LINCOLN PROPERTY COMPANY

July 7, 2004

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D.C. OFFICE OF ZONING
2004 JUL -7 PM 2:56

Ms. Carol Mitten
Chair, Zoning Commission
District of Columbia Office of Zoning
441 4th Street, NW Suite 210 South
Washington, DC 20001

Re: Provision of Requested Information - Maritime Plaza Large Tract Review, Phases I & II, Zoning Commission Case 04-02

Dear Ms. Mitten:

During its public hearing on Case 04-02 held June 17, 2004, the Zoning Commission requested information on the height and density of the proposed buildings as submitted in the Phase I Large Tract Review (LTR) application for the Maritime Plaza project (a joint venture by Washington Gas and Lincoln Property Co.). The joint venture entered into the development of Maritime Plaza over five years ago with plans based on the height and density limits imposed by "M" zoning. From the time of the inception of the project to the present, over the course of many meetings with the Office of Planning, various City agencies, and Council members, height and density reduction never entered into discussion as an issue.

Copies of relevant information from the Phase I Large Tract Review application, submitted August 11, 1999, are attached. The attachment includes the table of contents for the entirety of the Large Tract Review, the cover letter to Mr. David Colby of the Office of Planning, together with selected plans, elevations and architectural renderings illustrating the project concept. Aerial photos of the site are also included showing the 300-foot buffer between the project and the waterfront and the site's relative isolation. An extract of comparable material from the current Large Tract Review for the balance of the site (Phase II), submitted March 16, 2004, has also been attached.

Plans for both Phase I and Phase II contemplated a 90' height limit in accordance with the M zoning for the site, with the 90' measured from the M Street datum and with the Plaza/deck at that level. The Phase I plan called for the two Phase I buildings to be less than 90' in height, that is, five stories tall with four stories above the M Street level and Plaza and five stories above the foundations at the surface parking level under the Plaza. Reduced Phase I height was due to limited market demand for office space with the only prospective tenants being the Navy Contractor community.
The second building in the first phase of the project was built to a height of three stories above the M Street level and four stories above the foundation. The two completed buildings in Phase I comprise 345,626 square feet as built.

The illustrative site plan for the remainder of the site in both the Phase I and the Phase II submittals showed 90' buildings, seven and eight stories in height for Phase II, representing an overall commercial 3.14 FAR when 6.0 FAR was permitted as a matter-of-right. The only substantive difference between the Phase I and Phase II LTR submittals is the location and orientation of the Phase II parking structure. The parking structure was moved from Water Street to Virginia Avenue at the request of the Office of

LINCOLN PROPERTY COMPANY
101 CONSTITUTION AVENUE, NW
SUITE 600 EAST
WASHINGTON, DC 20001
(202) 513-6700
(202) 898-2001 FACSIMILE

ZONING COMMISSION
District of Columbia
CASE NO. 04-02
EXHIBIT NO. 18

ZONING COMMISSION
District of Columbia
CASE NO.04-02
EXHIBIT NO.18

Planning and its height was increased to ten parking levels in order to decrease its footprint and increase open space within the project.

We remind the Zoning Commission that the Maritime Plaza project is located on a Brownfield site and that below-grade development is prohibited. Therefore, we are limited to above grade parking which requires a sizeable parking structure and the parking deck both of which add to the overall FAR of the site. Exhibit IX of the Phase II Large Tract Review submission presents several cross-sections of the site that show the relationship of the buildings, the natural grade and the parking deck/plaza.

The centerpiece of the Maritime Plaza project is a grand public plaza above the parking deck, which will function as a major amenity for the community, an overlook of and access-way to the Anacostia River, and the central access point to the main lobbies of the office buildings and the hotel. The plaza is a landscaped deck structure at the M Street level with one level of surface parking underneath at the Water Street level. The height and density of development planned for Phase II is essential to provide the critical economic mass necessary to support the considerable cost of the deck/plaza structure. Downzoning the Phase II portion of the site to W-2 represents an effective loss of 400,000 square feet of development potential from the Large Tract Review application and threatens the viability of the parking deck and public plaza.

The plans that have evolved over the course of the past five years of working with the City that are presented in our Phase II Large Tract Review can be adapted to W3 zoning. However, down zoning to W2 will have a very negative impact on development. The only economically feasible alternative is to retain surface parking and scale down the commercial portion of the project to the limits constrained by the surface parking capacity.

Thank you for your attention to this matter. Please let me know if you have any questions, or would like additional information.

Sincerely,

LINCOLN PROPERTY COMPANY

J. Paul Price /pfohl

J. Paul Price
Executive Vice President

Attachments

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V. Statement Relating the Project to the objective of the Comprehensive Plan the Anacostia Waterfront initiative and City and Community Goals

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IX. Site Section & Site Elevation
- Site Section
- 12th Street Elevation
- M Street/Virginia Avenue Elevation
- Alternate Water Street Elevation

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MARITIME PLAZA

EXTRACTS FROM LARGE TRACT REVIEW SUBMITTED

MARCH 16, 2004

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X. Proposed Schedule of Phase II Building Construction

XI. Environmental Considerations of the Project Site

XII. Ownership Structure

XIII. Summary of Community Contacts

XIV. Storm, Water & Utilities

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I

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March 16, 2004

Received - Office of Planning
Chris Shaheen 03.16.04

Ellen M. McCarthy,
Deputy Director of Development Review
and Coordinator of Planning
D.C. Office of Planning
801 North Capitol Street, NE - 4th Floor
Washington, D.C. 20001

Stephen Cochran
Zoning and Special Projects Planner
D.C. Office of Planning
801 North Capitol Street, NE - 4th Floor
Washington, D.C. 20001

Re: Maritime Plaza Project - Large Tract Review

Dear Ms. McCarthy and Mr. Cochran:

On behalf of Washington Gas Light Company ("WGLC"), the owner of the land, and Lincoln Property Company ("LPC"), the designated developer (collectively, the "Applicant"), we are pleased to submit this amended application for "large tract review" pursuant to 10 DCM § 2300.1(a) *Planning and Development*, Chapter 23 (March 1994) for the second phase of the Maritime Plaza Project (the "Project"). The original large tract review submittal was file on May 28, 2002. Filed simultaneously with this application are twelve (12) copies of the following information about the Project in compliance with 10 DCM §§ 2301.2 and 2301.3 of which Sections V, VII, VIII, IX, and X have been amended, reflecting discussions with the Office of Planning and the objectives of the Anacostia Waterfront Initiative Plan:

I. Letter to Ms. Ellen M. McCarthy and Mr. Stephen Cochran of D.C. Office Of Planning
II. Area Maps
III. Site Plan, Phases IA & IB, Existing
IV. Aerial Photos of Site, Prior to Commencement of Phases IA & IB
V. Statement Relating the Project to the Objective of the Comprehensive Plan, The Anacostia Waterfront Initiative, and City and Community Goals
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SUITE 600 EAST
WASHINGTON, DC 20001
(202) 513-6700
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- Parking Tabs

VIII. Elevations for Phase II Buildings
- Phase IIA – North Elevation
- Phase IIA – South Elevation
- Phase IIA – West Elevation
- Phase IIB – West Elevation
- Phase IIB – South Elevation
- Alternate Phase IIB South Elevation
- Alternate Phase IIB North Elevation

IX. Site Section & Site Elevation
- Site Section
- 12th Street Elevation
- M Street Elevation
- Water Street Elevation
- Virginia Avenue Elevation

X. Proposed Schedule of Phase II Building Construction
XI. Environmental Considerations of the Project Site
XII. Ownership Structure
XIII. Summary of Community Contacts
XIV. Storm Water & Utilities

Site Description and Application Summary

The land owned by WGLC which is dedicated for the development of the entire Project comprises 11.252 acres (490,139 square feet approx.) located within Squares 1025, 1025-E and 1025-S (the Project Site"), all of which is zoned M (General Industry District). The Project Site is bounded by Water Street, S.E., 12th Street, S.E., M Street, S.E. and the Virginia Avenue, S.E. right-of-way.

The Project is a two phase development, which, when completed, may potentially consist of 1,010,000 square feet of office/retail space within four office buildings and a 250-room hotel of 220,000 square feet. The first phase of the Project is situated on 5.305 acres of land, known as Lots 811, 812 and 813 Square 1025, located at the northwest corner of the Project Site. The first phase was the subject of a large tract review application and Office of Planning Final Report, dated December 21, 1999("Phase I Site").

The second and final phase of the Project will be located on the remaining land lying within Squares 1025-E and 1025-S, consisting of 5.947 acres of land.

Historical and Current Use of the Project Site

WGLC assembled the Project Site before 1900 and has continuously owned the property since that time. Over the years, WGLC operated a coal gasification plant and other utility related facilities on the Project Site. The plant was decommissioned and demolished in the mid-1980s. Presently, WGLC maintains a natural gas refueling station along the 12th Street, S.E. side of the Project Site and a small building with several offices for WGLC construction and ground water treatment system personnel, in furtherance of the environmental remediation being performed at the Project Site.

As of the end of 2001, WGLC and LPC have completed the construction and lease-out of a five-story, brick office building, located at 1201 M Street, S.E., containing approximately 208,947 square feet of gross floor area ("Phase IA Building"). The building is 100% leased and typical tenants include General Dynamics, Computer Sciences Corporation, SAIC, and Booz Allen & Hamilton and Newport News Shipbuilding, confirming the opinion of WGLC and LPC that the Project site would be attractive to defense contractors doing business with the Department of the Navy and other government agencies relocating to the Southeast Federal Center.

In December of 2002, WGLC and LPC completed a second four story office building on the Phase I site containing approximately 149,997 square feet of gross floor area. The building is 70% leased with a tenant mix representative of the tenants occupying the Phase IA Building. The largest tenants are CSC, Planning Consultants, and DSR, who together occupy 78,000 square feet of space.

The previous Large Tract Review process for the Phase I site required the Applicant to provide a landscaped plaza at the corner of 12th and M Streets, S.E. (the "signature plaza") as the indicator of the pedestrian entry into the Project and through it to the Anacostia waterfront. The signature plaza has been completed and serves as a visual, identifying symbol of the Project. In any development scenario the Project will not impede pedestrian movement from M Street to the Anacostia River, whether it is through the Project or along 12th Street, S.E. or Water Street, S.E. In order to facilitate pedestrian movement, a walkway has been completed from the signature plaza through the Phase I property.

Area Surrounding the Project Site

The Project Site is quite isolated with the main traffic access into the site presently from the west along M Street, S.E. The 11th Street Bridge and its various access ramps lie to the west of the Project Site. The elevated Southeast/Southwest Freeway and the railtracks form the northern buffer further isolating the Project Site. To the east, two large oil storage tanks and associated facilities formerly owned by ST Services bordering the Project Site have been demolished. That site is planned for residential use. On the south, Water Street, S.E., a little traveled, winding paved road separates the Project Site from the Anacostia River waterfront, which is predominately owned by the National Park Service. The nearest existing residential uses, the row houses along L Street, S.E., are located at distance of almost 1000 feet from the perimeter of the Project Site. The general office and hotel use development plans on the Project Site have taken into consideration the need for connectivity, and access to the waterfront and will provide an environment that will be inviting to residents in the area.

The significant aspects of the location of the Project Site are its proximity to the Navy Yard and to the Anacostia River waterfront. The first consideration determines the nature of the office use of the Project Site as a natural and desirable location for government and defense contractors doing business with the Navy Yard and the relocated NAVSEA headquarters. The second consideration has influenced the utilization of the Project Site and the orientation of the proposed buildings.

The Applicant has initiated, and intends to continue, coordination with the National Park Service, and the neighboring community, in developing efforts to improve the waterfront and the Project's connection to it. The project development team has participated in the Anacostia Waterfront Initiative and believes that Maritime Plaza is helping to advance the goals of that Initiative.

Description of Phase II of the Project

The Applicant proposes to erect three eight-story office buildings (one of which will also be alternatively suitable for hotel development if market conditions warrant such use), each containing between 216,000 – 220,000 square feet of gross floor area on the Phase II Site. The first building ("Phase IIA Building") would be built on Square 1025-S, oriented at right angles to the Phase IB Building. Parking for the Phase IIA Building will meet or exceed established parking requirements and will be located in shared-use surface and deck parking lots on other land within the Project.

Originally, the location of the Phase IIA Building (south of N Street, S.E.) was conceived of as the probable location of the hotel; however, two factors have influenced the decision to potentially relocate the hotel function to later stages of the Project. Market analysis that shows an insufficient level of demand at this time for a hotel at the Project site. Secondly, the original location enhances marketability to Navy Contractors given that it is the closest possible site to the Navy Yard gates. In the event that it is deferred to a later phase of the project the alternative location for a hotel affords access to the waterfront that is comparable to the originally conceived location.

The remaining two eight-story 216,000 – 220,000 square foot office buildings would be developed on Square 1025-E and in sequence progressing from the west ("Phase IIB Building") to east ("Phase IIC Building"). As Phase IIA of the project is completed the deck, which is shown in the Site Plan as entirely parking at the outset, will be converted into the beginning of the Plaza.

Upon completion of the Phase IIB Building, the second half of the Plaza will be completed and construction of all or a portion of the parking garage will commence. Experience in marketing the Phase I of Maritime Plaza has clearly indicated that because of the isolated nature of the site, abundant parking is required. It is anticipated that a ratio of 2/1000 will be a minimum, with the actual count likely to be higher. In accordance with our discussion with the Office of Planning, the parking garage footprint has been greatly reduced and the structure has been situated facing Virginia Avenue with a façade that is harmonious with the architectural theme of the balance of the project.

