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June 1, 2007

**VIA HAND DELIVERY**

Zoning Commission for the  
District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, D.C. 20001

Re: **Correspondence to Zoning Commission Regarding Height, Bulk, Mass and Use Allocation**  
Zoning Commission Case No. 04-14C/01-31TE/98-17F/95-16P  
Second Stage Planned Unit Development Application for 100 Potomac Avenue, SE,  
Washington, D.C. of Florida Rock Properties, Inc.

Dear Members of the Commission:

This letter is submitted on behalf of Florida Rock Properties, Inc. ("FRP"), applicant in a second-stage approval of its planned unit development ("PUD") for a mixed use project at 100 Potomac Avenue, SE (the "PUD Site").

We request that the Zoning Commission review a revision of the proposed project described in this correspondence as to its proposed height, bulk, massing, layout, urban design character and use allocation and confirm for FRP that the proposed height, bulk, massing, layout, urban design character and use allocation respond positively to the Commission's concerns previously expressed during its proposed action deliberations. At its March 12, 2007, public meeting, the Zoning Commission considered correspondence from FRP on several matters where FRP felt that clarification on the Commission's direction was required in order to permit FRP to proceed with further design and development of the proposed project. Having received the Commission's confirmation on these matters, FRP has proceeded to the next step in the development of the project, and, in consultation with the Office of Planning, FRP has developed a modified plan for the project that is described below.

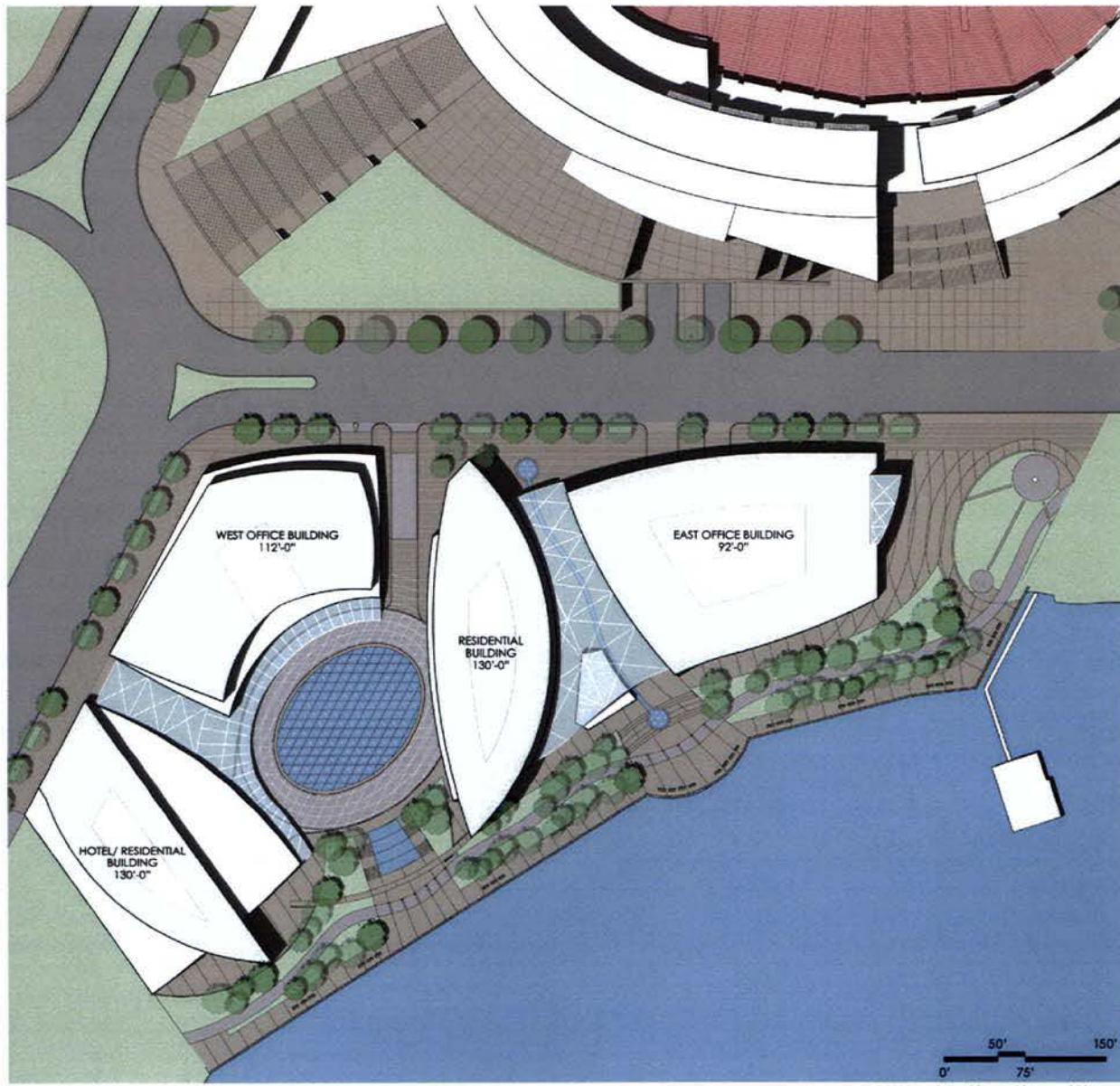
We now request the Commission's concurrence that FRP is proceeding in a direction that is responsive to the Commission's concerns and in a direction that will ultimately permit the Commission to consider final action to approve the PUD for FRP's project at the PUD Site.

