

**DETAILED PROJECT DESCRIPTION**  
**Riverfront on the Anacostia**

**I. Current Context of Area**

The Riverfront project demands that it be a special project because of its unique location. The Riverfront project is located between the north bank of the Anacostia River and south right-of-way line of Potomac Avenue, SE and opposite the new Washington Nationals Baseball Stadium (the "Stadium"), currently under construction on the north side of Potomac Avenue between South Capitol Street and First Street, SE. Several important transportation infrastructure projects are underway. These include the transformation of the former elevated viaduct that was South Capitol Street into a beautiful, tree lined urban boulevard and new grand entrance into the city that is focused on the U.S. Capitol building as well as the attendant upgrade of the utilities and streetscape, especially along the Potomac Avenue between First Street, SE and South Capitol Street. The South Capitol Street Oval, which will serve as a terminus of South Capitol Street and a link to the planned replacement of the Frederick Douglass Bridge (the "Bridge"), is immediately to the west of the Riverfront project.

Immediately to the east of the Riverfront project, the District is planning a waterfront park to be named "Diamond Teague Park." The improvements planned for this park include conversion of the historic "Pump House" (currently occupied by the Earth Conservation Corps and located to the southeast of the PUD Site in the Anacostia River) into a terminal for a planned new water taxi service.

The larger context includes the emerging new development area to the north of the Stadium up to and beyond M Street, S.E. on the north and the Southeast Federal Center and Washington Navy Yard beyond to the east. This area – with the development of the Stadium, the

infrastructure improvements by the District and the private development that is resulting – is experiencing an important transformation into a destination for residents and visitors and will attract fans and patrons of the retail venues from the neighborhood and beyond to its variety of commercial retail, office and residential opportunities.

## **II. Project Description**

The Riverfront project's site organization is driven by a number of design determinants including:

1.) The site geometry, generally triangular, as defined by its bounding elements: the Anacostia River, Potomac Avenue, the proposed South Capitol Street Oval, and the proposed Diamond Teague Park.

2.) The immediate context that includes the new Stadium and its view sheds; the plan for Diamond Teague Park; the 75 foot setback from the Anacostia River contemplated by the Capital Gateway Overlay provisions of the Zoning Regulations; the alignment of the South Capitol Street Oval and the presence of its major public open space; and the height guidelines for various portions of the site developed with the Office of Planning.

3.) Optimization of the location on the site for the various components of the development program including such factors as (a) points of pedestrian and vehicular access to the site, (b) site lines to retail attractions from the Stadium and other vantage points of the context; (c) appropriate locations for various uses in terms of accessibility to and market imposed placement for the program components; (d) avoidance of conflict between potentially noisy areas of the site with the residential uses; and (e) visibility from the road network for the Hotel/Residential Tower. (See the depiction appearing as Attachment 1.)

**A. East Office Building (EOB)**

**1. Massing**

The orientation of the EOB has been rotated slightly off line with the Potomac Avenue right-of-way line, bringing it closer to the river on the south side and, along with the entrance to the Potomac Quay, opening up a combined entry area for this new galleria and for the Cascade Plaza to the west of the Residential Building. This alignment responds to and emphasizes the view corridors and access points through the project when approaching the project from the grand staircase of the Stadium along Potomac Avenue, as well as from the "ceremonial" entrance of the Stadium at the intersection of Potomac Avenue, SE and South Capitol Street. This move, in combination with the dramatic massing of the Residential Building and a gentle curvature of the Potomac Avenue façade of the EOB, sets up a very dynamic and sculptural relationship between the Residential Building and the office components of the project to the south and the Stadium to the north.

The EOB continues to have a maximum height of 92 feet, with conforming mechanical penthouse space above. However, on the east end of the EOB, an iconic "Tower" element rising to a height above grade of approximately 115.5 feet, has been integrated into (but no longer protrudes from) the massing of the office façade. This engaged tower element can provide an opportunity for vertical circulation to a viewing terrace at the roof of the EOB and could encourage and support second level retail fronting on this important public place. At the southeast corner on the first two levels, the lower massing repeats the geometry of the tower element, sweeping under the building massing above, and inviting patrons to the outdoor dining venues lining the upper portion of the waterfront esplanade (the "Esplanade").

Along the river front, the massing of the EOB generally parallels the Esplanade. Breaking down the scale of the south wall, a playful curvilinear projection provides a contemporary interpretation of a bay window with vertical sun shading fins in a gesture emulating the flowing of the river. The west facade of the EOB describes a gentle curve, generally reflecting the curve of the east facade of the adjacent Residential Building about the centerline of the Potomac Quay.

## 2. Architectural Treatment

The EOB's façade treatment has been designed to bring it into alignment with the architectural treatment of Stadium, while maintaining its own identity as a contemporary and environmentally-friendly office and retail building. The building is clad almost entirely in glass, imparting a light and light-filled character to the project. The palette of the building is kept purposely simple; featuring a delicate weaving of horizontal and vertical glazing joints that gives emphasis to the building's complex, curvilinear geometry. At the street level, panels of obscure and translucent glass are combined with the highly-transparent low-iron glazing to create a subtle new interpretation of the classic retail show windows. The glass cladding serves to render the buildings as large-scale urban sculpture in the precinct of the Stadium.

