

November 8, 2007

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VIA HAND DELIVERY

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

Re: Supplement to September 21, 2007 PUD Submission
100 Potomac Avenue, SE
Zoning Commission Case No. 04-14C

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Dear Members of the Commission:

On behalf of Florida Rock Properties, Inc., we enclose an original and nineteen copies of replacement materials for selected elements of the PUD Submission made to the Zoning Commission on September 21, 2007. The September 21st submission set forth revisions to the PUD application pending before the Commission as a follow up on earlier correspondence to the Zoning Commission on the matter of that application.

Subsequent to the September 21st submission, conversations were had with the Office of Planning ("OP") relating to the architectural aesthetic of the project as depicted in the September 21st submission. Concerns were expressed by OP that the project design as submitted in the September 21st submission materially deviated from that depicted in the November 17, 2006, post-hearing submission on the project. While recognizing that the Commission had raised certain concerns about the project in its February 2007 proposed action deliberations, OP believed that the Commission had not raised concerns about the architectural aesthetic of the project as depicted in the November 17th submission and thus questioned why the applicant had made a change in the architectural aesthetic of the project in its September 21st submission.

While recognizing that the changed massing of the project, resulting from the applicant's responses to the Commission's concerns about the project, might have

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EXHIBIT NO. 71

justified a change in architectural treatment of the project, it was felt that the change proposed in the September 21st submission reflected an architectural idiom that might be new and contrary to the sentiment of many of the Commission members regarding the appropriate architectural styling for the project.

Giving due consideration to these observations, the applicant has elected to adjust the architectural aesthetic of the project to be more reflective of the November 2006 framing, and thus makes this supplemental submission to the Commission.

Accordingly, the applicant submits by this letter an exhibit of architectural plans and drawings dated November 7, 2007, and entitled "Replacement Updated Architectural Plans and Drawings" (the "Plans"). The Plans should be as a full replacement and substitution for the architectural plans and drawings delivered with the September 21st submission, noted in the submission as "Updated Architectural Plans and Drawings." The Plans should be deemed the applicant's submittal for the purposes of the Commission's consideration for set down of the PUD application for further public hearing and as its pre-hearing submission on the matter for the purposes of fixing a hearing date.

As a result of the change in architectural aesthetic depicted in the enclosed Plans, the applicant is submitting a revised detailed architectural description of the project which replaces the text appearing in Exhibit B of the September 21st submission, which describes the earlier proposed architectural treatment of the project. This revised detailed architectural description is attached to this correspondence as Tab 1.

Finally, the modified architectural treatment depicted in this new submittal necessitates several additional changes in the September 21st submission beyond those noted above:

1. In the principal text of the September 21st submission, on page 14 thereof, in the Section entitled "East Office Building," the second paragraph is modified to read as follows:

"The East Office Building has maintained its height of 92 feet, but with a smaller floor plate. An architectural embellishment in the form of a tower element has been introduced along Potomac Avenue that rises above the roof of the building to mark the front entrance of the Building. The tower element would not be or lead to occupiable space on the roof of the Building."

2. The StreetSense report appearing as Exhibit A contains several depictions of the retail experience at the project. Those depictions reflect the earlier September 21st architectural aesthetic of the project. The retail experience described in the StreetSense will be translated to the new architectural aesthetic of the project and presented at the public hearing on the modified PUD program. As an example of that application however, we direct your attention to Sheet 34 of the modified Architectural Plans and Drawings submitted with this letter.
3. Exhibit D related to the applicant's request for zoning flexibility is modified to delete the second request for relief related to habitable tower element at the east end of the East Office Building that appeared in the September 21st Architectural Plans and Drawings. That tower element has been eliminated. As noted above, an architectural element has been added to the Potomac Avenue elevation of the Building that rises above the main roof of the East Office Building, but this new element is an architectural tower embellishment and is not a habitable space.
4. Exhibit E of the September 21st submission presented a detailed description of the modified public benefits and project amenities.
 - a. The description of workforce housing program described in Section A of the text of that exhibit erroneously defines the work force housing being proposed as being available to those families making a minimum of 80% of Area Median Income (AMI) and a maximum of 120% of AMI. In prior submittals in the Application, the description of the proposed housing was described as housing available to families making not more than 80% of AMI. It was and is the applicant's intent however to reserve the housing set aside and reserve for those making not more than 80% of AMI, and thus the text of the amenity on workforce housing should be addressed an appropriately modified.

The applicant's intent with this amenity in the September 21st submission was to increase the amount of work force housing made available by some 300% and not to change the program by expanding the pool of eligible families by changing the eligibility standard.