With the construction of the Phase IIC Building, the project will be completed in its entirety. An alternative Masterplan to the foregoing is submitted as well, which combines Phases IIB & IIC into one large building in order to provide the project with the flexibility to accommodate a major tenant, e.g., GSA.

The sequence of construction will be dictated by the marketplace demand and may vary from the sequence cited above. Note that the sequence implied by the site plans in Section VII and the proposed schedule in Section X are subject to this comment as well.

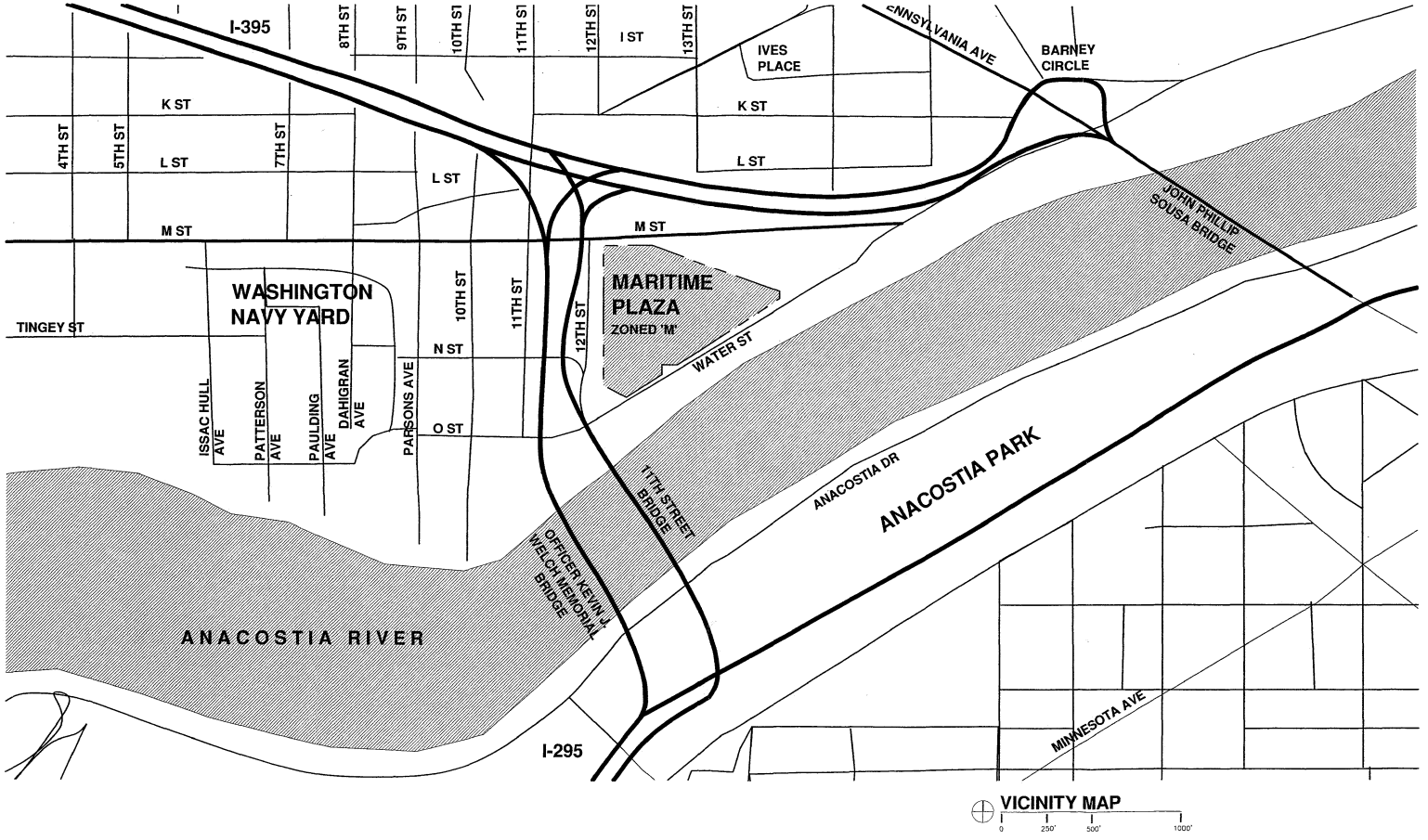
The completed Plaza parking deck will become the central courtyard of the Project with a perimeter drive connecting the Maritime Plaza buildings and visitor parking, and it will serve as the primary site linkage to the waterfront. The Plaza will mix a large central park amenity with pocket parks around the perimeter and will accommodate a minimum of 139 parking spaces for visitors and tenants along the perimeter drive. In addition to the parks in the Plaza area, a substantial secondary plaza and park area is planned between Buildings IIB and IIC where an opening of approximately 175 ft. is provided facing the waterfront.

The Applicant will be pleased to supplement the application as you may request and anticipates an expeditious processing by the Office of Planning. Please direct any questions or requests regarding this application to my attention.

Sincerely,

J. Paul Price
Executive Vice President

II



HKS

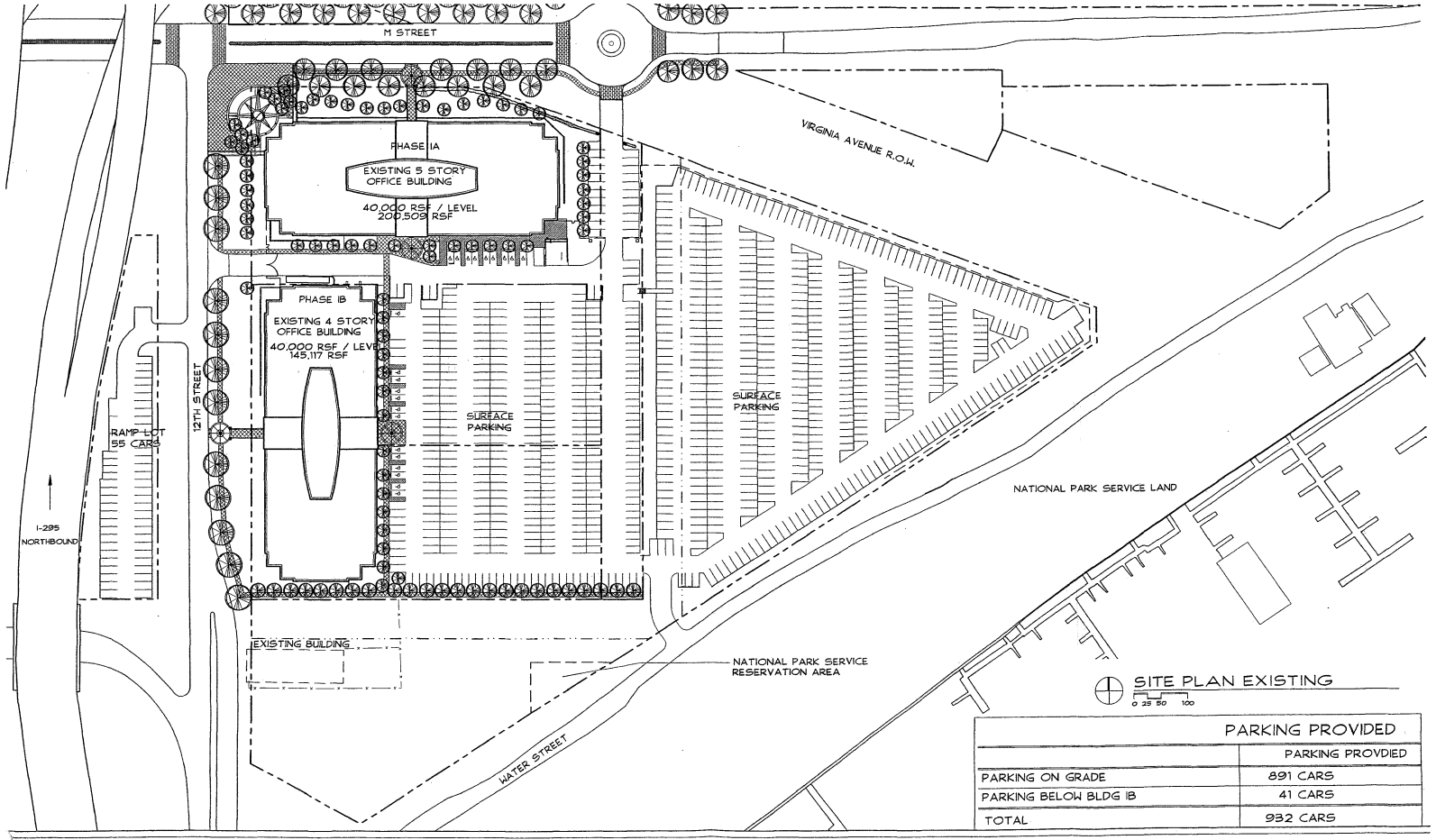
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MARITIME PLAZA