### **B. Potomac Quay**

In the space between the EOB and the Residential Building, a glass-roofed retail galleria knits together the retail areas of these two buildings into a year-round, all-weather indoor retail environment in the manner of European retail gallerias. The design intent of the Potomac Quay is to provide a highly transparent link between these two buildings that focuses one's view from within the Quay to the river. This grandly-scaled indoor public space offers an alternative venue to the several outdoor public spaces, such as the Esplanade, the Pitch, the Cascade Plaza and Diamond Teague Park.

1. Massing

The form of the Potomac Quay is conceived as a “morphological”/sculptural retail galleria element whose “organic” structure and crystalline and flowing roof form contrast the simple clean geometry of the EOB and the Residential Building. The major public entrances at each end of the galleria will feature doors that will pivot and/or fold such that, in pleasant weather the space will be a covered, open-air space.

2. Architectural Treatment

The entire roof of Potomac Quay will be a skylight utilizing steel and aluminum framing members and insulating glass. Solar gain through the roof glazing will be minimized through the use of patterned ceramic frit coatings applied to an inner surface of the insulating glass sandwich. At the north entrance to the Quay, the glazing will be clear, low-iron content insulating glass to maximize the view from the Stadium into and through the Potomac Quay and also to maximize the views of the Stadium from within the Quay.

**C. Residential Building**

1. Massing

The overall geometry of the Residential Building is similarly simple to that of the EOB, with a grand sweeping curve on the east side oriented toward the up-river views. On the west side, the façade generally describes a shallower curve, gracefully defining the eastern boundary of the open-air Cascade Plaza. The orientation of this façade has been rotated so that a centerline axis through the tower is generally perpendicular to Potomac Avenue rather than following the alignment of the former Half Street right-of-way. This move opens up a view corridor between the Residential Building and the West Office Building from the proposed replacement for the Bridge to the Stadium’s principal facade, allowing views of the “Nationals” sign from the Bridge

and views of the river from the Stadium's main concourse. In turn, the gap between the Residential Building and the EOB will afford views of the river from the glazed areas of the Stadium's Main Concourse.

On the east and west façades, the wall plane is pushed forward to act as an armature for a combination bay window and balcony element that is expressed within the double story grid of the projecting wall plane. This metal clad projecting plane contains and organizes these elements in a way that modifies the scale of the wall, visually reducing the scale of the overall building while creating a dynamic sculptural effect. At the top of the projecting plane, graceful metal brackets support a projecting roof plane that caps the twelfth floor balconies of the Residential Building and creates a contemporary cornice in the abstract.

The Residential Building rises to a height of 130 feet (with conforming mechanical penthouse space above) to increase the residential component of the project. The massing as an elegant, curving tower is a graceful counterpoint to the horizontal expression of the office buildings.

## 2. Architectural Treatment

As with the EOB, the Residential Building is clad almost entirely in various types of glass, extending the lightness of that architectural expression. Also, in a manner similar to the office buildings, some of the ground level retail spaces will be treated as highlighted "show window" elements framed by obscure and translucent glazing in various patterns. Other ground floor retail space – especially that expected to be food service oriented – include a special variation on the show window which will feature even greater transparency in order to maximize the views from within as well as to invite the passersby with a glimpse of the interior of the venue.

## **D. West Office Building (WOB)**

### **1. Massing**

The massing of the WOB has been configured to complement the view corridor created by the positioning of the Residential Building massing. In addition, the South Capitol Street Oval (south wing) and Potomac Avenue (east wing) facades have been joined into a gently curving form to harmonize with the other curving facades of the project and to achieve a unified composition in order to impart a “sense of place” to the whole Riverfront development. The curving wall is continuous at the top story; between the top story and the three-story base, the wall curvature “peels off” the larger curve to form a serrated curve that creates occasional corner windows along the facade.

The east facade of the east wing of the WOB has been curved, generally mirroring the curvature of the EOB in a composition that together frames and engages the Residential Building in the Potomac Avenue streetscape. At the east facing facade, the wall plane follows the curvature of that portion of the Cascade Plaza’s oval. At this façade, the second and third floors cover a ground floor loggia adjacent to the seventeen and half foot wide sidewalk that will be a favorite outdoor dining area with views of the Cascade Plaza and its water feature, and the River beyond. Movable glass walls will allow the food service retail in the loggia to operate year-round. Along and above the sidewalk on this facade, a gracefully curving glass canopy provides cover for pedestrians and visually ties the WOB to the Hotel's entry/porte-cochere area. Above the third floor, the building wall steps back to create a roof terrace for the fourth floor with similar views. At the top, the ninth floor is set back creating yet another roof terrace with spectacular views of the river. The height of the WOB remains at 112 feet, with conforming mechanical penthouse space above.

## 2. Architectural Treatment

As with the EOB, the architectural treatment of the WOB is a metal and glass curtain wall with various types of glass used to create a light, crisp and modern appearance for the building. Horizontal and vertical mullion patterns are designed to create a subtle patterning of the building's skin. At the retail portions of the ground floor of the building, the curtain wall system and grid shifts to create an appropriate framework for the various retail venues that will design their own façades using the color and material palette of the building. Non-food service areas of the retail level façade will create “show windows” by framing the low-iron (ultra clear) glass of the window with opaque and/or translucent glass and metal panels. In the retail bays that will be targeted for food service retail, the frame effect of the opaque/translucent panels will give way to transparent glass so as to emphasize the views and indoor-outdoor connection. All exposed metal will be architecturally finished stainless steel or aluminum.