ZONING COMMISSION  
District of Columbia

CASE NO. 04-14C  
EXHIBIT NO. 45

**RiverFront on the Anacostia**

FRP presents in this correspondence a project named "RiverFront on the Anacostia" that is both a revision and a holistic re-thinking of the PUD proposal, especially regarding its civic spaces. The project as newly conceived is depicted below. A larger depiction of this site plan is appended to this correspondence.



Three expanded, retail-lined public-use spaces celebrate this remarkable site in its role as a connecting link among the Stadium, the Frederick Douglass Bridge, the Capitol axis and the river front. While each establishes its own location-specific characters, each of these spaces work in context to enhance the life and accessibility of the RiverFront Esplanade and the Stadium District. Four buildings define these spaces and each contain a multiplicity of uses. Two of these buildings are devoted to primarily residential uses and reflect added height, with each rising to 130 feet (from the previous heights of 102 feet and 112 feet). All of the additional height in each building, however, is devoted entirely to pure residential uses, increasing the total residential use in the PUD to 50 percent of the total density of the PUD (an addition of about 0.46 FAR or 117,575 square feet). The additional height added to each of these buildings, due to their slender shape and physical orientation in relation to the Stadium, does not in any material manner impact view corridors to the Stadium. The overall project density remains at 4.4 FAR. Throughout the PUD, curved building forms open views and vistas that tempt pedestrians to explore street-level retail, now expanded to almost 85,000 square feet. The percentage of lot occupancy continues to be no more than 58% of the area of the PUD Site.

