

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE:

2018 FEB 20 PM 12:42
**Thursday, March 29, 2018, @ 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. 07-13G (Lowe – Modification of Significance to a Consolidated Planned Unit Development – Randall School (Square 643-S, Lot 801))

THIS CASE IS OF INTEREST TO ANC 6D

On September 11, 2017, the Office of Zoning received an application requesting approval of a modification of significance to an approved consolidated planned unit development and related Zoning Map amendment for the former Randall Junior High School located at 65 I Street, S.W. (Square 643S, Lot 801). The application was filed by Lowe Enterprises with the authorization of the Trustees of the Corcoran Museum of Art, which owns the subject property. Lowe Enterprises has subsequently changed its name to Lowe, and is the lead entity in the development of the PUD. The Office of Planning provided its report on December 1, 2017, and the case was set down for hearing on December 11, 2017. Lowe provided its prehearing statement on January 23, 2018.

The property that is the subject of this application consists of approximately 115,724 square feet of land area. The property is located in the Southwest neighborhood and is bounded by I Street on the south, former First Street on the west, and partially closed H Street on the north. In 2008, the Commission approved a proposed redevelopment of the property as a mixed-use development in Z.C. Order No. 07-13. In 2014, the Commission approved a modification to the original PUD, including reuse of the existing historic school building with a museum and arts-related uses, and construction of a new residential structure with approximately 520 units. In connection with the PUD, the property was rezoned to the C-3-C Zone District. The property is located in the Mixed Use High Density Residential/Medium Density Commercial category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

Among other things, the applications request modifications to:

- The Building design, including enlargement of the central courtyard by pulling back both the residential and museum components away from the courtyard; adjustments to building access and circulation; and refinements to the architectural design;
- The proposed uses within the project to include office, institutional, and arts uses within the west wing of the historic school, and a reduction in the total number of units to approximately 489 units;
- The zoning parameters, including a reduction in the number of parking spaces to approximately 249 parking spaces and adjustments to the height of the penthouse elements; and