A special “event wall” will be created at the ground level of the WOB adjacent to the pedestrian and vehicular entry to the Cascade Plaza from Potomac Avenue. This aspect of the project is intended to draw pedestrians from Potomac Avenue into the Cascade Plaza.

### E. Hotel/Residential Tower

#### 1. Massing

The massing of the Hotel/Residential Tower has been configured to extend the height of the building up to 130 feet by adding two floors of residential, concierge apartments above the hotel operations below (the "Hotel"). In addition, the base portion of this building south of the tower has been set two levels above the ground plane and the west face of the tower has been set parallel to the South Capitol Street Oval right-of-way line. On the south facing side of the Hotel/Residential Tower, the form of the tower describes a dramatic sweeping curve with a wavy



projecting bay with a familial relationship to the similar element on the EOB that will become an icon for the Riverfront project within the macro visual context. At the Cascade Plaza face of the Hotel/Residential Tower's base, the glass canopy from the WOB continues across this façade, visually tying the two buildings together and providing a covered walkway between the buildings for pedestrians. Above the Hotel's entry, at the third floor level, the Hotel's ballroom crowns this portion of the building.

## **2. Architectural Treatment**

In a manner similar to the Residential Building, the Hotel/Residential Tower is rendered essentially as a glass “curtain wall” tower. The lower levels are conceived as a plinth for the tower above and are also rendered glass and metal with stone clad bases to the columns. In the ground level wall areas, the vision glazing is to be a clear, low-iron-content glass similar to that used in the retail elements of the office buildings and the Residential Building.

## **III. Residential Experience at Riverfront**

The Riverfront project is a “river place” in terms of providing exciting choices for residential living environments. The project is specifically configured to offer compelling views, whether externally of the tranquility and majesty of the Anacostia River or the energy and excitement of the Stadium, or internally of the world-class architecture and sophisticated urbanity of the Riverfront environment. The two buildings that offer “pure” residential units (apartments, either for sale or for lease) are the Residential Building and the top two floors of the Hotel/Residential Tower.

### **A. Residential Building**

As one enters the Residential Building, the arrival sequence for a visitor includes a drive around the water feature element of the Cascade Plaza and by a sweeping view of the Anacostia

River, the Hotel's porte-cochere and outdoor dining terrace, the new Bridge, the Esplanade and the view up-river to the historic Pump House, the Navy Yard and beyond. Arriving at the Residential Building's porte-cochere past a waterfront dining venue at the ground level of the building, the guest can glimpse the energy and elegance of the Potomac Quay retail beyond through the residential lobby's transparent east wall. Residents will access the secure parking area of the below-grade parking garage via either the parking garage entrance under the EOB; after the completion of Phase Three, the off street parking areas will be accessed via the parking garage entrance of the WOB.

Lower level apartments will enjoy interesting views that vary depending on the location within the floor plan. The balcony/solarium elements will afford a degree of privacy while offering excellent views of the surroundings, be it the Cascade Plaza with its central water feature or looking over the glass-roofed Potomac Quay at the Anacostia River to the south and east and beyond. The north end of the Residential Building will have views of the Stadium architecture and the Potomac Avenue streetscape, while the south end of the tower will have dramatic, sweeping views of the Anacostia River from Buzzard's Point all the way to the Navy Yard and beyond.

The mix of apartment types is expected to include the full range of types, such as studio apartments, one-bedroom units, one-bedroom and den units, two bedroom units, and three-bedroom units, subject to market analysis. Approximately 25 units (or approximately 29,000 square feet of gross floor area) devoted to workforce housing, as discussed below, will be provided in the Residential Building and will include units across all unit types. A preliminary assessment estimates that the Residential Building will yield a total of 220 units. Subject to

restaurant operator's prerogatives, food service and catering may be made available to residents of the building.

**B. Hotel/Residential Tower**

At the Hotel/Residential Tower, the top two floors will be devoted to residential units that are expected to be high-end, with the availability of catering, spa and health club and other services from the Hotel. Residents will either self-park or use the valet of the hotel. Self parking residents will have a secure parking area within the Hotel/Residential Tower's garage and direct access to their apartments via secure and exclusive elevator service to the top two floors. At the Hotel/Residential Tower's lobby level, there will be a discreet and separate residential lobby for use by building residents and their guests. Guests arriving by their own car will use the Hotel/Residential Tower's valet parking. It is anticipated at this time that there will be approximately 28 apartments on these top two floors of the Hotel/Residential Tower.

The Hotel will be full-service with approximately 240 guestrooms. Other amenities will likely include a fine dining restaurant, coffee shop/café with outdoor dining terrace, bar and cocktail lounge, fitness center, business center, junior ballroom, meeting rooms, board room and associated back-of house facilities. Guestrooms on the south side of the building will enjoy expansive views of the Pitch, the Anacostia River, the Bridge, the Navy Yard and the confluence of the Anacostia and Potomac Rivers. Guestrooms on the north side of the guestroom tower will have views of the Cascade Plaza and from some of the guestrooms, glimpses of the Stadium.