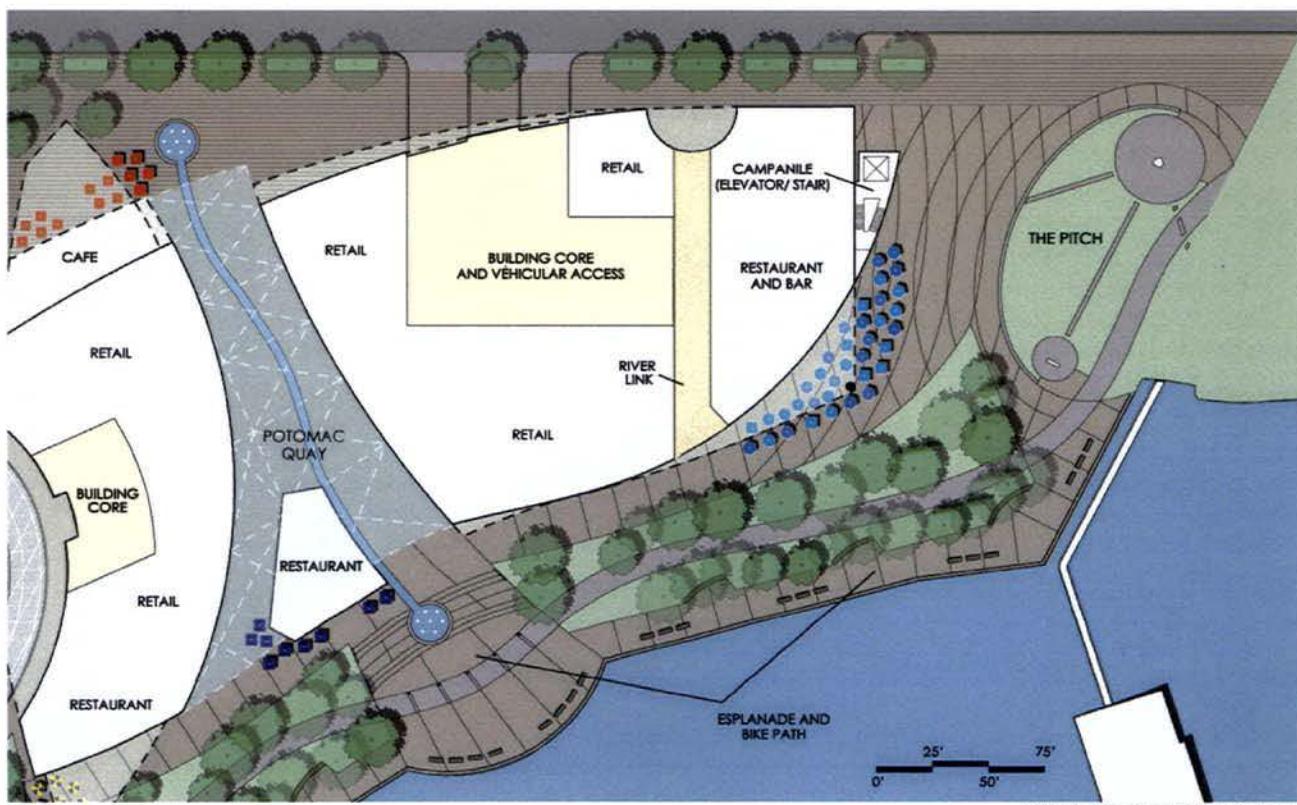


#### RiverFront on the Anacostia—The Civic Spaces

As noted above, three dynamic, public use spaces now become the focal points of the project, each connected by the RiverFront Esplanade to the south along the Anacostia River, while also providing differing experiences for connecting to Potomac Avenue and the Stadium to the north.

## The Pitch

Sculptures of a pitcher and catcher on an inviting, grassy mound form the centerpiece of The Pitch, a public commercial plaza located at the east end of the PUD Site. [See the portion of the site plan below.] This open space supports the ground floor retail areas of the now smaller east end, office building, which retains its previously proposed 92 foot height, and creates a transition to the green of the Anacostia Waterfront Corporation's planned Diamond Teague Park. Stadium patrons exiting via the Grand Stair arrive naturally at this waterfront space, which is large enough for kiosks and vendors. The Pitch and its sculptures offer a natural foreground for Stadium-related events and snapshots and a setting for waterborne arrivals and departures. A 112-foot, glassy viewing "campanile" punctuates The Pitch as seen from a distance and becomes an iconic architectural element visible at the foot of First Street and from across the Anacostia River.



## Potomac Quay

The "Potomac Quay", a multi-story transparent atrium space linking Potomac Avenue to the RiverFront Esplanade along the Anacostia River, will create a focal point for the varied shopping and service needs of local residents, office workers, hotel guests and visitors, as well as an attraction for Stadium patrons. The Potomac Quay can be opened up to take advantage of breezes off the Anacostia River with folding glass walls that can be deployed to function as a sparkling, all-weather, glass-enclosed passage in the European tradition. From Potomac Avenue, a fountain watercourse running into and through the covered passage leads the eye and ear toward the Anacostia River. Anchoring the