12TH AND M STREETS
WASHINGTON, DC

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III



PARKING PROVIDED	
	PARKING PROVDIED
PARKING ON GRADE	891 CARS
PARKING BELOW BLDG IB	41 CARS
TOTAL	932 CARS

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MARITIME PLAZA

12TH AND M STREETS
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IV



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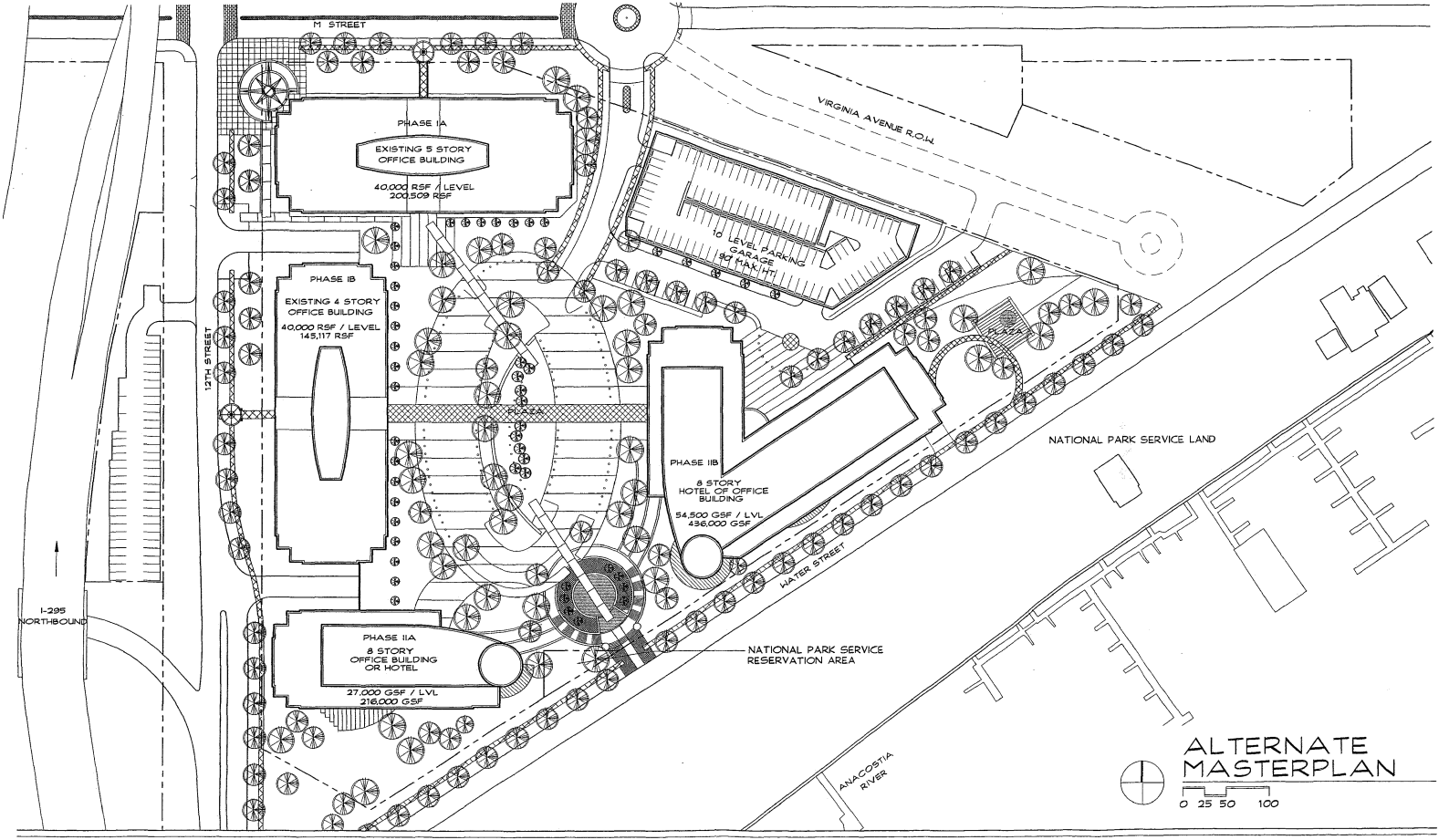
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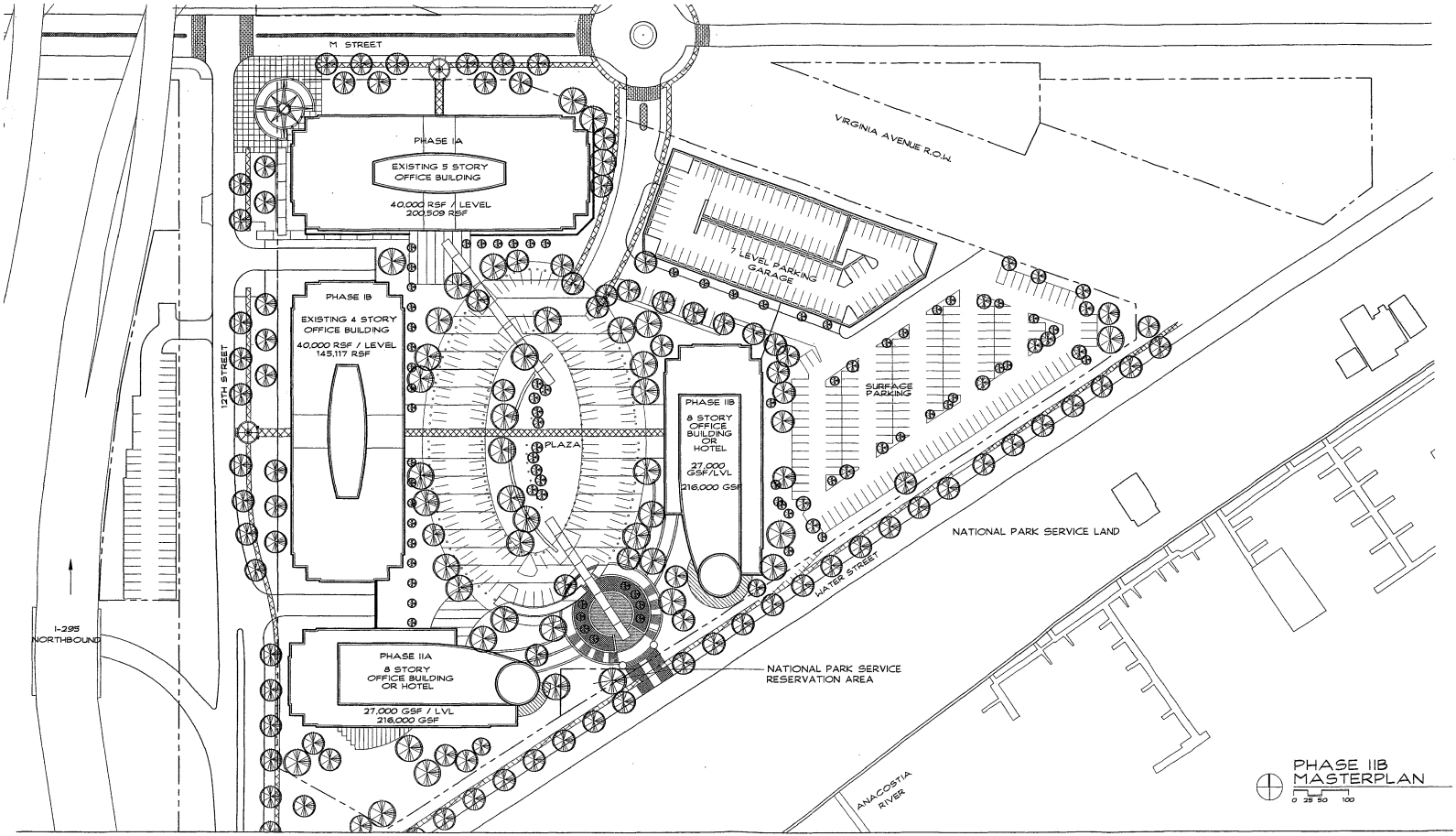
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12TH AND M STREETS
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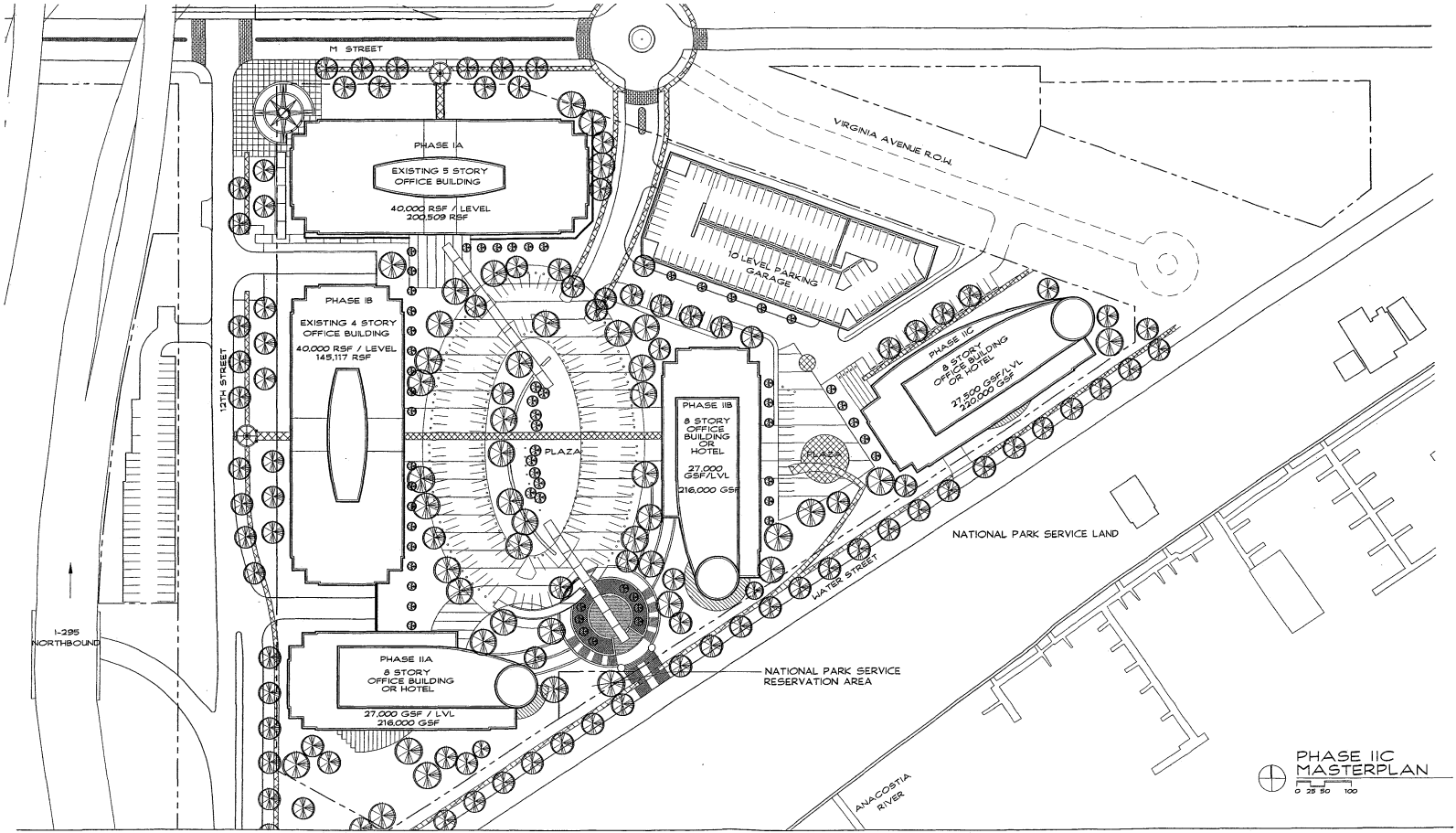
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12TH AND M STREETS
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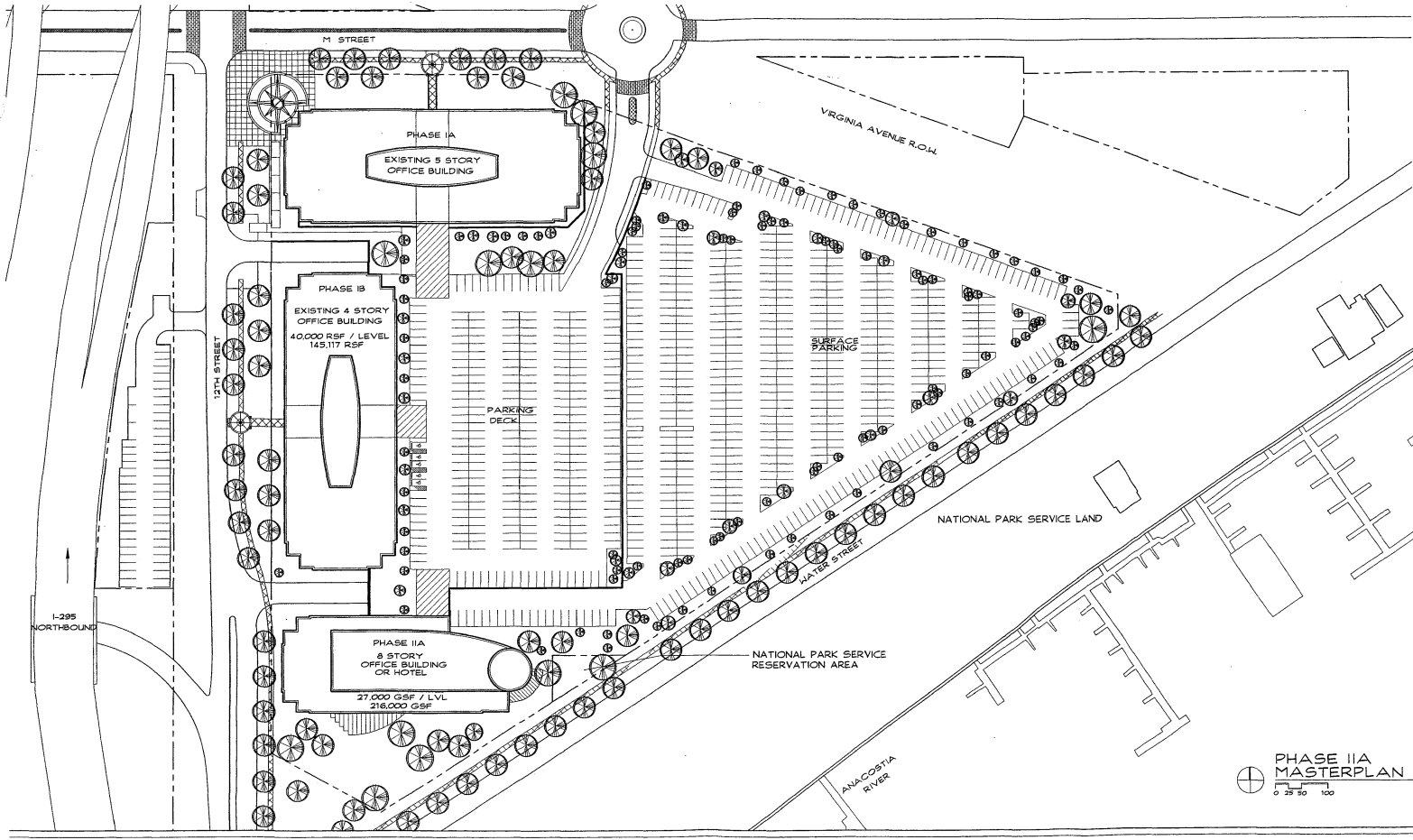
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12TH AND M STREETS
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PARKING PROVIDED PHASE IIA

	PARKING PROVDIED
PARKING ON DECK AT MAIN PLAZA	280 CARS
PARKING ON GRADE BELOW DECK	260 CARS
SURFACE PARKING	546 CARS
TOTAL	1,086 TOTAL CARS
CARS DEDICATED TO PHASES IA AND IB	-654 CARS
CARS AVAILABLE FOR PHASE IIA	432 CARS (2/1000)

PARKING PROVIDED PHASE IIB

	PARKING PROVDIED
PARKING ON DECK AT MAIN PLAZA	139 CARS
PARKING ON GRADE / BELOW DECK	448 CARS
LEVEL OVER ENTIRE SITE	
SURFACE PARKING	153 CARS
ABOVE GRADE GARAGE PARKING	770 CARS
PARKING ON DECK OTHER	8 CARS
TOTAL	1,518 TOTAL CARS
CARS DEDICATED TO PHASES IA AND IB	-654 CARS
CARS DEDICATED TO PHASE IIA	-432 CARS
CARS AVAILABLE FOR PHASE IIB	432 CARS (2/1000)

PARKING PROVIDED PHASE IIC

	PARKING PROVDIED
PARKING ON DECK AT MAIN PLAZA	139 CARS
PARKING ON GRADE / BELOW DECK	687 CARS
LEVEL OVER ENTIRE SITE	
SURFACE PARKING	0 CARS
ABOVE GRADE GARAGE PARKING	1,100 CARS
PARKING ON DECK OTHER	32 CARS
TOTAL	1,958 TOTAL CARS
CARS DEDICATED TO PHASES IA AND IB	-654 CARS
CARS DEDICATED TO PHASE IIA	-432 CARS
CARS DEDICATED TO PHASE IIB	-432 CARS
CARS AVAILABLE FOR PHASE IIC	440 CARS (2/1000)