**IV. Public Spaces at Riverfront**

The Riverfront project contains a number of significant public spaces including the Pitch, the Esplanade, the Potomac Quay, the South Capitol Quay, the Cascade Plaza, and the Potomac Avenue and South Capitol Street Oval streetscape areas.

**A. The Pitch**

Located in the portion of the PUD Site that falls within the view corridor of the Stadium's Grand Stairs, the Pitch is presently conceived as an urban “pocket” park containing larger than life sculptures that give the park its name. The sculptures highlight the excitement and anticipation of this quintessential aspect of the game of baseball. The two sculptural players, a pitcher and batter, are portrayed larger than life and set in a lawn panel surrounded by hardscape patterned paving. The Pitch becomes the silent sentinel watching over the adjacent Diamond Teague Park and the Esplanade. The hardscape paving portion of the Pitch is relieved by bio-filtration beds and planting areas of shrubs and shade trees to the west of the Pitch.

**B. The Esplanade**

As is prescribed by the Anacostia Waterfront Initiative’s design guidelines, the Esplanade is a segment of a “linear” park that provides for varying modes of movement and activity along the waterfront while performing several essential roles in the environmental sustainability of the development. The planting areas of the Esplanade do triple duty providing an aesthetic counterbalance to the hardscape paving areas (the walkways and bicycle path), providing the necessary filtration beds that are part of the bio-filtration system for the project and also providing shade and a desirable thermal sink to capture and absorb sunlight rather than reflecting it into the building. The hardscape system occurs at several vertical levels, stepping and/or ramping from a height roughly eleven feet above the water level of the Anacostia River up to the terrace levels adjacent the retail establishments. At two points along the Esplanade, monumental stairs bring focus and provide access to and between the various levels of the Esplanade: one at the southern entrance to the Potomac Quay and the other at the grand outdoor Cascade Plaza.

The Esplanade provides numerous and varied types of outdoor spatial experiences from broad paved terraces to intimate niche-like outdoor dining areas, some tucked in below the buildings above, others with only the cover of market umbrellas or the tree cover in the area. Plantings are selected for both their aesthetic and performance characteristics (to aid bio-filtration) from indigenous species that are drought tolerant and require little, if any, watering. Along the Esplanade, a broad public walkway or promenade allows for people standing, strolling, and fast walking. The bike path is separated from the broad walkway by planted bio-filtration beds that contain the shade trees mentioned above. Interspersed throughout the planting beds are benches, positioned under the trees to allow a shady place to sit. Other benches are situated out in the open, near the edge of the Esplanade for those who want to take in the sun.

Diners and other people enjoying the outdoor food and beverage opportunities are accommodated on broad terraces outside these establishments. These terraces are elevated a few feet above the walkway/promenade and bike path, giving those people sitting an opportunity to view over the walkway/bike path and the river. Colorful awnings extending off the buildings will provide shading to a portion of the outdoor dining areas and the interior areas as well. The colored awnings coupled with banners and other decorative elements will add an air of casual recreation and festivity.

### **C. Potomac Quay**

Inspired by the many glass-roofed gallerias and passageways of Europe, the Potomac Quay will provide a year-round indoor (during winter and inclement weather) and covered outdoor (during summer and the clement portions of the other seasons) grand public space. The orientation of the space will be as a mixed entertainment/retail environment. At the head of the Potomac Quay overlooking the Esplanade will be a two-level, jewel box glass enclosed and

highly transparent café/bar space. This element divides the south end of the Quay into two passageways of unequal widths, the wider one providing a view directly to the Esplanade and the Anacostia River beyond, the other providing a vista to the new Bridge as well as the River. Either brings you to the Esplanade, lined with its vibrant retail/restaurant environment fronting on the Anacostia River waterfront.

The north and south walls of the Quay will be a sinuous wall of glass with operable glass panel walls that open in nice weather to create an open-air covered galleria. At the north end, a fountain at the entrance off Potomac Avenue creates a wellspring, visually announcing the Quay as an attraction to fans and patrons at the Stadium's south entrances at the corners of Potomac Avenue and the South Capitol Street Oval and the Stadium's grand staircase at First and Potomac, SE. This fountain is in turn connected visually to a watercourse inside the galleria that is bridged for pedestrian circulation at numerous points as it flows and cascades down with the sloping of the galleria floor. This watercourse element will provide not only visual excitement, but acoustic stimulus as well, lending a natural sound to the cacophony of sounds of this high energy place. The watercourse will visually traverse the galleria from north to south, disappearing near the enclosure line of the south wall to re-emerge as a dramatic font at the steps that lead down to the Esplanade from the Quay.

The Potomac Quay will present many and varied retail and entertainment venues including restaurants and cafes, fashion outlets, and vendor carts as well as providing a venue for buskers and musicians, artists, poets, and jugglers to perform.