As so framed, the applicant's amenity package offered in the September 21st submission materially and substantially increases what was previously offered even taking into account a reduced, direct contribution offered to the Anacostia Waterfront Corporation (and now the District of Columbia) toward the construction and installation of Diamond Teague Park.

- b. It should also be noted that the applicant has begun coordinating efforts with the Office of the Deputy Mayor for Planning and Economic Development (DMPED), as successor to the Anacostia Waterfront Corporation, with the planning efforts of DMPED for Diamond Teague Park. The applicant will continue to work with DMPED (and other relevant District agencies) on these two public spaces at the terminus of First Street, SE across from the Stadium's Grand Stairs, one in public hands and one in private ownership.

We request that the Commission set this modified project for hearing, based upon our September 21st submission as supplemented and amended by the replacement materials submitted with and clarifications presented in this letter. As was requested in the September 21st submission, we also requesting that the record be re-opened for the purposes of receiving the September 21st submission as amended by these materials and clarifications, and that a hearing date be set on an expedited basis, recognizing that this application has been essentially noticed previously in connection with prior hearings and that in fact this is truly a continuation of those earlier hearings.

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

Very truly yours,


David W. Briggs

Enclosures

cc: Jennifer Steingasser, Office of Planning (Via Hand; w/enc)
Joel Lawson, Office of Planning (Via Hand; w/enc)
Ken Laden, District Dept. of Transportation (Via Hand; w/enc)
Advisory Neighborhood Commission 6D (Via Hand; w/enc.)

PROOF OF SERVICE

I hereby certify that on November 8, 2007, a copy of the foregoing Applicant's Supplement to September 21, 2007 PUD Submission (100 Potomac Avenue, SE) was served on the following as stated below:

Advisory Neighborhood Commission 6D (Via Hand Delivery; w/enc)
25 M Street, S.W.
Washington, DC 20024
Attention: Roberta Weiner, Administrative Assistant

A handwritten signature in cursive script, reading "David W. Briggs", written over a horizontal line.

David W. Briggs, Esq.
Holland & Knight

DETAILED PROJECT DESCRIPTION
Riverfront on the Anacostia

I. Current Context of Area

Riverfront with its waterfront location will enhance the urban context and experience of the stadium area. It will be a unique mixed use project that, when completed, will contribute greatly to the city. 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, SE 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; 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) sight 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 eastern third of the Potomac Avenue façade of the EOB, an iconic "Tower" element rising to a height above grade of approximately 115.5 feet, has been integrated into the massing of the office façade with this vertical element which marks the entrance to the building along the Potomac Avenue frontage. At the southeast corner on the first two levels, the lower massing sweeps under the building massing above, and invites 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 glass projection provides a contemporary

interpretation of a bay window 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 complement the architectural treatment of Stadium, while maintaining its own identity as a contemporary and environmentally-friendly office and retail building. The building is clad in brick, stone, limestone finished architectural precast concrete, metal and glass lending a modern yet contextually appropriate character to the project. The palette of the building is kept purposely simple; featuring a delicate weaving of horizontal and vertical glazing members that gives emphasis to the building's curvilinear geometry. At the street level, granite bases to the columns and piers in two finishes, thermal and polished, are combined with the highly-transparent low-iron glazing and finished aluminum framing to create a subtle new interpretation of the classic retail show windows. The brick, granite and limestone cladding serves to render the buildings as a rich, urban and urbane composition of complimentary elements and materials that, at the same time creates an identity unto itself while emphasizing the individuality of its individual parts.

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, and the Cascade Plaza.

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 more complex masonry forms 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 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 similar 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 opening 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 masonry 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

The Residential Building is clad in a combination of masonry, metal and glass. 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 brick and stone columns and walls. Other ground floor retail space – especially those 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 accommodate a number of urban design needs: First, the east façade of the east wing has been given a gentle curvature to complement the view corridor created by the positioning of the Residential Building massing. Second, in order to define a strong response to the intersection of South Capitol Street and Potomac Avenue, the South Capitol Street Oval (south wing) and Potomac Avenue (east wing) facades describe two architectural elements that frame the curving façade that front the Potomac-South Capitol intersection. At the lower three levels, these tower elements extend toward the corner as a base to the curved area above and then break apart, allowing the curving form to drop to the ground level, defining the wall plane of the main entrance from the street side. At the top of these “tower elements,” the wall plane steps back and then pushes back toward the street under a broad overhang to create a “crown” for the towers. The curving wall is continuous at the top story;

At the façade facing the Cascade Plaza, the wall plane follows the curvature of that portion of the 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 façade, 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 brick, stone, metal and glass composition combined with areas of glass curtain wall with multiple 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 "punched" window openings in the masonry wall span to brick and stone clad piers to create a more visually open and 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 storefront windows. Above the retail storefront level a "signage" zone, approximately five-and-a-half feet tall will allow the retailers to use their own corporate identification systems so as to emphasize the views and indoor-outdoor connection. All exposed metal will be architecturally finished 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 the Stadium's Grand Staircases and from First Street SE westward along Potomac Avenue into the portal between the Residential and West Office Buildings into the Cascade Plaza and the Esplanade beyond.

