

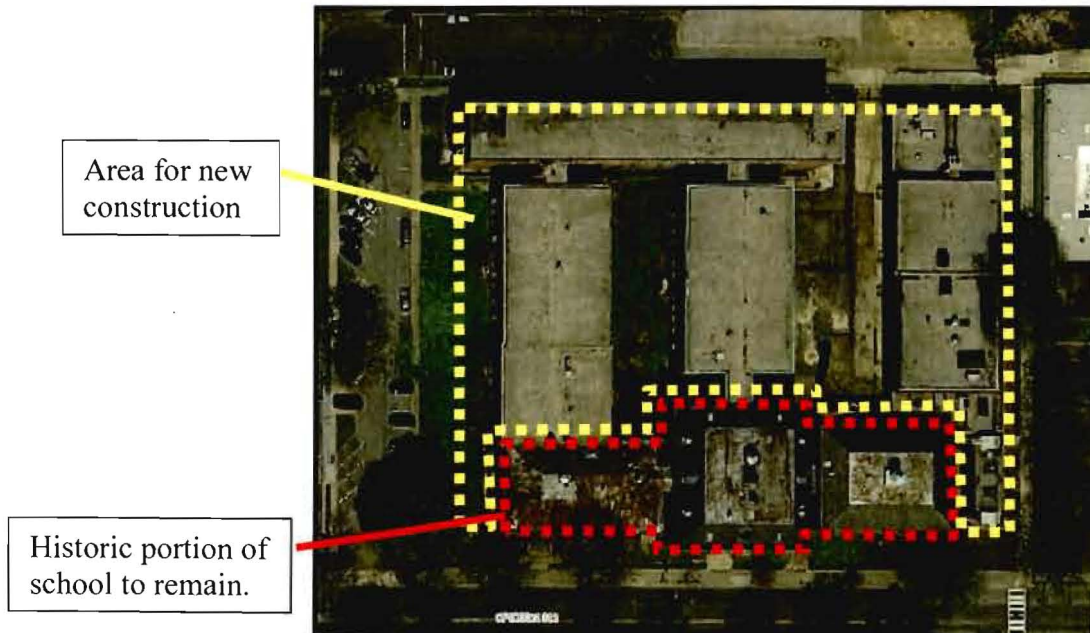


**MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** *JS* Jennifer Steingasser, Deputy Director  
**DATE:** February 3, 2012  
**SUBJECT:** Extension Request – PUD Case 07-13C – Corcoran Randall School

<b>Applicant</b>	Corcoran Gallery of Art
<b>Address</b>	65 Eye Street, SW Square 643-S, Lot 801
<b>Ward / ANC</b>	Ward 6; ANC 6D
<b>Project Summary</b>	Original proposal was to create a new facility for the Corcoran College of Art and Design, together with close to 500 residential units, by adding new construction to a rehabilitated historic Randall Junior High School.  Current application indicates that a modification will be brought forward in the near future with a different program not involving the Corcoran.
<b>Date of Original Order Issuance</b>	March 21, 2008
<b>Date of Original Order Expiration</b>	March 21, 2010
<b>Date of 1<sup>st</sup> Extension Order Issuance</b>	March 17, 2010
<b>Date of 1<sup>st</sup> Extension Order Expiration</b>	March 21, 2012

**PHOTO OF SITE**



2010 Aerial Photo

## EVALUATION OF THE EXTENSION REQUEST

Section 2408.10 allows for the extension of a PUD for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval, provided that the Zoning Commission determines that the following requirements are met:

- (a) The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application submitted to the Zoning Commission is dated December 22, 2011 and has been in the public record since filing. Also, the applicant’s written statement indicates that the application was served to all parties.

- (b) There is no substantial change in any of the material facts upon which the Zoning Commission based its original approval of the planned unit development that would undermine the commission’s justification for approving the original PUD.**

There have been no substantial changes to the facts upon which the Commission based its original decision. The Comprehensive Plan and Zoning Regulations that govern the site and the approved project are unchanged. There have been no substantial changes to the neighborhood surrounding the proposed project.

- (c) The applicant demonstrates with substantial evidence that there is good cause for such extension, as provided in § 2408.11.**

Section 2408.11 sets out the conditions of good cause as:

- (a) An inability to obtain sufficient project financing for the planned unit development, following an applicant’s diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant’s reasonable control;**
- (b) An inability to secure all required governmental agency approvals for a planned unit development by the expiration date of the planned unit development order because of delays in the governmental agency approval process that are beyond the applicant’s reasonable control; or**
- (c) The existence of pending litigation or such other condition, circumstance or factor beyond the applicant’s reasonable control which renders the applicant unable to comply with the time limits of the planned unit development order.**

At the time of the first time extension, the applicant cited as the cause of the project’s delay the inability of its original development partner to obtain project financing. A new development partner has been brought on board, but the applicant requests additional time to finalize revised architectural drawings, restructure DMPED covenants on the property, and file a PUD modification with the Commission. The Office of Planning finds that the application has demonstrated that there is good cause for a timeline extension and recommends approval.