#### **D. South Capitol Quay**

The South Capitol Quay, which also draws inspiration from the glazed gallerias of Europe, differs from the Potomac Quay in that it is the intersection between the public areas of

the Hotel/Residential Tower and the retail and office areas of the WOB. In that sense, it is the link between these two buildings. However, it is more than a simple connection; it is also the visual link between the center of the South Capitol Street Oval and the water feature that is the focus of the Cascade Plaza. At the ground level, the space presents a clear passage between the South Capitol Street sidewalk and the sidewalk that ties the Hotel's porte-cochere to the WOB's indoor/outdoor cafes. On the upper levels, a mix of Hotel Building and WOB's support functions will serve in both directions.

**E. The Cascade Plaza and Central Water Feature**

This grand space serves as the outdoor urban place that is the focus of the west end of the development. Primary pedestrian access to the space is provided at two locations: the northern link between the Residential Building and the WOB and the “cascade” steps up from the Esplanade. The center of the space is dominated by a dynamic water feature that invites interaction with the water elements. Pedestrians are invited to cross over to the water feature along an axis that connects the thru-block passageway of the West Office Building with the cascade stair to walk and cavort between the water jets in an interaction made entertaining through programmed computer control of a “dance with the water”. The central, water featured element of Cascade Plaza is contained by a flush paved driveway ringed by bollards at its inner and outer edges that provides vehicular access for passenger cars for drop off to the WOB and for visitors to the Hotel/Residential Tower and Residential Building. The entirety of Cascade Plaza is proposed to be finished in a paved serpentine pattern reminiscent of those great urban public “squares” in Italy. At the portion of the Plaza where the circulation path from the WOB cuts across the plaza, a crystalline and sculptural prism/skylight provides visual interest by day and is an illuminated focal element at night that serves as a steady beacon as the illuminated

water jets dance all around it. The intent is for the Cascade Plaza to be an experience of sight and sound for the pedestrian.

The Cascade Plaza's "water stair" forms the dramatic culmination of the water feature having its beginnings at the center of the Cascade Plaza; water will tumble down the water steps that are flanked on either side by stairs for pedestrians. These waterworks serve as an aesthetic feature, linking the Plaza to the River visually, but also are part of the bio-filtration system that provides stormwater filtration and management and help to achieve the project's desired LEED certification.

Surrounding the water feature and the drive is a broad, 17.5-foot wide sidewalk, made for strolling through the Cascade Plaza and going to or from the Esplanade or Potomac Avenue or the various venues that surround the Cascade Plaza, including the indoor/outdoor cafes that line the ground floor of the WOB.

The sidewalk also connects the Hotel/Residential Tower's entrance, the South Capitol Quay and the Residential Building with its retail venues in a great ring that is in turn connected to the Esplanade and Potomac Avenue. As such, it will be a reservedly active place (in contrast to the highly activity of the Pitch) shared by Stadium fans, office workers, residents, hotel guests and neighbors as a major component of the urban village that will be Riverfront.

**F. South Capitol Street Oval and Potomac Avenue Streetscapes**

These important public spaces define the "addresses" for the buildings that make up the Riverfront project.

**1. South Capitol Street Oval Streetscape**

The South Capitol Street Oval streetscape is envisioned as being a tree-lined urban boulevard that will, at the same time, provide the framework for the public open space within the



circus form of the oval rotary roadway at the foot of South Capitol Street. As the streetscape design for this roadway has not yet been finalized, the Applicant has shown a streetscape design that it believes reflects an appropriate response to the monumental character that is implied by the formal geometry and importance of the South Capitol Street Oval as a gateway into the Capital city. The streetscape zone has been divided into an outer tree and lawn panel zone of 10 feet in width containing street trees in a staggered double row and an inner “sidewalk” zone that is 15 feet in width and paved with DC standard concrete paving. Tree spacing is established to frame the vista to and from the South Capitol Street Quay toward the center of the Oval. The streetscape design for the South Capitol Street frontage will be conformed to the design standards of the South Capitol Street Oval once they are established.

## 2. Potomac Avenue

The Potomac Avenue streetscape has two zones in the public right-of way. The outer zone at the curb line contains a line of street trees placed to mirror the Stadium's streetscape on the north side of Potomac Avenue. The tree wells will have ornamental plantings. The sidewalk will be DC standard concrete paving except where the Riverfront project's internal streetscape design focuses attention on the retail areas as it spills out into the sidewalk zone to invite passersby into the complex. Inside the PUD Site, the paving inside the property line will be interlocking concrete pavers in riverine patterns as shown on the drawings and in colors and finishes as shown in the submission documents. Additional planting areas will be provided within this internal streetscape zone. The entrance to the Potomac Quay will be strengthened by the inclusion of a water feature that will be part of a larger “waterworks” inside the Quay.