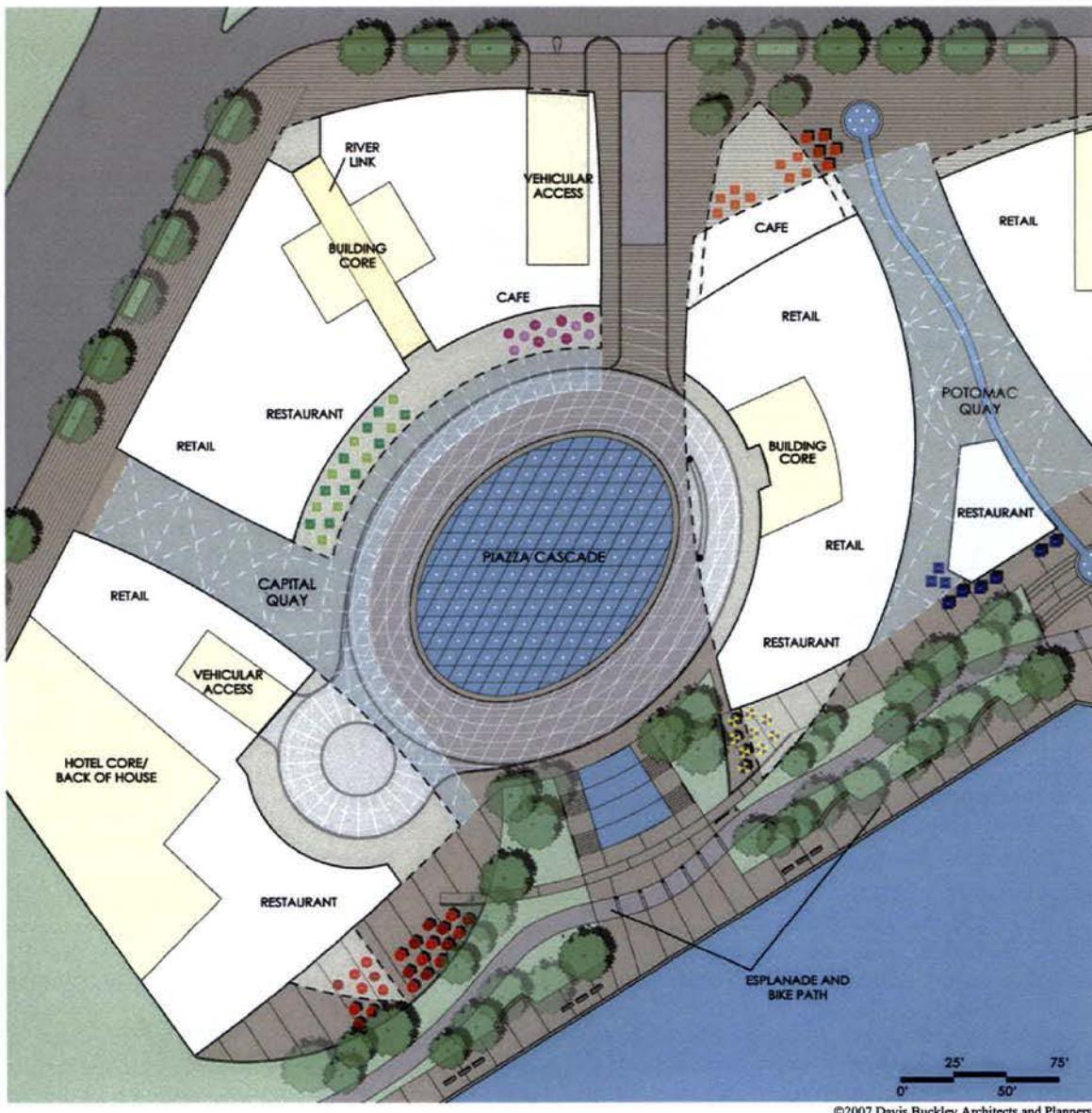
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Potomac Quay is a two-story destination restaurant at the point where flanking buildings curve away to offer broad access to the RiverFront Esplanade with unobstructed views of the Anacostia River.



