Planning.

2. Additional Legislative or Executive Branch Action Required for the Project

No additional legislative action is required for the project to proceed. However, the current restrictive covenants on the property that pertain to the previously approved PUD for the Corcoran Gallery of Art will need to be amended. The Applicant has been working with the Deputy Mayor's Office for Planning and Economic Development to revise those covenants and allow for reciprocal easements around the project, consistent with the legislation enacted by the Council to allow the current project to go forward. A copy of that legislation is included in the record as Exhibit 3B.

3. Description of Previously Approved Project

The original PUD approved in 2008 for the Randall School site is similar in many respects to the program of the current proposal. The design, however, is significantly different. Drawings of the previously approved PUD can be accessed through the IZIS website in Z.C. Case No. 07-13 at Exhibit 47. Excerpts from those approved drawings showing the building footprint and two renderings are attached hereto as Exhibit C. Both projects have an overall density of approximately 4.32 FAR. The previous scheme, designed by Shalom Baranes Associates, was 100 feet in height and had an E-shaped massing that intersected with and enveloped the historic buildings on either side. In contrast, the current design completely separates the new residential buildings from the historic buildings, enabling them to retain much more of their original form. To achieve this separation, the building height was increased to 110

feet. The HPRB staff report included with this submission as Exhibit A also provides a summary of the differences between the previous and current designs.

B. Compliance with the Requirements of Section 3013

In compliance with section 3013 of the Commission's regulations, the Applicant provides the following information:

(a) *Additional information, reports or other materials (§ 3013.1(a))*

The Applicant is currently further along with DDOT on the transportation analysis and will submit the report to the record at least 20 days in advance of the hearing. The Applicant will also update the Commission at that time on its continued work with the ANC and the associated public benefits of the project.

(b) *List of Witnesses to Testify at the Hearing (§ 3013.1(b) and (c))*

The Applicant intends to call the following witnesses in support of its application:

- Marilyn Melkonian, President, Telesis Corporation, on behalf of TR SW 2 LLC
- Bill Sawicki, Project Manager, on behalf of TR SW 2 LLC
- Mera Rubell, Rubell Family Collection/Contemporary Arts Foundation
- Emily Eig, EHT Tracerics, expert in architectural history and preservation
- Bing Thom, Bing Thom Architects, expert in architecture
- Hany Hassan, Beyer Blinder Belle Architects & Planners, expert in architecture, architectural history and preservation
- Lisa DePlace, Oehme, van Sweden & Associates, Inc., expert in landscape architecture
- Daniel van Pelt, PE, Gorove/Slade Associates, experts in transportation engineering

Outlines of witness testimony and resumes of those witnesses to be qualified as experts are attached as part of Exhibit D.

(c) *Estimate of Time Needed to Present Case (§ 3013.1(g))*

The Applicant expects to require one hour to present its case to the Commission.

(d) *Names and Addresses of Property Owners within 200 Feet (§ 3013.6(a))*

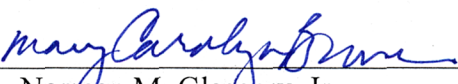
A list of the names and addresses of property owners within 200 feet of the subject property is attached at Exhibit E. There are no leaseholders associated with the property.

C. Conclusion

The Applicant will further supplement its application with additional information as described above 20 days prior to the hearings scheduled on this application. The Applicant looks forward to presenting these materials to the Commission in support of its application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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

Attachments

cc: Jennifer Steingasser, OP (email; hand delivery 7/31/13)
Matthew Jesick, OP (email; hand delivery 7/31/13)
ANC 6D (hand delivery 7/31/13)
Andy Litsky, ANC 6D (hand delivery 7/31/13)
Rhonda Hamilton, ANC 6D (hand delivery 7/31/13)
Ron McBee, ANC 6D (hand delivery 7/31/13)
Donna Hopkins, ANC 6D (hand delivery 7/31/13)
Roger Moffat, ANC 6D (hand delivery 7/31/13)
David Garber, ANC 6D (hand delivery 7/31/13)
Ed Kaminski, ANC 6D (hand delivery 7/31/13)
Southwest Public Library (hand delivery 7/31/13)
Southwest Neighborhood Assembly (hand delivery 7/31/13)