

May 22, 2013

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the
District of Columbia Zoning Commission for
Modification of an Approved Planned Unit Development

On behalf of the Trustees of the Corcoran Gallery of Art, owner of the property at 65 I Street, S.W., TR SW 2 LLC (the "Applicant") hereby gives notice of its intent to file an application to modify an approved Planned Unit Development ("PUD") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). This modification will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lot 801 in Square 643-S, the city block bounded by I Street on the south, 1st Street on the west, H Street on the north and South Capitol Street on the east, in southwest Washington, D.C. The property is presently improved with the former Randall Junior High School. The PUD site contains approximately 115,724 square feet of land.

Pursuant to Zoning Commission Order No. 07-13, effective March 21, 2008, the Zoning Commission ("Commission") approved a PUD for the site and rezoned the property to the C-3-C District. The PUD authorized the construction of a mixed-use building with approximately 423,800 square feet of residential space and approximately 76,000 square feet of space devoted to exhibition, studio, and classroom space for the Corcoran College of Art and Design. The project would provide 440-490 condominium units and provide below grade parking for 390-470 vehicles. The overall density approved for the project was 4.23 floor area ratio ("FAR"). The historically significant elements of the Randall Junior High School complex fronting on I Street would be incorporated into the design. By Z.C. Order Nos. 07-13B and 07-13C, the Commission extended the validity of PUD twice, with the current expiration date set at March 21, 2014.

This application seeks approval for modifications to change the program of the arts component of the project, redesign the building envelop, and modify the number of residential units and parking spaces. In place of the Corcoran College of Art and Design, the revised project will provide a new museum of contemporary art. The redesigned building will provide approximately 550 residential units, of which 20 percent will be set aside for households earning no more than 80% of the Area Median Income. The historic portions of the Randall School will continue to be part of the project. The new project will contain approximately 499,800 square feet of gross floor area, which equates to a density of approximately 4.23 FAR. Approximately 40,000 square feet of gross floor area will be devoted to museum and related uses, approximately 16,000 square feet of gross floor area will be devoted to retail and other commercial uses, and approximately 443,800 square feet of gross floor area will be devoted to residential uses. The below grade parking garage will provide spaces for approximately 200 vehicles.

The developer is TR SW 2 LLC; the architect is Bing Thom Architects Inc.; the landscape architect is Oehme, van Sweden & Associates, Inc.; the civil engineer is Wiles Mensch Corporation; the traffic consultant is Gorove Slade Associates, Inc., and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD modification, please contact Norman M. Glasgow, Jr., Esq., or Carolyn Brown, Esq., of Holland & Knight LLP at (202) 955-3000.

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ZONING COMMISSION
District of Columbia
CASE NO.07-13D
EXHIBIT NO.3F

CERTIFICATE OF SERVICE FOR NOTICE OF INTENT

I HEREBY CERTIFY that on May 21, 2013,¹ a copy of the attached Notice of Intent to File an Application for a Modification to an Approved Planned Unit Development ("PUD") for the Randall School property at 65 I Street, S.W., Washington, D.C., was sent by first-class mail, postage prepaid, to Advisory Neighborhood Commission 6D and the attached list of property owners within 200 feet of the proposed PUD site.

By: Mary Carolyn Brown 5/31/13
Mary Carolyn Brown Date
Holland & Knight LLP

¹ Although dated May 22, the attached Notice of Intent was mailed on May 21, 2013.

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF SITE

SQUARE/LOT	PREMISE ADDRESS	MAILING ADDRESS
RES 220	DELAWARE AV SW	C/O NATIONAL PARK SERVICE 1100 Ohio Dr., SW, Suite 220 Washington, D.C. 20242
RES 221	SW	C/O NATIONAL PARK SERVICE 1100 Ohio Dr., SW, Suite 220 Washington, D.C. 20242
0645 0816	1ST ST SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0645W 0808	1ST ST SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0073	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0074	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643 0075	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643E 0072	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0644 0812	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0643E 0800	SW	C/O GSA 1800 F St., N.W., Ste 6340 Washington, D.C. 20405
0644 0810	0820 SOUTH CAPITOL ST SW	C/O District of Columbia 1350 Pennsylvania Ave., N.W. #317 Washington, D.C. 20004
0590E 0800	0850 DELAWARE AV SW	C/O District of Columbia 1350 Pennsylvania Ave., N.W. #317 Washington, D.C. 20004

0540	2190	0707 DELAWARE AV SW # 114	Robert J. Pleshaw
0540	2191	0707A DELAWARE AV SW # 114	4309 Van Ness St., N.W. Washington, D.C. 20016
0540	2158	0046 G ST SW Unit: 101	Jay W. Leblanc 46 G Street, S.W., #101 Washington, D.C. 20024-4301
0540	2159	0044 G ST SW Unit: 102	Jeffrey E. Sachse 44 G St., S.W., #102 Washington, D.C. 20024-4301
0540	2160	0042 G ST SW Unit: 103	Norma Saafir 42 G St., S.W., #103 Washington, D.C. 20024-4301
0540	2161	0040 G ST SW Unit: 104	Jay E. Gazlay 40 G St., S.W., #104 Washington, D.C. 20024-4301
0540	2162	0038 G ST SW Unit: 105	Allan W. Holland 38 G St., S.W., #105 Washington, D.C. 20024-4301
0540	2187	0701 DELAWARE AV SW # 111	Rosslyn Snowden 701 Delaware Ave., S.W., #111 Washington, D.C. 20024-4205
0540	2188	0703 DELAWARE AV SW # 112	Isabel Hagbrink 703 Delaware Ave., S.W., #112 Washington, D.C. 20024-4205
0540	2189	0705 DELAWARE AV SW # 113	Dean Strohmeier, Trustee 705 Delaware Ave., S.W., #113 Washington, D.C. 20024-4205
0645	0074	0060 I ST SW	Bethel Pentecostal Tabernacle Assembly of God 60 I St., S.W. Washington, D.C. 20024-4202
0645	0075	HALF ST SW	United States of America c/o Catherine Sheehan Ford Building, Room 263 Washington, DC 20515-0001
0645W	0022	DELAWARE AV SW	Friendship Baptist Church 900 Delaware Ave., S.W. Washington, D.C. 20024-3630
0646	0802	0010 I ST SW	South Capitol Holdings LLC 311 Lincoln Road, Suite 200 Miami, FL 33139-3150

0643	0830	0734 1ST ST SW	Square 643 LLC 11 D St., S.E. Washington, D.C. 20003-4003
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