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### Piazza Cascade

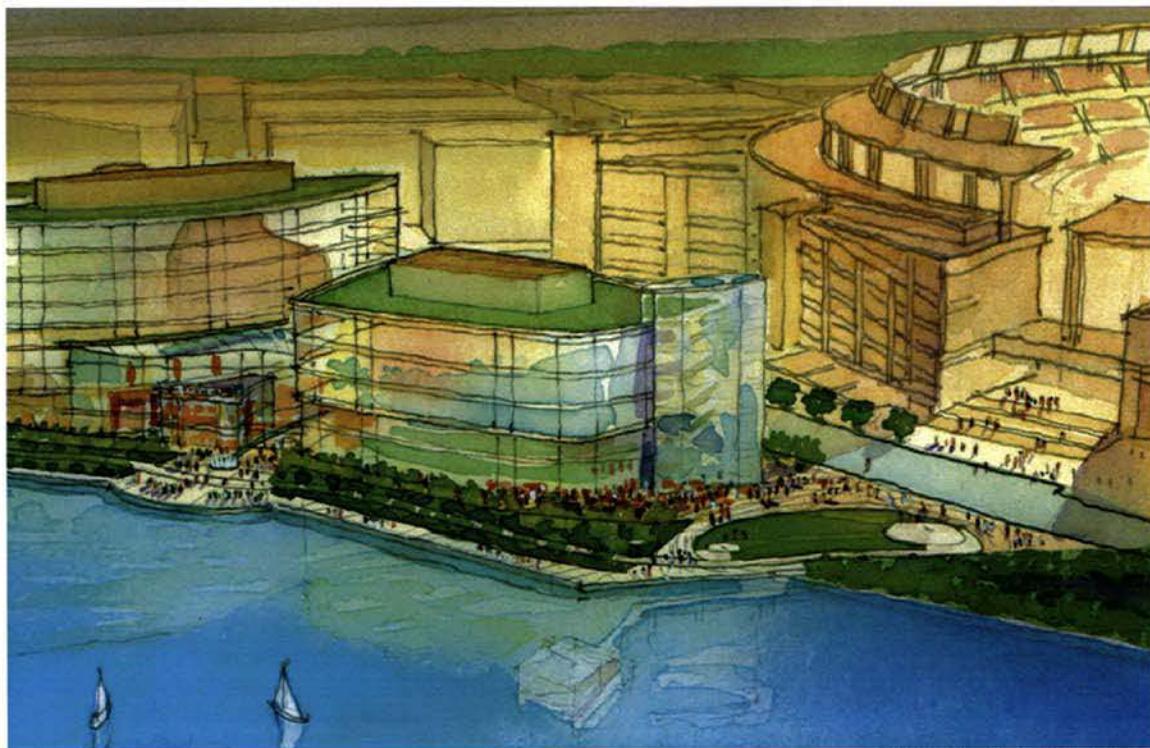
RiverFront on the Anacostia's third and westernmost public open space reflects the importance of the Potomac Avenue/South Capitol Street corner it adjoins. [See a portion of the site plan above.] Curved building forms, a glass enclosed arcade off the South Capitol Street Oval and broad steps up from the river esplanade all welcome pedestrians to explore the Piazza Cascade. Bounded by hotel, residential, office and ground floor retail uses, the Piazza Cascade will be a sophisticated, 24-hour urban space.

The office building to the west rises to a height of 112 feet, while the hotel-residence building, with upper level, concierge residential-units rises to a height of 130 feet. These buildings with ground floor retail uses anchor the west and southwestern edges of the Piazza Cascade. The hotel/residences and office building are joined by a second transparent arcade to provide a pedestrian passage and visual-link from the South Capitol Street Oval to the Piazza Cascade and the waterfront beyond.

An oval drive connects the porte-cochères of hotel, hotel-residence, apartment and office lobbies to Potomac Avenue, and affords guests and residents of the hotel-residence building with access to parking belowgrade. Within this oval, the Piazza Cascade itself is a broad, sparkling pool focused on an elegant water sculpture. The pool overflows at an “infinity edge,” enabling an unobstructed horizon to the south and a connection, both visual and physical, to the waterfront. Well-integrated shops and restaurants share these fountain and river views.

#### **RiverFront on the Anacostia: A Place in the City**

Enjoyable as they are individually, RiverFront's three principal public spaces—the open gathering place (The Pitch), glass-roofed passage (Potomac Quay), and architecturally-defined court (Piazza Cascade)—are even more significant as contributors to a larger civic environment: a gateway and anchor to the Stadium District. FRP's role in development on the PUD Site will be to complement, reinforce, and enrich the experience of the Stadium District and the Anacostia River waterfront.