PARKING TABS

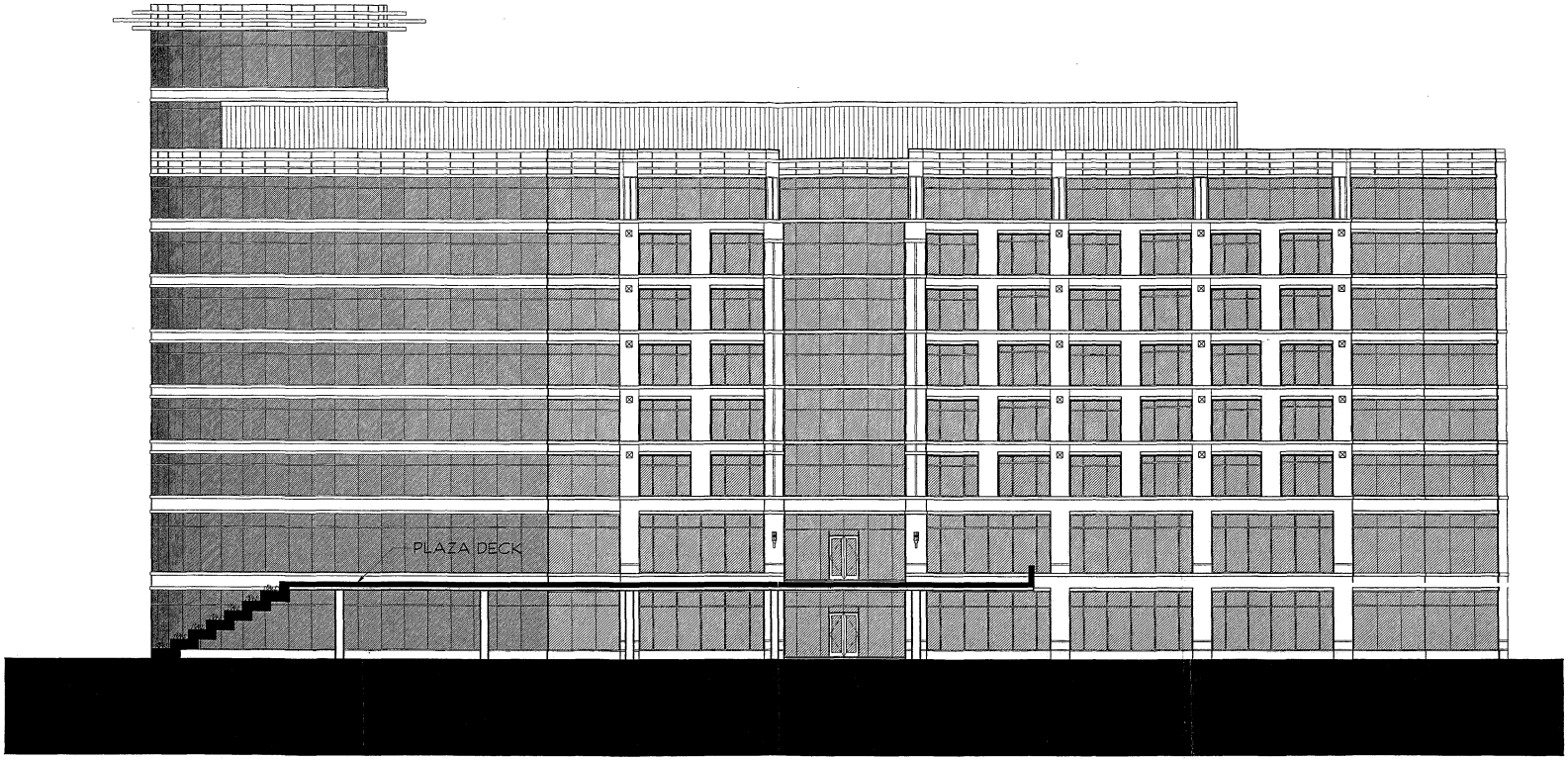
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PHASE IIA
NORTH ELEVATION

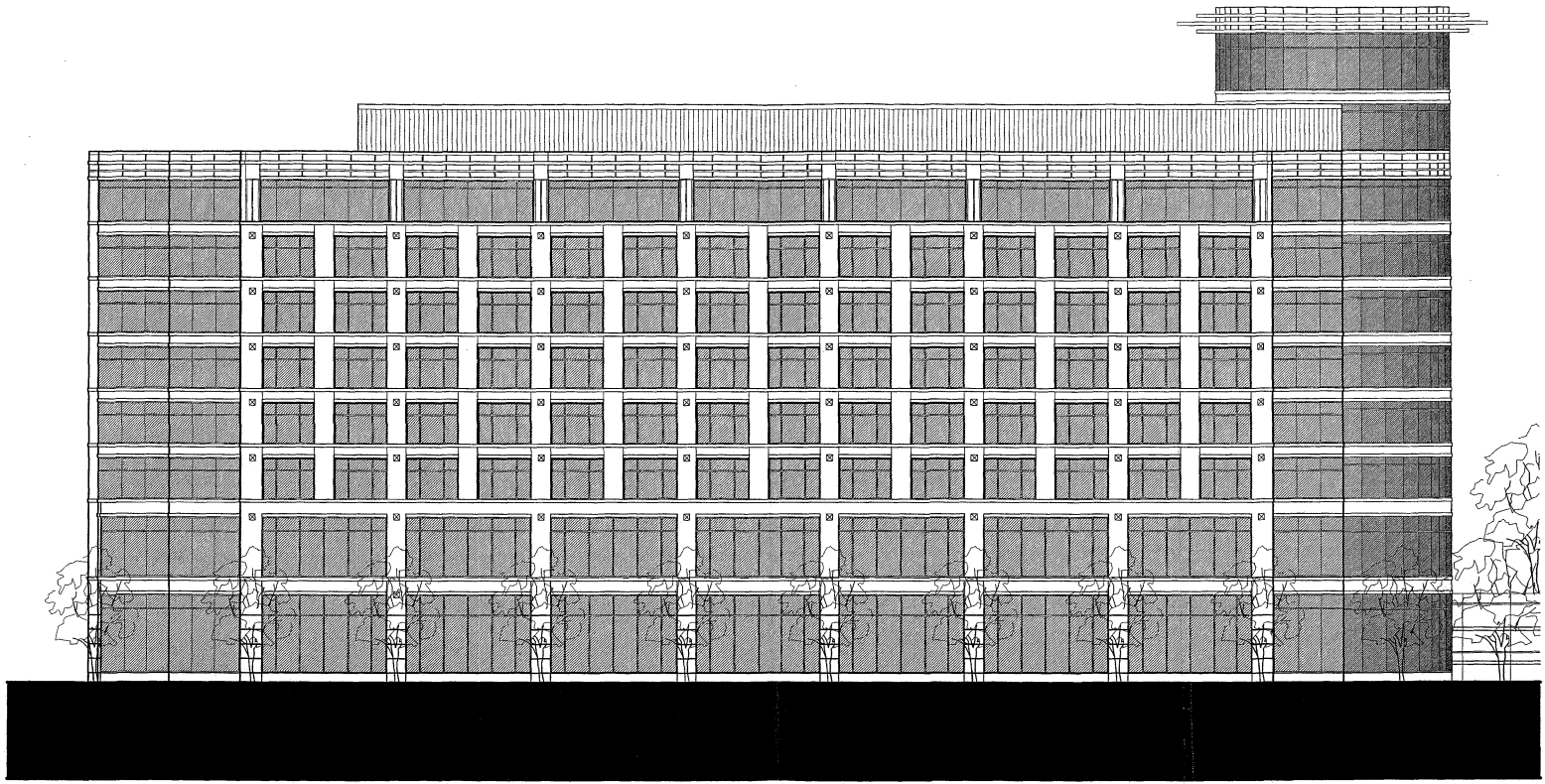
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PHASE IIA
SOUTH ELEVATION

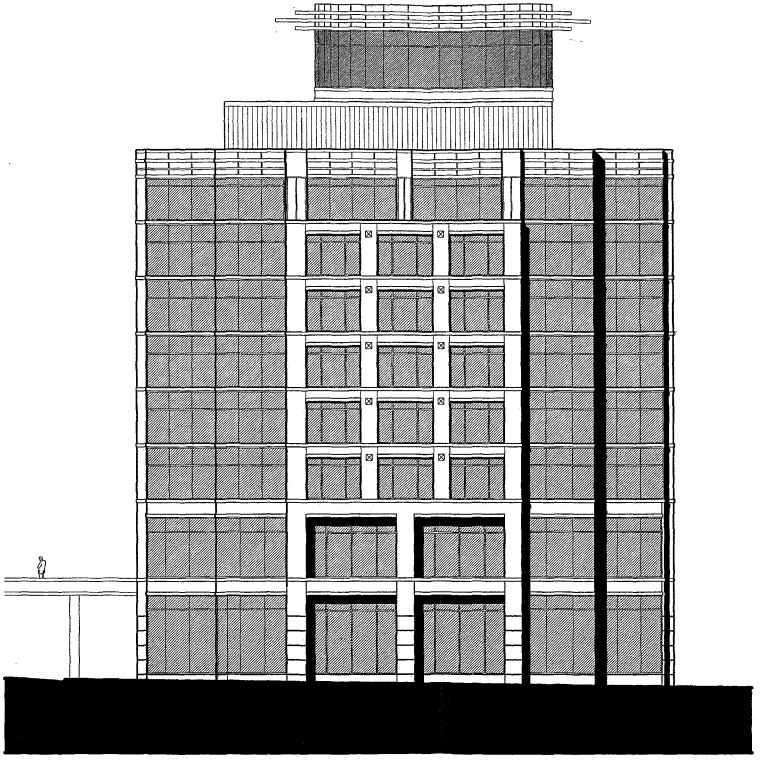
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PHASE IIA
WEST ELEVATION

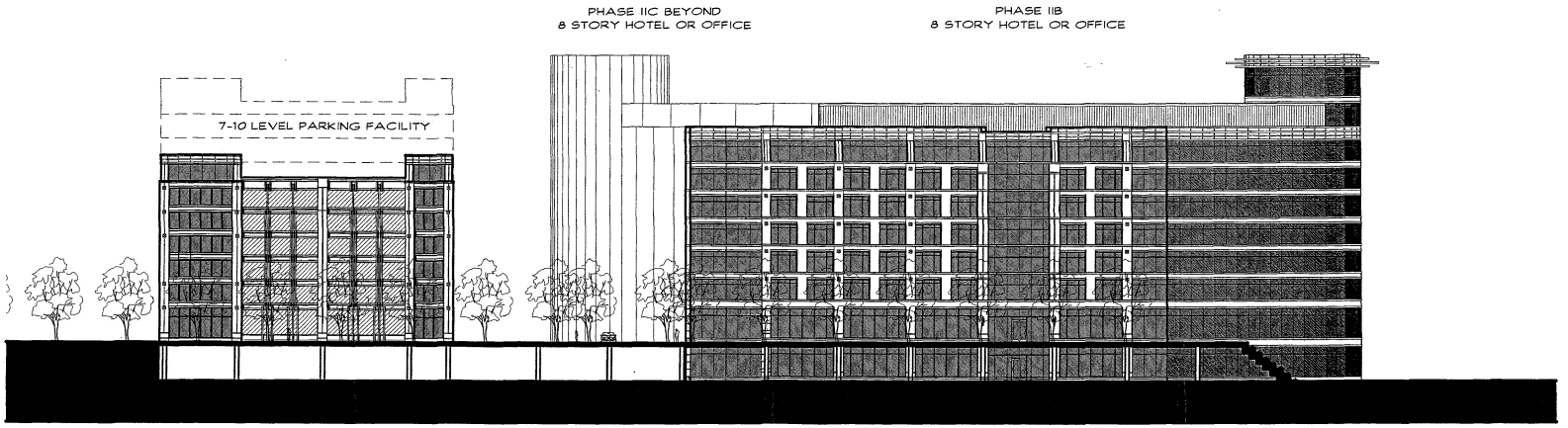
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MARITIME PLAZA

12TH AND M STREETS
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PHASE IIB
WEST ELEVATION

0 10 20 40

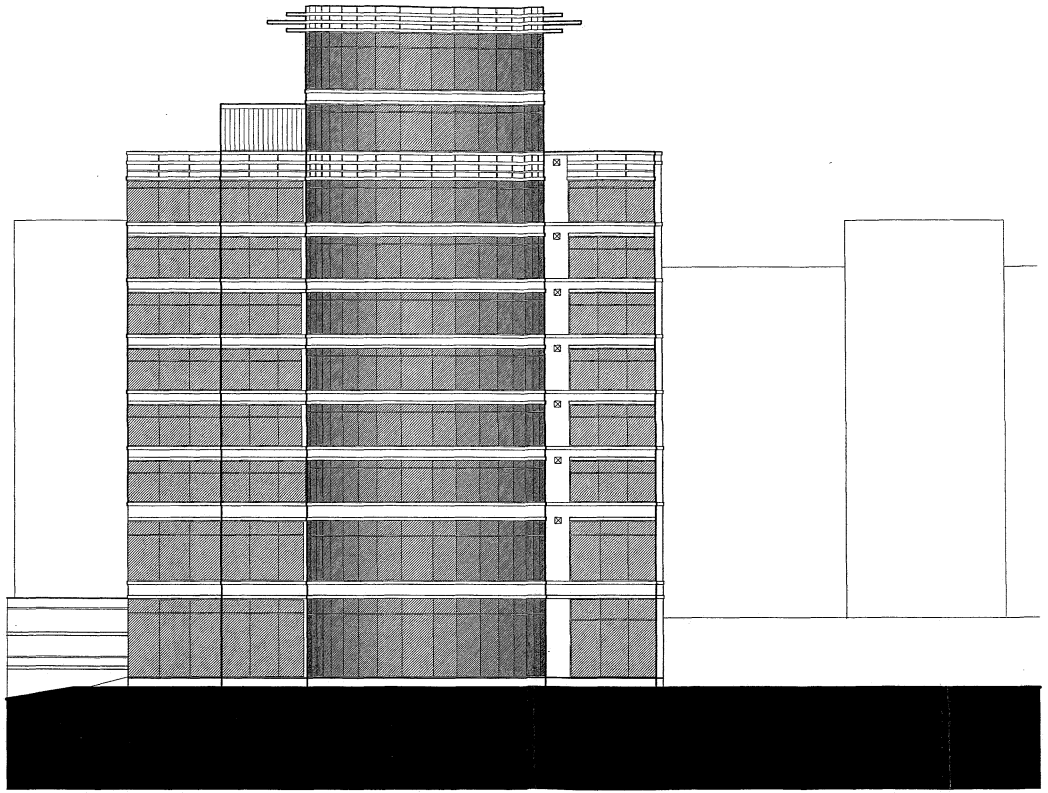
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PHASE IIB
SOUTH ELEVATION