**V. Relationship of the Riverfront Project to the Stadium and Bridge**

It is true that the Riverfront project comes between the Stadium and the waterfront and the Bridge. This is a good thing because the Stadium, of and by itself, with only internally focused attractions that are only open 81 days a year, will have a deadening effect on the area when the Stadium is dark. The Riverfront project serves to enhance, complement and amplify the attraction and entertainment value of the Stadium by providing multiple retail venues focused along the Potomac Avenue streetscape and the Esplanade as well as the Quay. When the Stadium is in operation during the 81 home game days, the Riverfront project will augment the Stadium patronage by providing dining and retail shopping attractions of in excess of 80,000 square feet (not including the Hotel's food and beverage outlets). When the Stadium is dark, the Riverfront project will have the critical mass of shopping and entertainment venues to not only serve the local residential and commercial office neighborhood but to be a citywide attraction in its own right. The Stadium is not, at this time, pursuing the construction of the external retail component of the Stadium. This means that, even when the Stadium is in operation, the hoped for contribution of the Stadium retail to the First Street, SE streetscape will not be there to enliven First Street, SE for some time to come. The Riverfront project will attract the fans down to the waterfront and provide the opportunities that will encourage the fans to come before and stay after the baseball. In that sense, the Riverfront project is a complementary neighbor that makes the Stadium attraction work synergistically by virtue of its added density, intensity and frequency of use.

With respect to views and vistas, the Riverfront project has been specifically configured to allow focused views and vistas to and from the Stadium from the new Bridge as well as from the Esplanade. The diagram appended as Attachment 2 illustrates where views of the Stadium

will exist when the Riverfront development is completed. As this diagram illustrates, there are significant segments of the Bridge where the views of the Stadium are available. It also illustrates that, due to the angle of the Bridge span relative to the position and orientation of the Stadium, the massing of the Hotel, whether 112 feet or 130 feet does not impact the view of the Stadium except for a brief period when northbound traffic will be focusing on the quickly approaching traffic rotary of the South Capitol Street Oval.

## **VI. Pedestrian and Vehicular Access to Riverfront**

### **A. Pedestrian Access**

Pedestrians will access Riverfront from many different places ranging from the Esplanade and/or the South Capitol Street Oval sidewalk to the west; Potomac Avenue intersections with South Capitol Street and First Street and the crosswalk at the Stadium's grand stair on the north; and Diamond Teague Park and the future extension of Potomac Avenue to the east.

Pedestrians approaching from the west will enter the project at the west end of the Esplanade from either a yet-to-be designed (off site) path from the sidewalk on the east side of the new replacement Bridge; or, by entering the South Capitol Quay as a through-way to the Cascade Plaza. Pedestrians entering the project from the northwest will enter either through the through-building lobby connection of the WOB or the sidewalks on either side of the drive between the WOB and the north entrance to the Potomac Quay which leads to the Esplanade. Pedestrians approaching from the northeast, either the First Street, SE sidewalks or the crosswalk from the Stadium's grand stair, will enter the development from either the Pitch, the through-building lobby of the EOB, the Potomac Quay north entrance, or the sidewalks on either side of the entryway between the Residential Building and the WOB. Pedestrians entering the project

from the east via Diamond Teague Park may choose to walk along the Esplanade either at the lower promenade level or on the upper terraces. From either level, a pedestrian could then access the retail environments internal to the EOB, the Potomac Quay, or the Cascade Plaza.

#### **B. Vehicular Access**

Due to constraints on access along the South Capitol Street Oval imposed by the traffic movements on the South Capitol Street Oval rotary, all vehicular access to the entire PUD Site is limited to the Potomac Avenue frontage. Of the four curb cuts serving the project, the easternmost of them serves the loading facilities for the EOB while the next serves the parking access for the EOB office and its retail uses, the retail uses of the Potomac Quay and the secure residential parking for the residents of the Residential Building. Moving further to the west, the third curb cut serves the Cascade Plaza that provides access to the Hotel portion of the Hotel/Residential Tower and Residential Building. Hotel's parking is accessed via a ramp that comes off of the Hotel's drop-off area under the Hotel's porte-cochere. The residential drop-off loop off the oval drive is only for guests and taxi cabs of the Residential Building and the Hotel/Residential Tower. The westernmost curb cut is a dual usage configuration that provides access for passenger cars and serves the WOB and the Residential Building's secure resident parking (as well as providing access for trucks as large as a 55 foot tractor trailer to the combined loading facility, located beneath the Cascade Plaza). These loading facilities serve the Residential Building, the WOB and the Hotel/Residential Tower.

#### **VII. Phasing of Project**

The Applicant continues to propose a four-phase construction plan based on the various construction projects, the design and timing of which are not within the Applicant's control (such as the replacement for the Bridge and the construction of the proposed South Capitol Street

Oval). The phasing of the modified project is depicted in the diagrams appended as Attachment 3.

**A. Four-Phase Construction**

The Applicant proposes a four-phase construction of the project, with each phase being broken down by building. The first phase will include the EOB with its large component of retail space and the Pitch. The second phase will include the construction of the Residential Building, the Potomac Quay, and the driveway that will eventually serve the Cascade Plaza. The third phase will include the construction of the WOB with its retail component, the Capital Quay and the completion of the Cascade Plaza. The fourth and final phase will include the construction of the Hotel and its residential component. The construction of the Esplanade will be coordinated and completed in phases with the four construction phases of the buildings of Riverfront described above and as shown in the diagrams appended as Attachment 3.