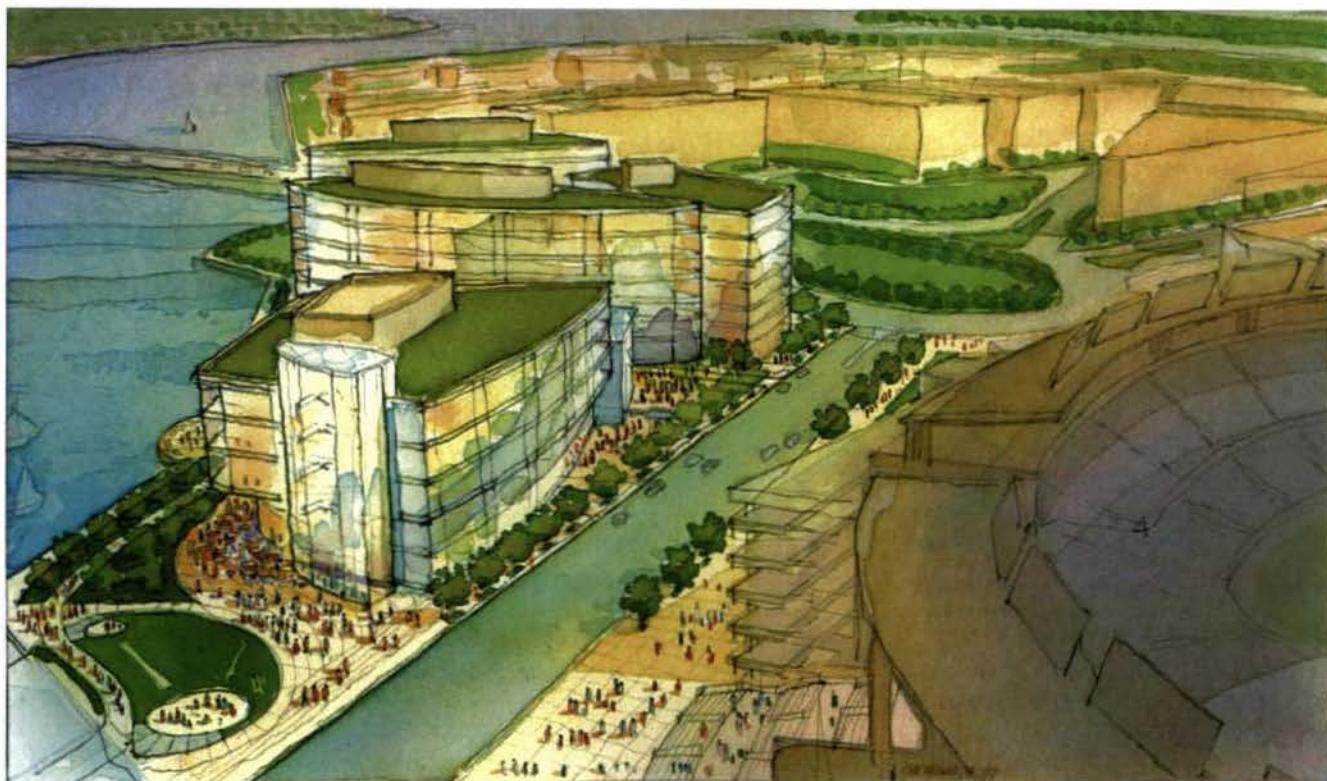
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RiverFront on the Anacostia embraces its role by:

- Supporting a lively post-game environment at The Pitch for baseball patrons, which will complement the adjacent Diamond Teague Park.
- Enlivening the Stadium District and Anacostia River waterfront on non-game days with a mix of visible and accessible retail, restaurant, entertainment and other activity-generating uses, including a substantial residential component.
- Providing a high degree of visual and physical transparency between the Stadium neighborhood to the north and the Anacostia River to the south, including use of non-reflective glass, curved and carefully oriented building forms, and inviting pedestrian links including the three major spaces open to the river, a smaller galleria, two public through-building lobbies, and the public sidewalks and esplanade.
- Enhancing the thematic identity of the Stadium District with sculpture, water features, framed views, and (yet to be programmed) smaller scale elements that celebrate baseball and the waterfront.
- Complimenting the surrounding dominant, iconic features of the Stadium with a project that is articulated through massing.

Overall, the nature of the project's design will capture the eye of the Stadium patron from the southern entrance of the Stadium and at the same time will allow wonderful views of the Anacostia River beyond. Furthermore, although the two residential towers are now taller, there is no material impact on the view corridors to the Stadium from the Frederick Douglass Bridge as a result of the slender shapes of each tower as well as their placement on a perpendicular axis to the Stadium. The multiple points of entry into the PUD Site will draw pedestrians into the project and to the waterfront.

With regard to the Potomac Avenue face of the project, the project now approaches Potomac Avenue in a manner that more physically complements the Stadium and which invites pedestrians, whether Stadium patrons or otherwise, to explore the project and the Anacostia River waterfront beyond, as is depicted in the following illustration.



FRP believes that a strongly place-specific approach, including an investment in site and urban design, architecture, landscape architecture, materials and construction quality at the highest levels, represents a relatively small premium in light of the genuinely unique character of the PUD Site and the PUD's unquestioned value over time. FRP has demonstrated a commitment to ensuring that a world class development be created at this important site.