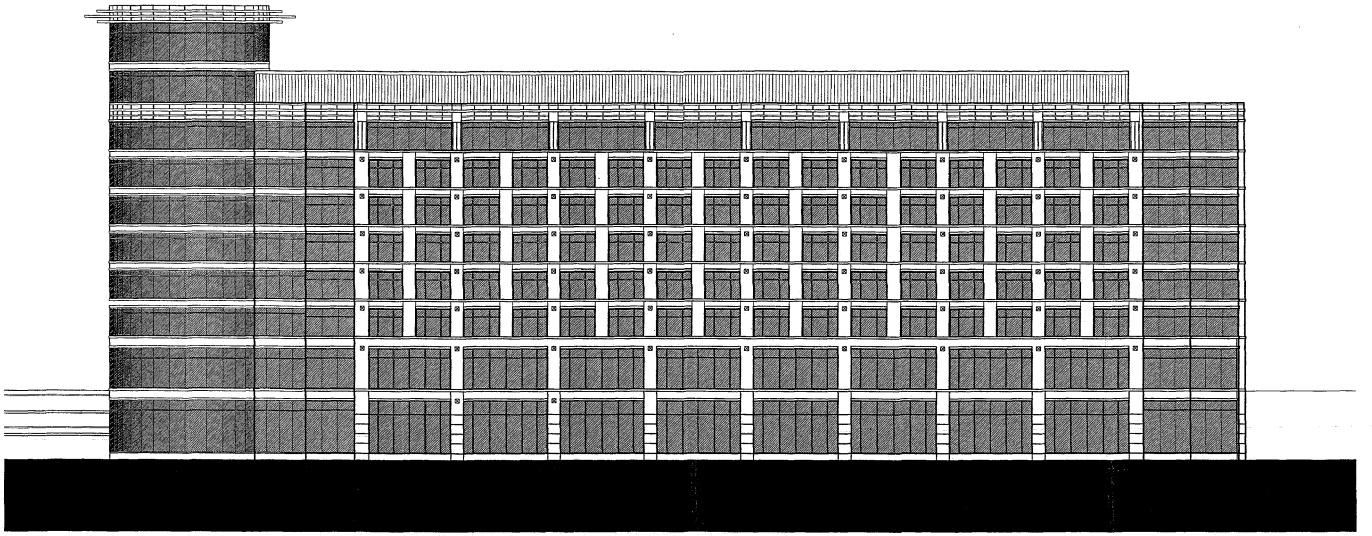
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ALTERNATE PHASE IIB
SOUTH ELEVATION

0 5 15 30

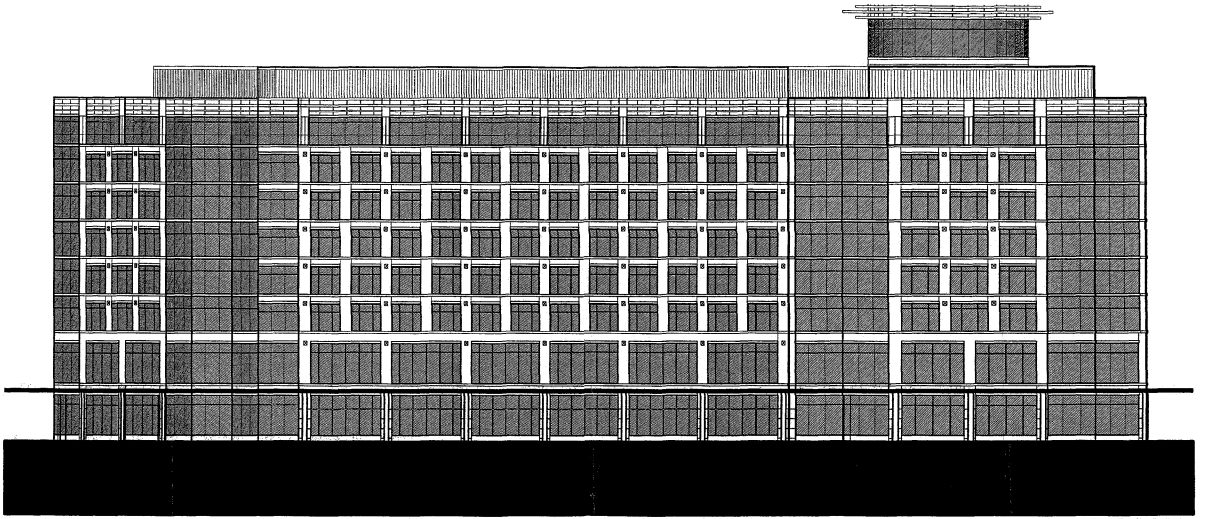
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MARITIME PLAZA

12TH AND M STREETS
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ALTERNATE PHASE IIB
NORTH ELEVATION

0 5 15 30

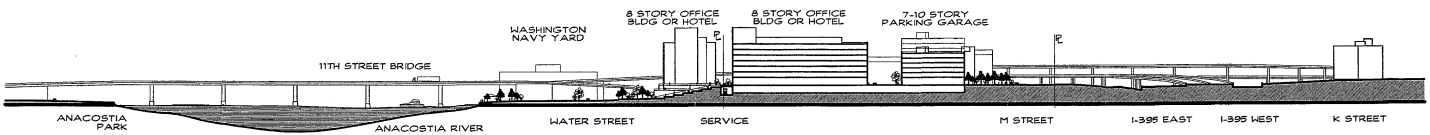
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MARITIME PLAZA

12TH AND M STREETS
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SITE SECTION

0 50 100 200

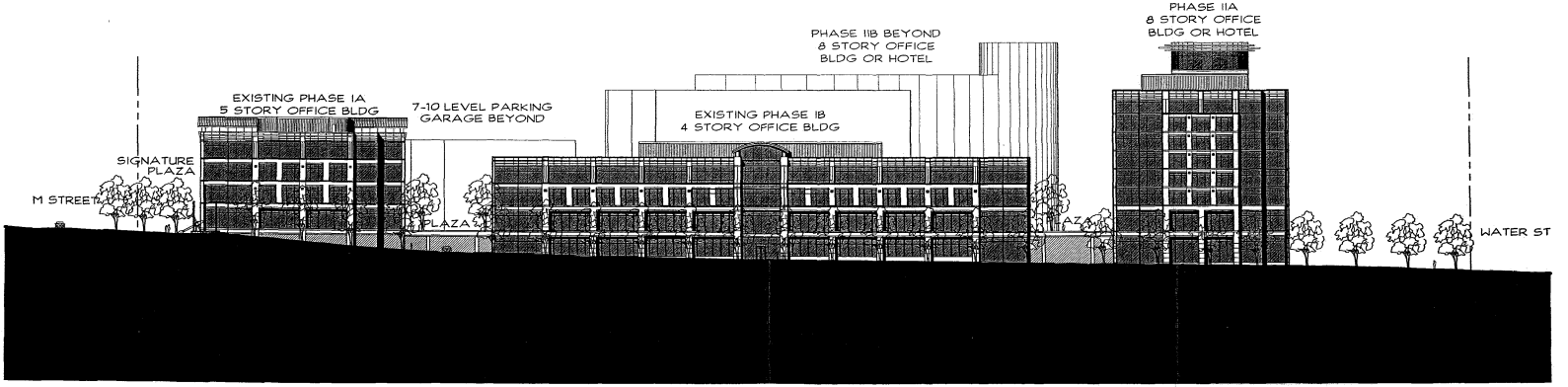
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MARITIME PLAZA

12TH AND M STREETS
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12TH STREET ELEVATION

0 15 30 60

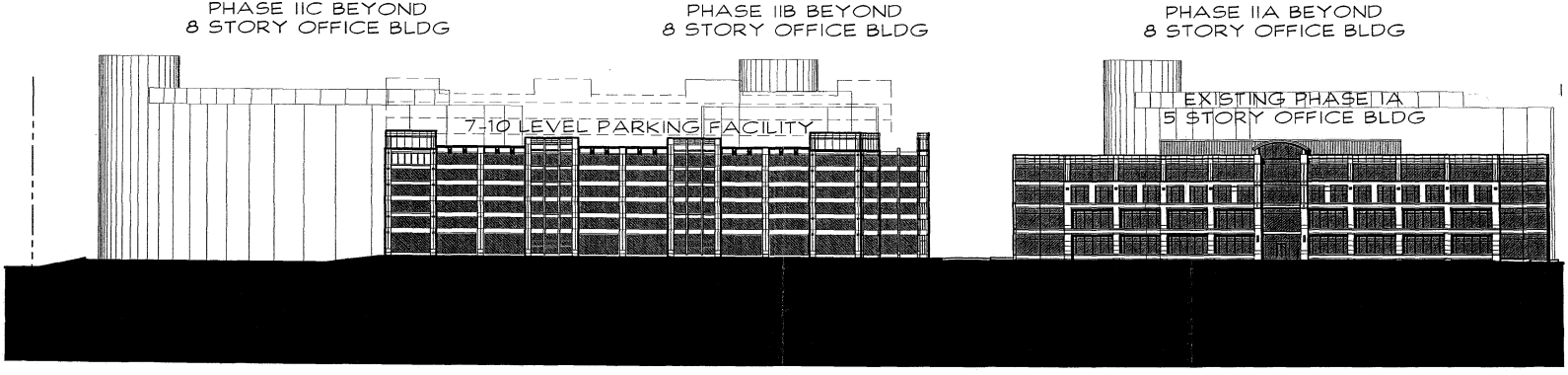
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12TH AND M STREETS
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M STREET / VIRGINIA AVE
ELEVATION

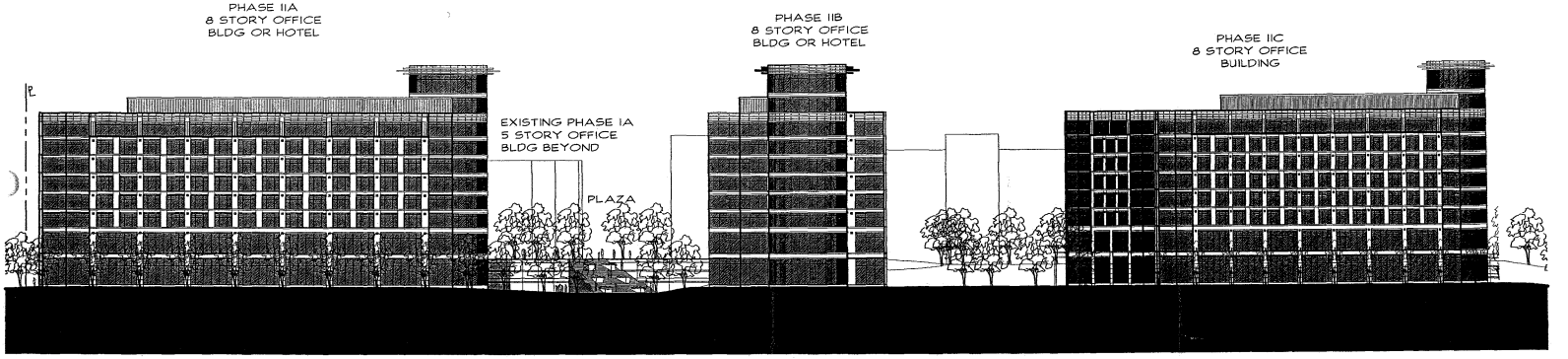
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WATER STREET ELEVATION

0 15 30 60

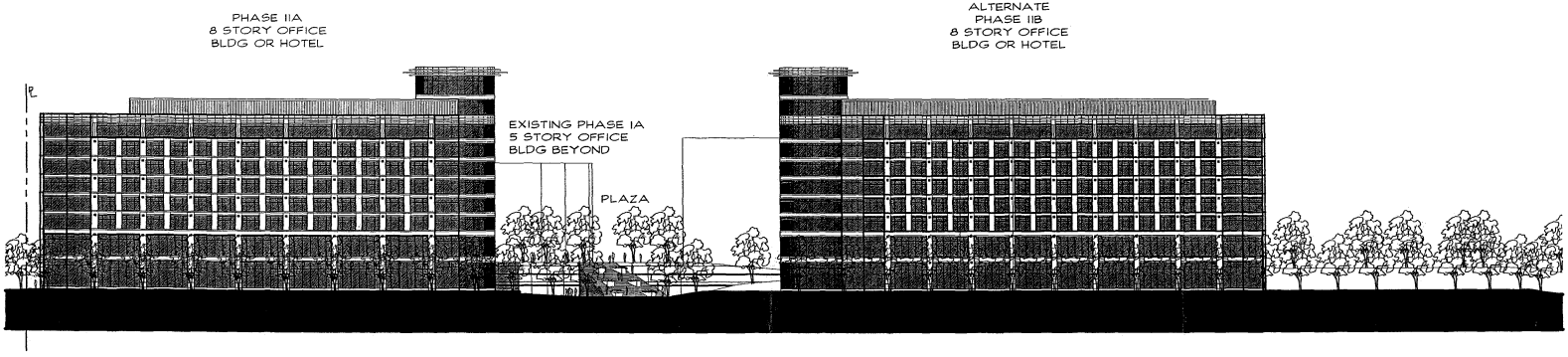
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MARITIME PLAZA