Each phase will include construction of a specific number of parking spaces in the associated below-grade parking structure and will provide loading as follows:

Phase	Parking Spaces	Loading Berths	Loading Platforms	Service/Delivery Spaces
1	212	3@12'x30'x14'	3@100 sf.	1@10'x20'x10'
2	349	1@12'x55'x14'	1@200 sf.	2@10'x20'x10'
3	219	7@12'x30'x14'	7@100 sf.	2@10'x20'x10'
4	230	1@12'x55'x14' + 2@12'x30'x14'	1@200 sf. + 2@100 sf.	3@10'x20'x10'
<b>TOTAL</b>	<b>1010</b>	<b>2@12'x55'x14' + 12@12'x30'x14'</b>	<b>2@200 sf. + 12@12'x30'x14'</b>	<b>8@10'x20'x10'</b>

**B. Expected Timeframe for Phased Construction**

The Applicant anticipates commencing construction of Phase One in the fall of 2009, with construction estimated to be completed by the summer of 2011. The Applicant will commit to discontinue the current concrete batching operations on the PUD Site no later than the

completion of the construction of Phase One. After these operations have been discontinued, the Applicant presently intends to plant the area with grass or construct a temporary surface parking lot on the remainder of the site, while construction on the eastern portion of the PUD Site proceeds. Phase Two is anticipated to begin in the spring of 2012, with occupancy estimated to be available by the spring of 2014. The Applicant also requests that the Commission provide the Applicant with the flexibility to expedite the construction schedule for the first two phases based on changed market conditions.

Construction of Phases Three and Four will commence when the construction of the replacement for the Bridge is completed and the existing Bridge infrastructure is demolished and removed by the District. The timeframe for the construction of these final two phases is tied to the completion of these two District activities, since the existing right of way of the current Bridge encumbers portions of the Applicant's property and the project site. Based on preliminary estimates obtained from the District of Columbia Department of Transportation, the undertaking of these two District transportation projects, Phase Three could be expected to commence in 2016, being about one year after the present Bridge infrastructure is demolished and removed by the District, with construction to be completed within two years thereafter. Construction of Phase Four would then commence within one year after the completion of Phase Three.

Notwithstanding this phasing program, much of which is necessitated by the District's ability to construct a replacement for the aging Bridge infrastructure, it is exceedingly important that the PUD for the Riverfront project be approved as a single, unitary package. The unified underground parking facility, the comprehensive Esplanade program and the physical integration of the above grade structures require a unified treatment that can only be achieved by a unitary PUD approval. Additionally in order to secure the necessary financing and to establish viable

equity relationships with third parties for the various components of the Riverfront project, the entitlements for the entire project must be in place. Without a full, unitary approval of the PUD, the project would confront significant economic risks, which might jeopardize its ultimate development.