#### **Success Through Mixed Use**

It has always been recognized that the PUD Site is a critical component of the Stadium District, which will encompass commercial and residential uses knit together in part by a contiguous pedestrian retail environment leading to the waterfront and the Diamond Teague Park. To create such an environment requires careful planning and an analysis of how to support pedestrian retail in an area that is activated eighteen hours a day. As has been discussed, too much reliance on any one product type – whether it be office or residential – will have a negative impact on the success of the area.

RiverFront's relative spatial complexity also reflects its carefully weighed mix of uses, seen as reinforcing the contiguous pedestrian environment of the Stadium District neighborhood including the waterfront and Diamond Teague Park. FRP supports its own key leadership role in this neighborhood development, and indeed believes it complements a successful urban destination, active twenty-four hours a day, that will attract urban residents, tenants, and patrons. RiverFront on the Anacostia as now planned creates a complex and amenity-rich place that will reward both daily use and repeated visits.

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It projects a balanced mix of uses with substantially increased "pure" residential space and a continued commitment to retail. [See table of uses and spaces below.]

	<u>December 11, 2006</u> <b>Approximate Gross Floor Area (FAR)</b>	<u>June 1, 2007</u> <b>Approximate Gross Floor Area (FAR)</b>
<b>Total Project</b>	1,115,400 sf (4.4)	1,115,400 sf (4.4)
<b>Residential Use</b>	445,496 sf (1.76)	557,700 sf (2.2)
<i>Apartment*</i>	203,291 sf (.80)	320,866 sf (1.27)
<i>Hotel</i>	242,448 sf (.96)	236,834 sf (.93)
<b>Commercial Use</b>	669,904 sf (2.64)	557,700 sf (2.2)
<i>Office – East</i>	288,342sf (1.14)	239,419 sf (.94)
<i>Office – West</i>	319,803 sf (1.26)	233,322 sf (.92)
<i>Retail</i>	61,759 sf (.24)	84,959 sf (.34)

\*The Apartment gross floor area includes the pure residential uses above the 112 foot level in the hotel building.

**Summary of Responses to Zoning Commission Concerns**

In FRP's comprehensive and material re-evaluation of the PUD project, we believe that FRP has effectively and positively responded to the Commission's concerns raised in its proposed actions deliberations and in its follow-up discussion at its March 12<sup>th</sup> meeting, as follows:

- The revised east portion of the project—now the space known as The Pitch—recognizes the location, use and importance of the Stadium's Grand Staircase and preserves and enlivens its view corridor to the river.
- Acknowledging removal of the Half Street legacy from the area urban design, the revised project replaces this element with permeations and spaces that better reflect plans for the Stadium, Potomac Avenue, and the South Capitol Street Oval.
- The revised design eliminates the viewing pier.
- The revised project decisively strengthens the civic character of its public spaces and the activity and excitement of the project as a whole, in part by making this a living destination with a substantial pure residential component, plus diverse retail choices.

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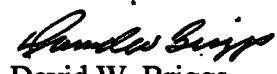
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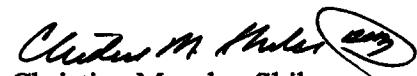
- Holistically restudied, the design adds internal spaces of distinctive character, provides clear visual and physical connections that enhance an overall sense of place within the Stadium District, and at the same time defers to the dominant icons of Anacostia River, Frederick Douglass Bridge, Stadium and the U.S. Capitol building.

Accordingly, FRP requests that the Zoning Commission endorse these modifications to the height, bulk, mass and use allocation of the project. Upon receipt of the Zoning Commission's endorsement of these modifications, FRP will prepare a revised PUD submission to the Commission setting forth those elements of a second-stage submittal, including a detailed discussion and presentation of the architecture of the project as well as refinements, if any, to the community benefits package.

Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Very truly yours,

  
David W. Briggs

  
Christine Moseley Shiker

Enclosures

cc:	Harriett Tregoning, Office of Planning	(Via Hand; w/enclosures)
	Jennifer Steingasser, Office of Planning	(Via Hand; w/enclosures)
	Joel Lawson, Office of Planning	(Via Hand; w/enclosures)
	Advisory Neighborhood Commission 6D	(Via Hand; w/enclosures)