12TH AND M STREETS
WASHINGTON, DC

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ALTERNATE
WATER STREET ELEVATION

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MARITIME PLAZA

EXTRACTS FROM LARGE TRACT REVIEW SUBMITTED

AUGUST 11, 1999

LINCOLN PROPERTY COMPANY

Maritime Plaza
Large Tract Review Application

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August 11, 1999

Mr. David Colby
Chief, Strategic Planning Development
& Review Division
D.C. Office of Planning
801 North Capitol Street, NE - 4th Floor
Washington, D.C. 20001

Re: Maritime Plaza Project - Large Tract Review

Dear Mr. Colby:

On behalf of Washington Gas Light Company ("WGLC"), the owner of the land, and LPC Commercial Services, Inc. ("LPC"), the designated developer (collectively, the "Applicant"), we are pleased to submit an application for "large tract review" pursuant to 10 DCM § 2300.1(a) Planning and Development, Chapter 23 (March 1994) for the first phase of the Maritime Plaza Project (the "Project"). Filed simultaneously with this application are twelve (12) copies of the following information about the Project in compliance with 10 DCM §§ 2301.2 and 2301.3:

- Area Map and Existing Topography Plan
- Aerial Photo of Existing Site
- Statement Relating the Project to the Objectives of the Comprehensive Plan and City and Community Goals
- Preliminary Traffic Analysis, Dated July 1999 Prepared By Robert L. Morris, Inc.
- Phase I Site Plan for Buildings A and B
- Phase I Site Plan for Building A
- Front and Side Elevations of Phase I Buildings A and B
- Floor Plans -- Ground Floor and Typical Floor
- Site Section
- Subdivision Plan
- Maritime Plaza Project Site Plan and Renderings
- Proposed Schedule of Phase I Building Construction
- Environmental Considerations of the Project Site
- Ownership Structure
- Summary of Community Contacts
- Storm Water and Utilities

LINCOLN PROPERTY COMPANY
1530 WILSON BOULEVARD
SUITE 200
ARLINGTON, VA 22209
(703) 522-4600
(703) 525-5862 FACSIMILE

Site Description and Application Summary

The land owned by WGLC which is dedicated for the development of the Project comprises approximately 11 acres located within Squares 1025, 1025-E and 1025-S (the Project Site"), all of which is zoned M (General Industry District).[1] The Project Site is bounded by Water Street, S.E., 12th Street, S.E., M Street, S.E. and the Virginia Avenue, S.E. right-of-way.

The Project is a multi-phase development, which, when completed, may potentially consist of 750,000 square feet of office space within four office buildings and a 250-room hotel of 150,000 square feet. The first phase of the Project, consisting of two office buildings, will be situated on approximately 5 acres of land at the northwest corner of the Project Site and it is this particular land which is the subject of the instant application for large tract review ("Phase I Site").

Historical and Current Use of the Project Site

WGLC assembled the Project Site before 1900 and has continuously owned the property since that time. Over the years, WGLC operated a coal gasification plant and other utility related facilities on the Project Site. The gas plant was demolished in 1985. Presently, WGLC maintains a natural gas refueling station for gas-powered vehicles along the 12th Street, S.E. side of the Project Site. In addition, there is a two-story building at the site that houses a small satellite office for WGLC personnel and the groundwater treatment system that is part of the environmental remediation being performed at the Project Site.

Area Surrounding the Project Site

The Project Site is quite isolated with the main traffic access into the site presently from the west along M Street, S.E. The 11th Street Bridge and its various access ramps lie to the west of the Project Site. The elevated Southeast/Southwest Freeway and the railtracks form the northern buffer further isolating the Project Site. To the east, two large oil storage tanks and associated facilities owned by ST Services (formerly Steuart Petroleum) border the Project Site. On the south, Water Street, S.E., a little-traveled, winding paved road separates the Project Site from the Anacostia River waterfront, which is predominately owned by the National Park Service. The nearest residential uses, the row houses along L Street, S.E., are

[1]The 11.15 acres includes the areas of the "paper streets" of the 1200-block of N Street, S.E. and the 1200-block of 13th Street, S.E. which are in the process of being closed pursuant to street closing application filed with the Office of the Surveyor for the District of Columbia (S.O. 98-271). The application is currently pending and final closure is expected in the early part of 2000. The instant large tract review application does not include any land lying within these "paper streets".

located at distance of almost 1000 feet from the perimeter of the Project Site. This relative isolation ensures that the development of general office and hotel uses on the Project site will have a negligible impact on the nearest residential communities.

The significant aspects of the location of the Project Site are its proximity to the Navy Yard and to the Anacostia River waterfront. The first consideration determines the nature of the office use of the Project Site as a natural and desirable location for government and defense contractors doing business with the Navy Yard and the newly-relocated NAVSEA headquarters. The second consideration has influenced the utilization of the Project Site and the orientation of the proposed buildings. The Applicant has initiated, and intends to continue, close coordination with the National Park Service to improve the Project's connection to the waterfront.

Description of Phase I of the Project

The Applicant proposes to erect two five-story office buildings, each containing about 200,000 square feet of gross floor area on the Phase I Site. The first building, Building A, would be oriented along M Street, S.E. and the north end of the Phase I Site and the second building, Building B, situated at right angles to the first running along 12th Street, S.E. Surface parking for the first building will meet or exceed the established parking requirements. As the second building, Building B, on the Phase I Site is developed the Applicant will also be erecting a parking deck extending under the second building which will double the number of parking spaces available to the Phase I development. As the Maritime Plaza Project matures in its later phases the parking deck will become the central courtyard with an oval perimeter drive connecting all of the Maritime Plaza buildings and the lower level of parking will be extended beneath future phases.

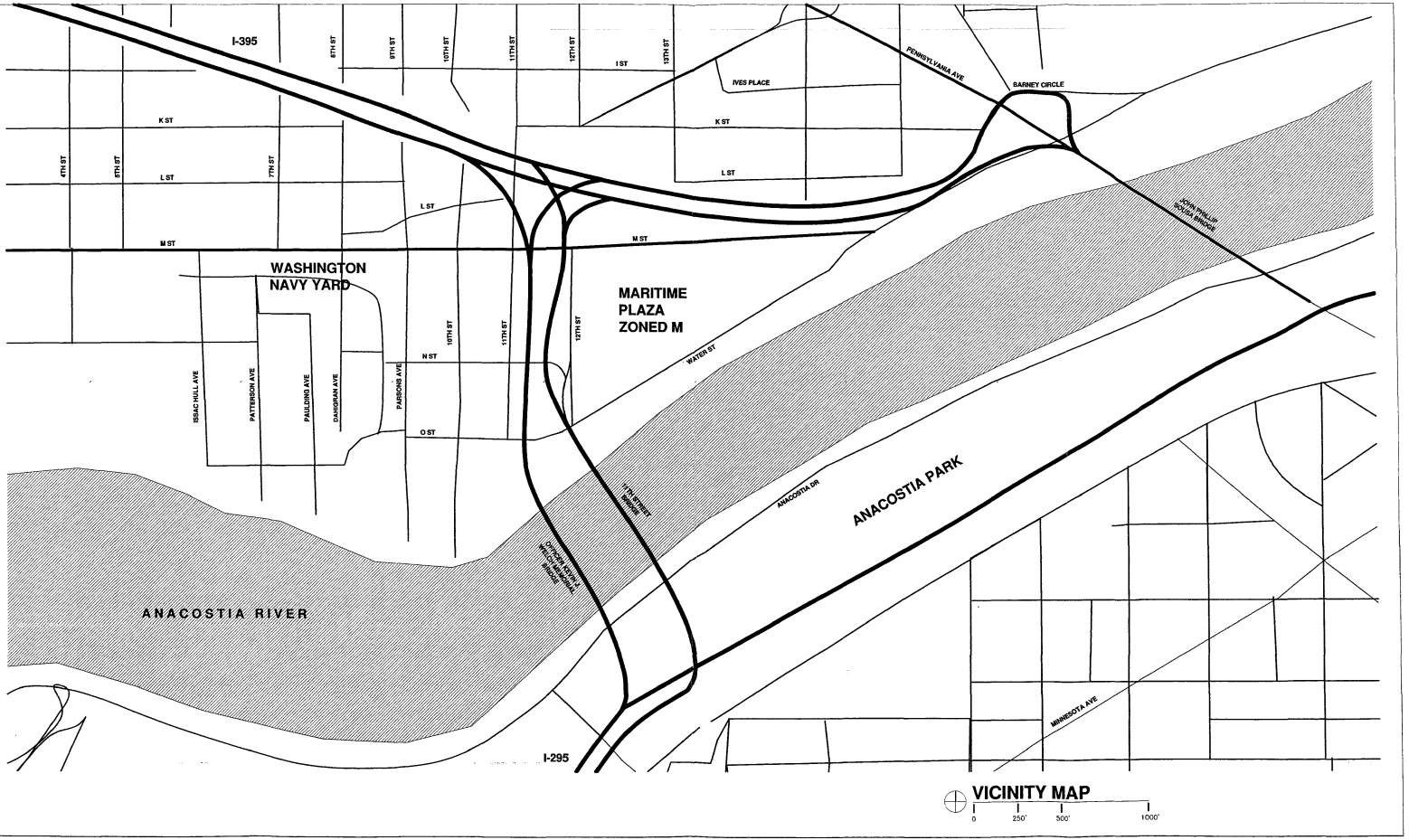
The Applicant will be pleased to supplement the application as you may request and anticipates an expeditious processing by the Office of Planning. Please direct any questions or requests regarding this application to my attention.

Very truly yours,

LPC COMMERCIAL SERVICES, INC.



