

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Monday, December 2, 2013, @ 6:30 P.M.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 07-13D (TR SW 2, LLC – PUD Modification @ 65 I Street, S.W., Square 643-S, Lot 801)

THIS CASE IS OF INTEREST TO ANC 6D

On May 31, 2013, the Office of Zoning received an 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, requesting a modification to an approved planned unit development ("PUD"). The Office of Planning provided its report on July 19, 2013, and the case was set down for hearing on July 29, 2013. The Applicant provided its prehearing statement on July 31, 2013.

The property consists of approximately 115,724 square feet of land area. Lot 801 is currently improved with the former Randall Junior High School, an historic landmark. 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. Twenty percent of the gross floor area devoted to residential space will be reserved for households earning no more than 80% of area median income ("AMI"). The proposed project will contain approximately 499,843 square feet of gross floor area, which equates to a density of 4.32 FAR, and be constructed to a maximum height of 110 feet. The museum and related uses will comprise approximately 40,000 square feet of gross floor area, or 0.35 FAR 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, or 0.13 FAR of the total project. The remaining 443,843 square feet of gross floor area, or approximately 3.83 FAR, 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 landmark. The residential portion of the development will be located in the remaining portions of the new building. The below grade parking garage will provide spaces for approximately 200 vehicles.

The previously approved PUD on the site, which included a map amendment to the C-3-C Zone District, also allowed a density of 4.32 FAR, or approximate 499,843 square feet of gross floor area. Approximately 76,043 square feet of gross floor area would be devoted to the Corcoran College of Art and Design and the remaining square footage devoted to residential uses

(approximately 440-490 units), including 20 percent set aside for affordable units. The building was to be constructed to a height of 100 feet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the hearing, a Form 140 – Party Status Application.** This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. **Any documents filed in this case must be submitted through the Interactive Zoning Information System (IZIS) found on the Office of Zoning website.**

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission ("ANC") intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

For each segment of the hearing conducted on the dates listed above, the following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|-------------------------------------|-------------------------|
| 1. Applicant and parties in support | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to section 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING
AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY,
AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT
OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,
SECRETARY TO THE ZONING COMMISSION**