Attachment 1

Site Planning Determinants



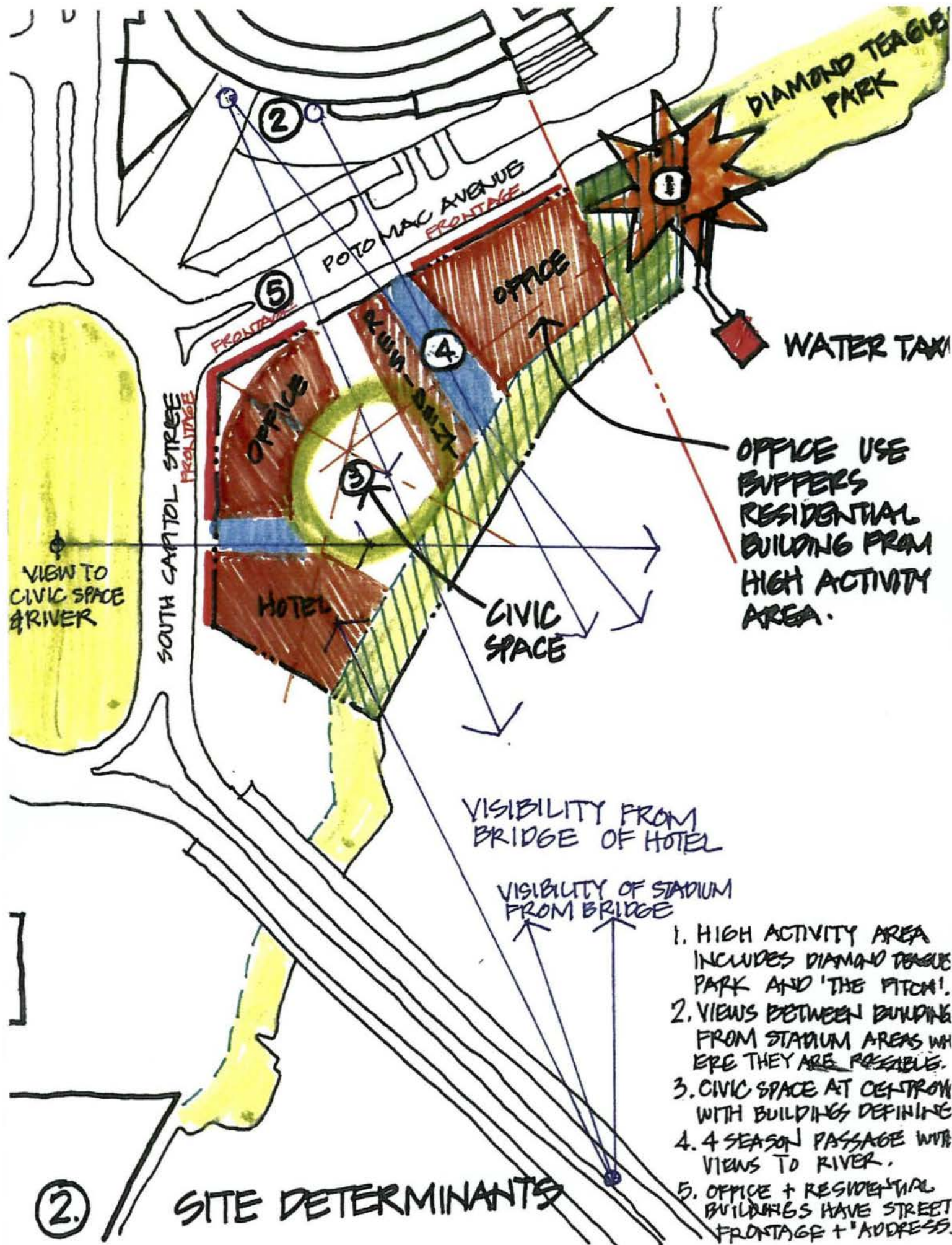


Attachment 2

Vistas

(See Attached Depiction)





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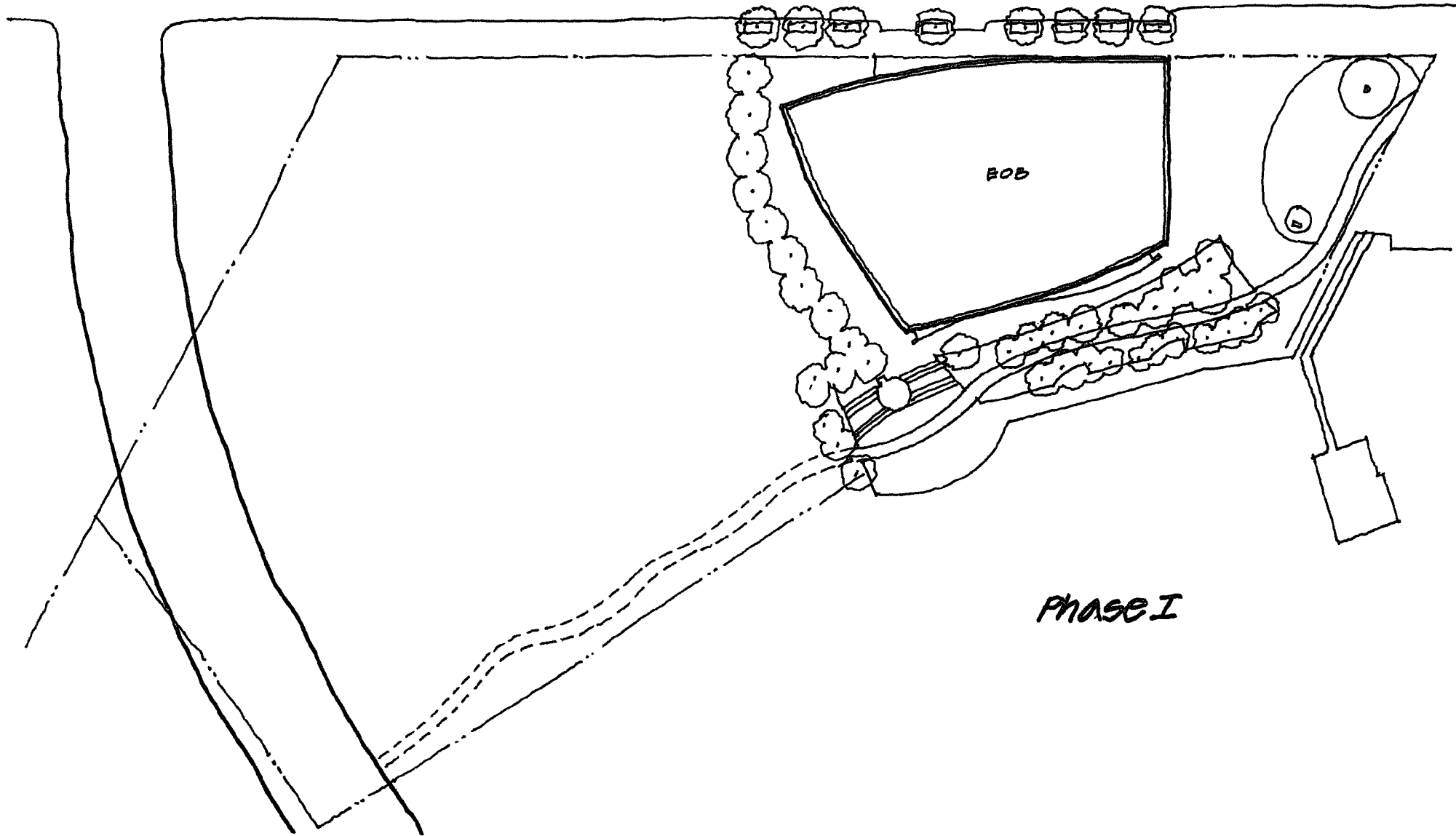
## SITE DETERMINANTS

Attachment 3

Phasing Plans

(See attached sheets)

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