Harold W. Pfohl
Broker of Record



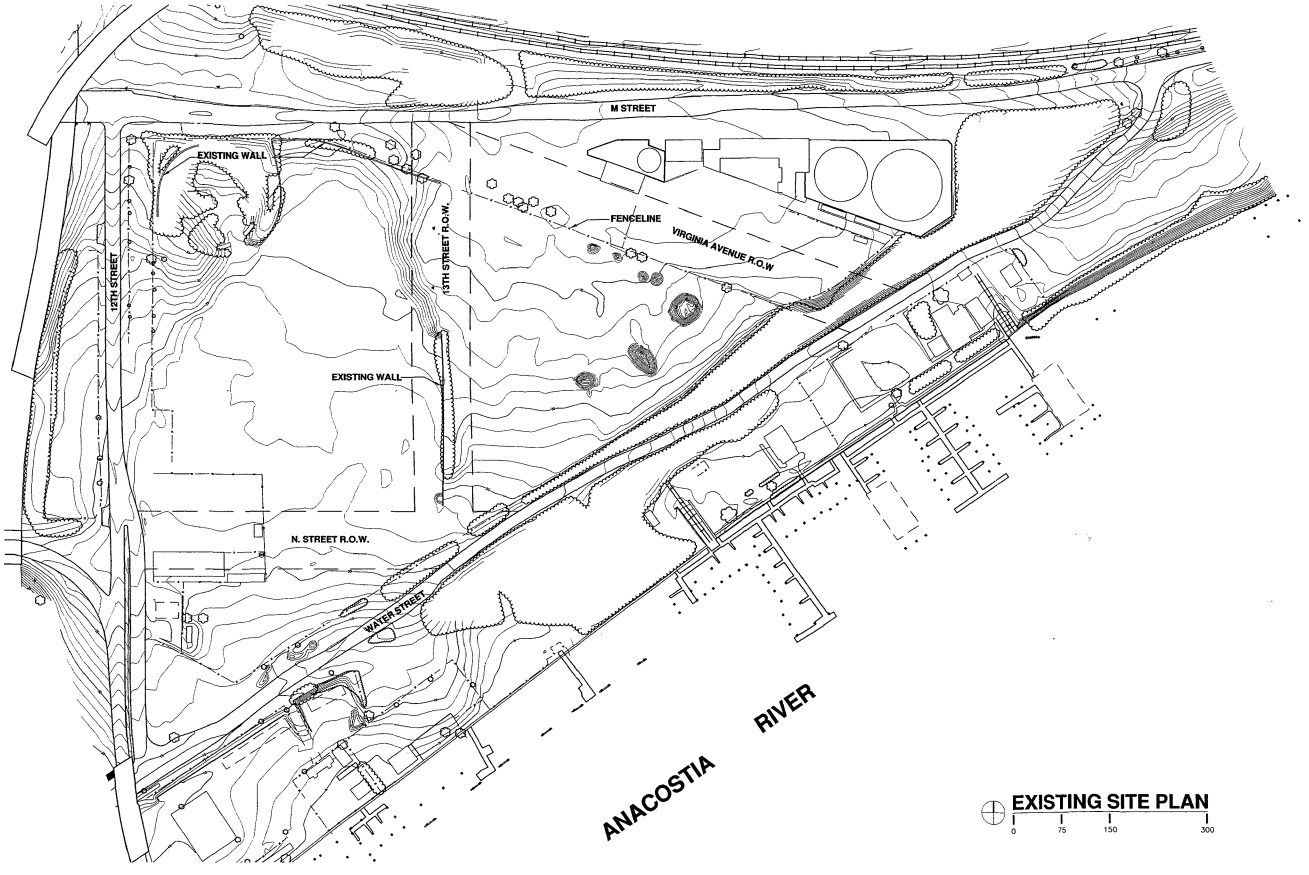
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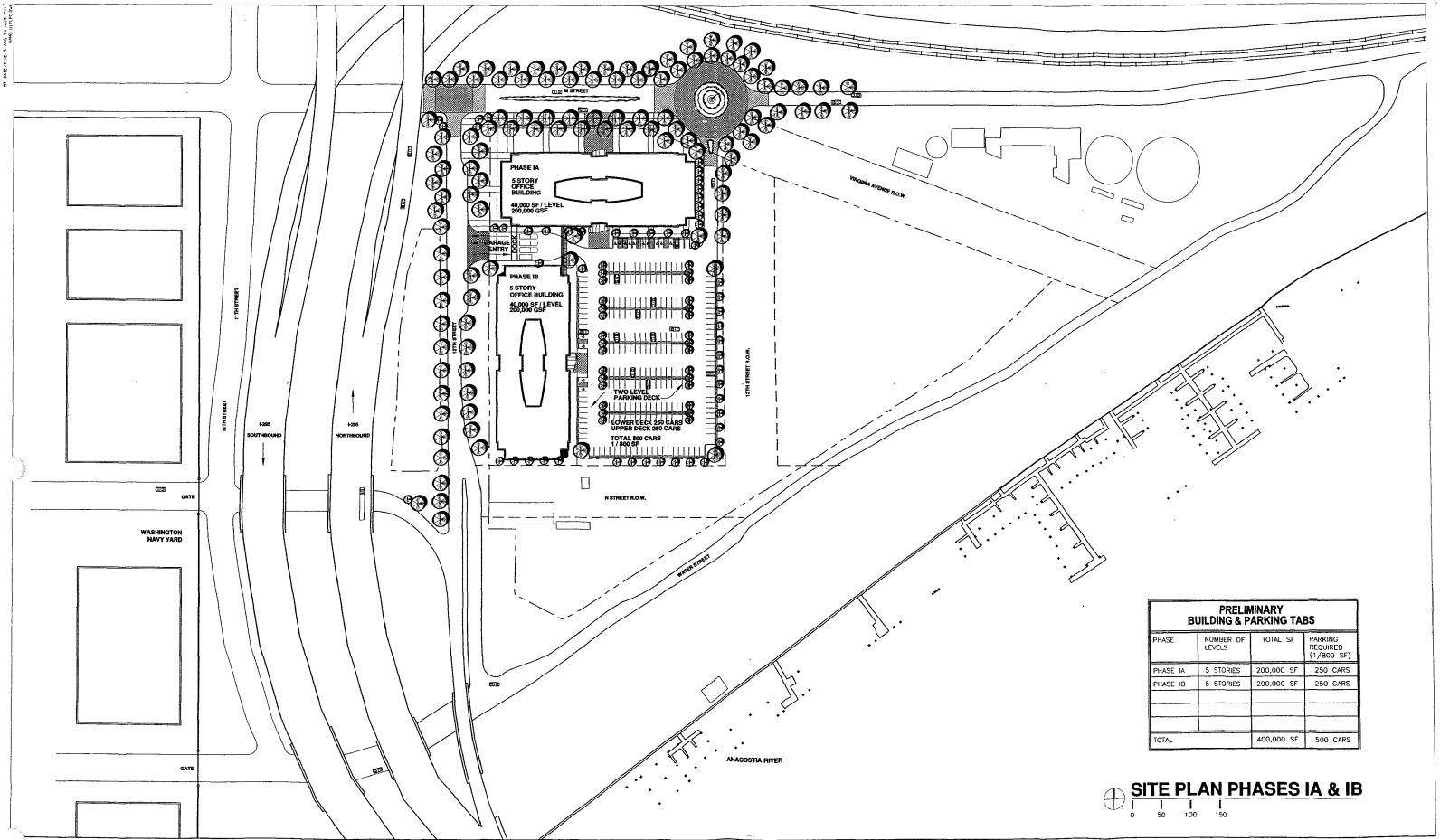


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PRELIMINARY BUILDING & PARKING TABS			
PHASE	NUMBER OF LEVELS	TOTAL SF	PARKING REQUIRED (1/800 SF)
PHASE IA	5 STORIES	200,000 SF	250 CARS
PHASE IB	5 STORIES	200,000 SF	250 CARS
TOTAL		400,000 SF	500 CARS

SITE PLAN PHASES IA & IB

0 50 100 150

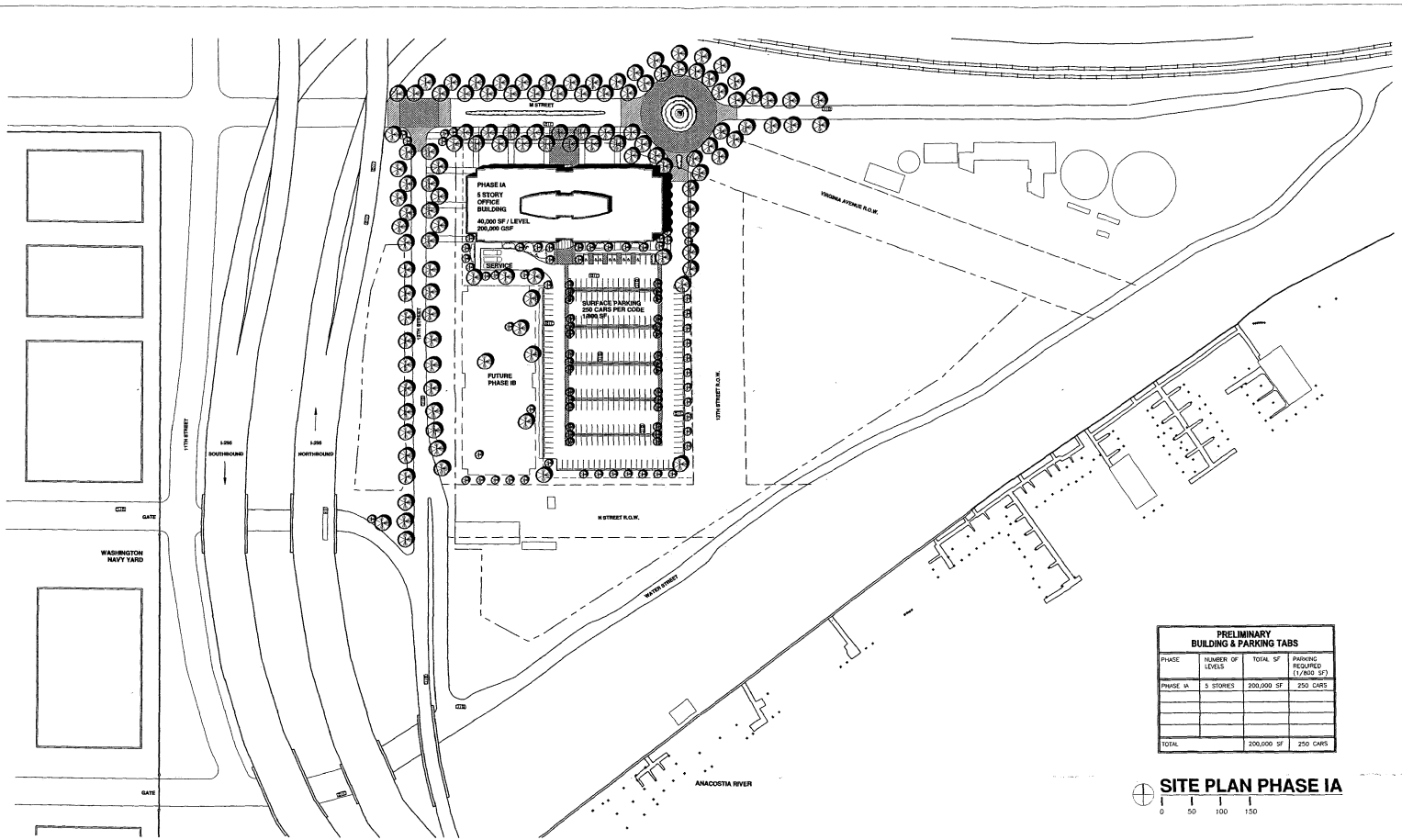
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PRELIMINARY
BUILDING & PARKING TABS

PHASE	NUMBER OF LEVELS	TOTAL SF	PARKING REQUIRED (1/800 SF)
PHASE IA	5 STORIES	200,000 SF	250 CARS
TOTAL		200,000 SF	250 CARS

SITE PLAN PHASE IA

0 50 100 150

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WEST ELEVATION

0 10 20 40

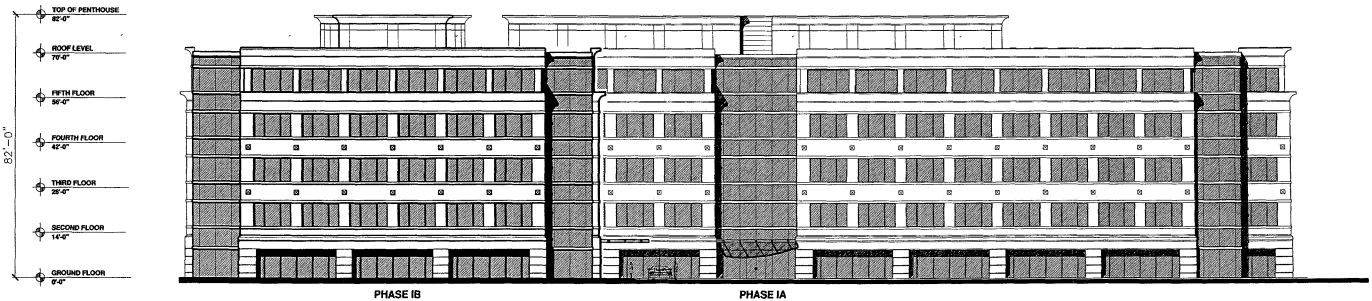
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SOUTH ELEVATION

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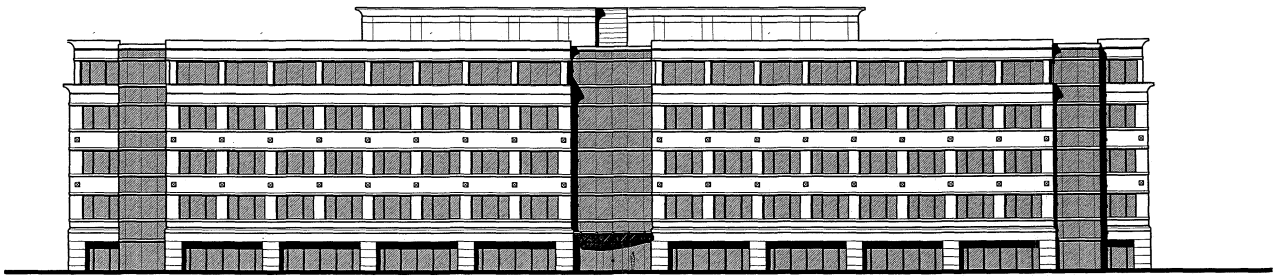
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NORTH ELEVATION

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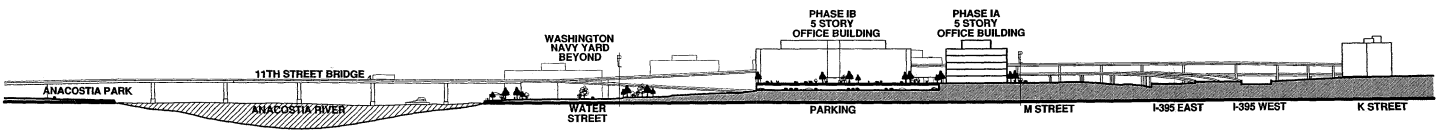
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SITE SECTION

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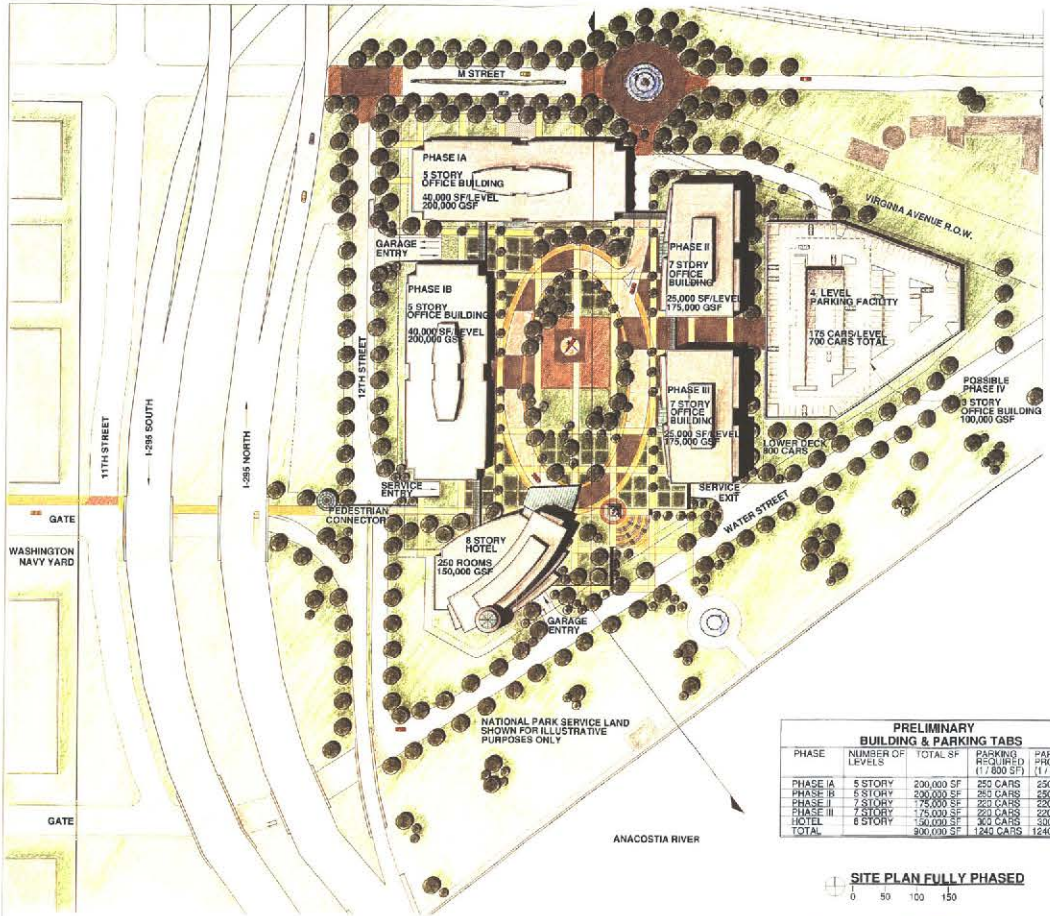
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PRELIMINARY
BUILDING & PARKING TABS

PHASE	NUMBER OF LEVELS	TOTAL SF	PARKING REQUIRED (1 / 800 SF)	PARKING PROVIDED (1 / 800 SF)
PHASE IA	5 STORY	200,000 SF	250 CARS	250 CARS
PHASE IB	5 STORY	200,000 SF	250 CARS	250 CARS
PHASE II	7 STORY	175,000 SF	220 CARS	220 CARS
PHASE III	7 STORY	175,000 SF	220 CARS	220 CARS
HOTEL	6 STORY	150,000 SF	300 CARS	300 CARS
TOTAL		900,000 SF	1240 CARS	1240 CARS

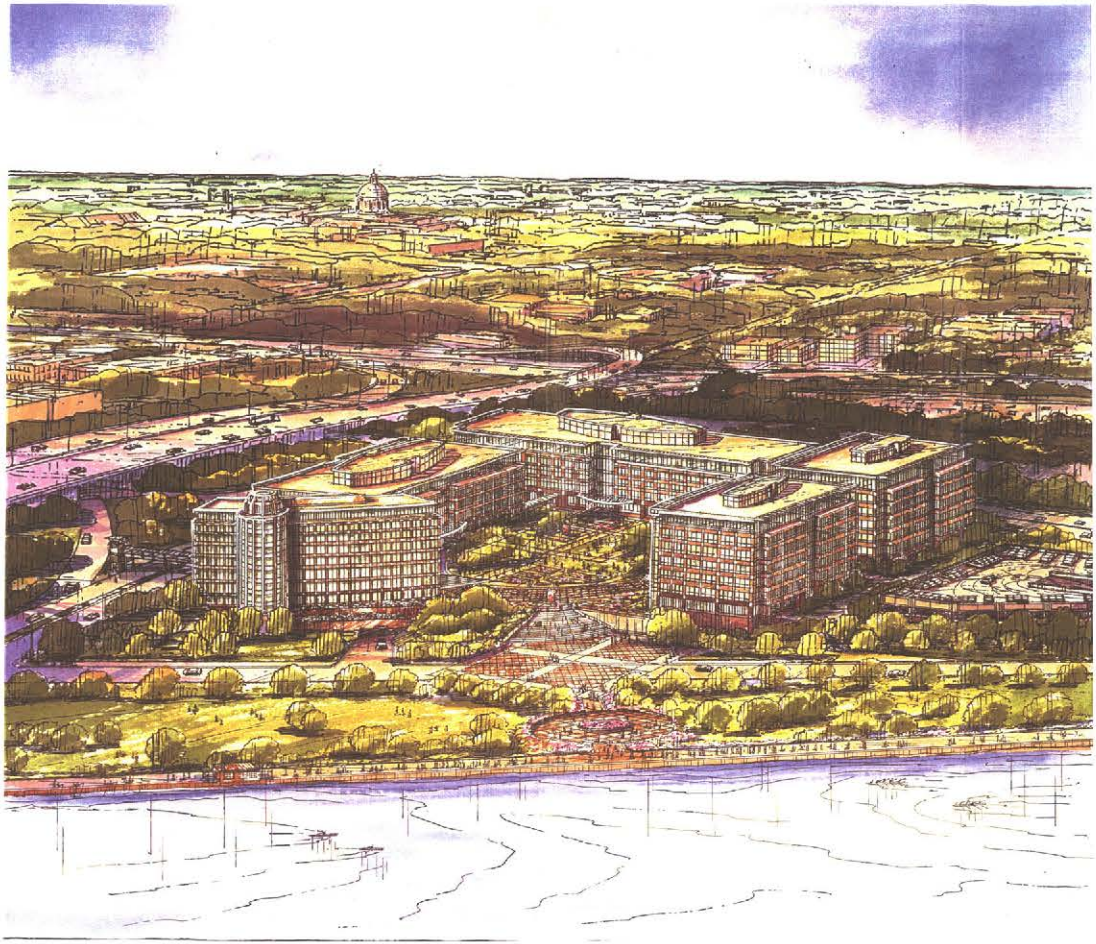
SITE PLAN FULLY PHASED

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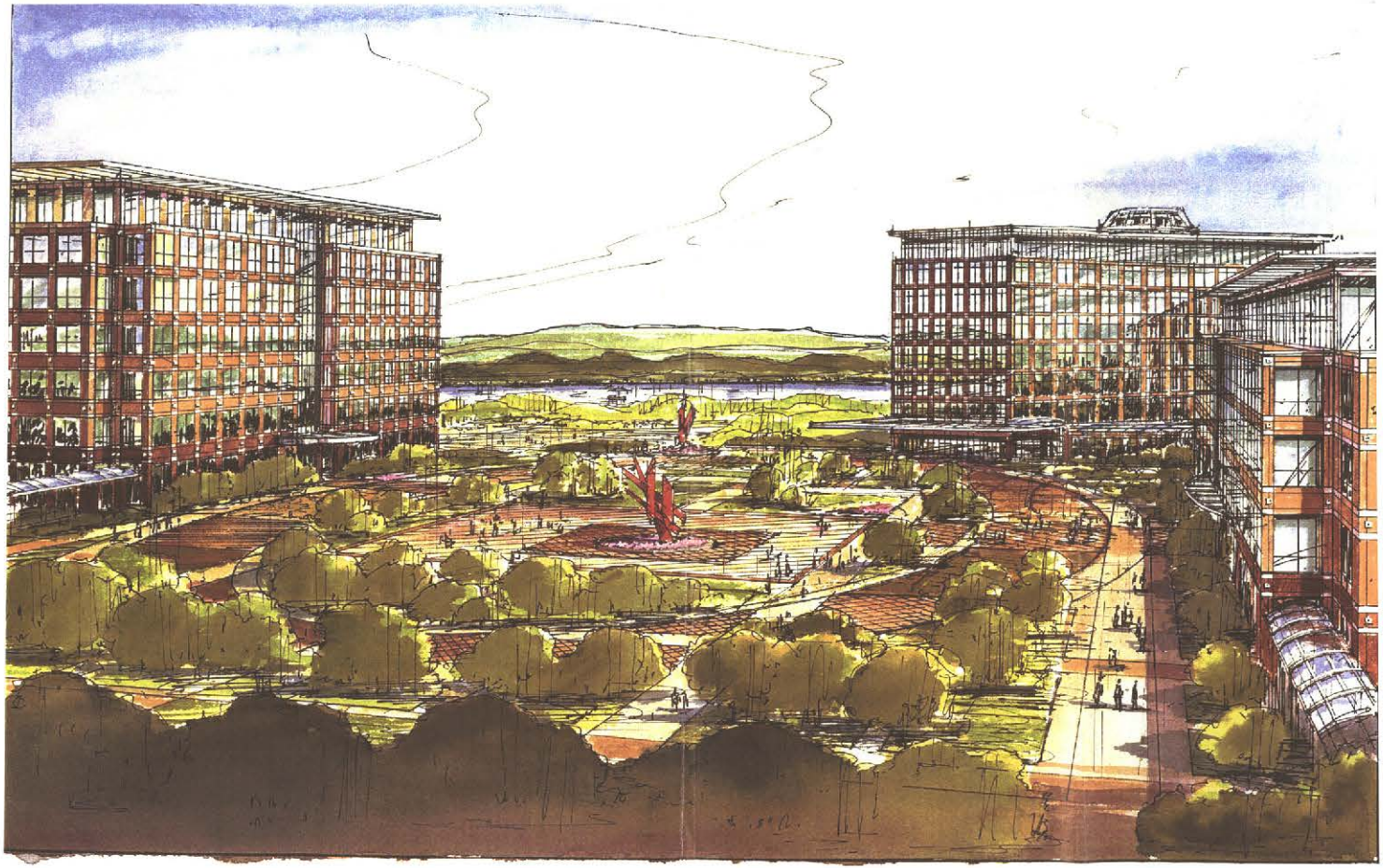


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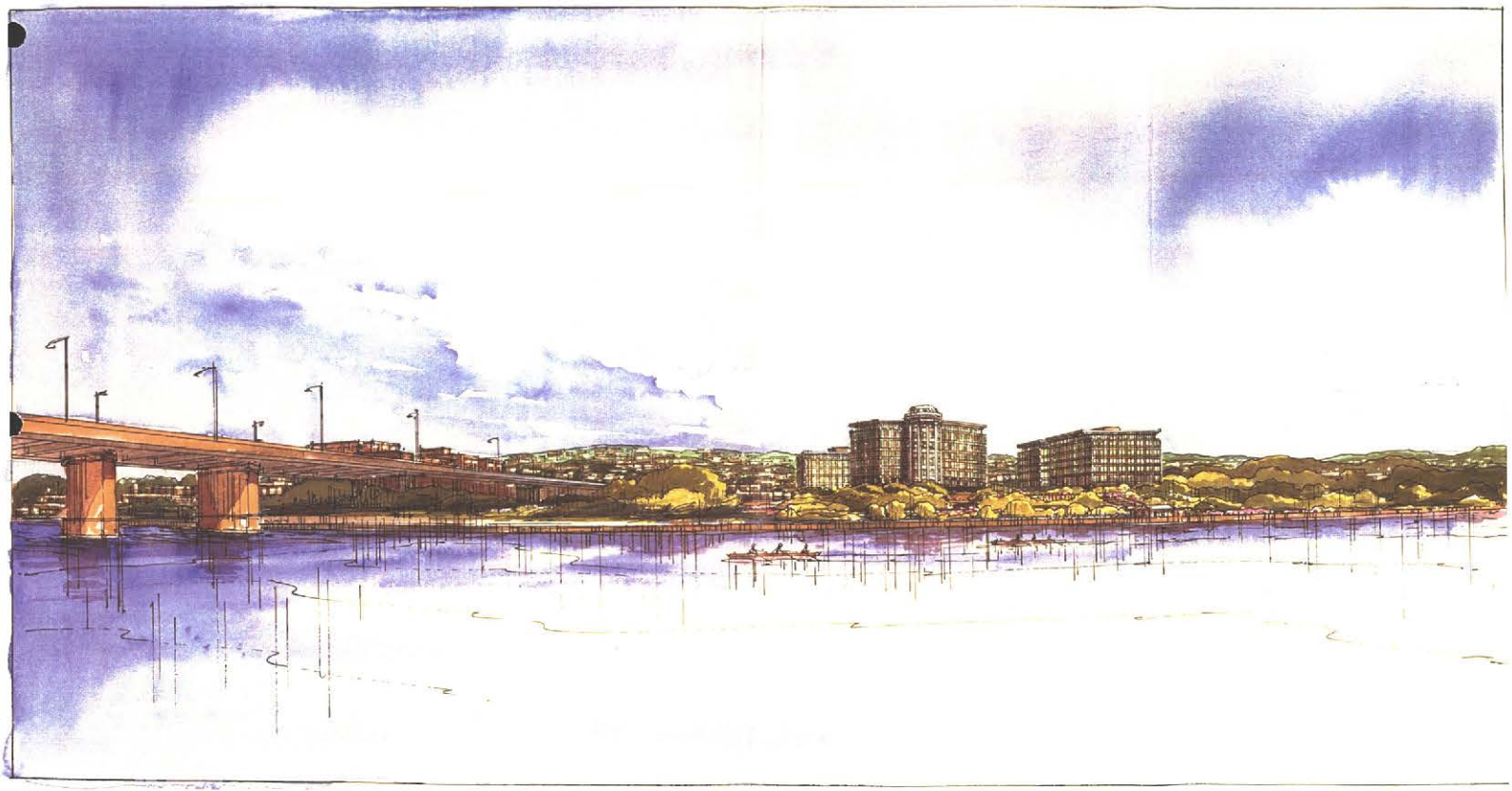


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