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 style apartments above the hotel operations below (the "Hotel"). In addition, the base portion of this building south of the tower has been set three 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 meeting rooms crown 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 masonry wall with projecting glass "curtain wall" elements. The lower levels are conceived as a plinth for the tower above and are also rendered as pre-cast finished cladding framing large expanses of glass and metal with stone clad bases to the columns. In the ground level wall areas, the vision glazing is to be a clear glass similar to that used in the retail elements of the office buildings and the Residential Building to create a more open and inviting character to the hotel's interior public spaces.

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. 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, and two 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 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, meeting rooms, 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, of the Stadium.

IV. Retail Experience

StreetSense prepared for the Applicant a retail merchandising plan for Riverfront describing how a vibrant retail experience can be introduced into the Riverfront project over time as the phased development is completed, leading at the end to an "interactive, exciting, fun, urban streetscape experience, merchandised with an eclectic, lively entertainment and restaurant mix." That report can be found as Exhibit A to in the Applicant's September 21st submission, which was prepared in support of the Applicant's request for a hearing set down on its modified PUD program.

As described elsewhere in this detailed project description with regard to individual project buildings, the architectural aesthetic of the Riverfront project lends itself to support implementation of the retail vision statement described in the StreetSense report on the Riverfront project.

The ground floor retail spaces of the project, occupying a vast majority of the available ground floor space of the buildings of the project, provides 14 foot floor to ceiling heights to meet current retail market place demands for spatial flexibility and visibility of retail spaces. All of the ground floor spaces of the project access directly on major public open spaces -- whether directly on Potomac Avenue at its visibility? from the Stadium across Potomac Avenue, onto the Esplanade, or into the open space areas of the Pitch or the Cascade Plaza-- and thus allow for full

implementation of the street level, retail urban experience that StreetSense envisions for the project. Additionally the Potomac Quay provides opportunities for a special and unique indoor/outdoor retail experience.

Many of the buildings of the Riverfront project also afford second story opportunities to allow ground floor retail users, especially restaurants, to expand vertically for second story merchandising and operations, offering overviews of activities below taking place on Potomac Avenue, the Esplanade, the Pitch and the Cascade Plaza.

The clean, uncluttered building architecture at the ground floor with large open bays affords flexibility for installation of appropriate retail dressing of individual retail users. This also provides flexibility in design and location of street level retail signage affixed to the buildings to suit a retailer's needs.

Opportunities abound at Riverfront for sidewalk and patio dining, creating a stage for an exciting and lively outdoor public space. Wide open spaces such as the Cascade Plaza and the Pitch afford opportunities for temporary and intermittent retail and entertainment experiences to take place.

Thus the architectural aesthetic of Riverfront together with the sympathetic clustering of creative, atypically shaped footprints of buildings create an intriguing and close knit fabric of ground floor retail spaces in Riverfront that will attract retail patrons as well as support and permit implementation of StreetSense's vision for creation of a truly unique retail experience at Riverfront.

V. 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 space containing larger than life size sculptures that give the park its name. The sculptures highlight the excitement and anticipation of this quintessential aspect of the game of baseball. Two players, a pitcher and batter, are portrayed and set in a lawn panel surrounded by hardscape patterned paving. The hardscape paving portion of the Pitch is relieved by 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 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 of the Anacostia River up to the terrace levels adjacent the retail establishments. At two points along the Esplanade, monumental stairs and

ramps (ADA) 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 along 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 musicians, artists, poets, and jugglers to perform.

D. South Capitol Quay

The South Capitol Quay, which also draws inspiration from the glazed galleries 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 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 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, light and sound.

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.

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 experience 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 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, SE

The Potomac Avenue, SE 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.

VI. 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, upon completion, will have a 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 fans down to the waterfront and provide the opportunities that will encourage them to come before and stay after baseball. In that sense, the Riverfront project is an essential and important 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 few brief moments when northbound traffic will be focusing on the quickly approaching traffic rotary of the South Capitol Street Oval.

VII. 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, 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.

VIII. Phasing of Project

The Applicant continues to propose a four-phase construction plan based on the various construction projects, the timing of which is 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, followed by the Potomac Quay, and 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'
TOTAL	1010	2@12'x55'x14' + 12@12'x30'x14'	2@200 sf. + 12@12'x30'x14'	8@10'x20'x10'

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 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 indigenous plant material or construct a

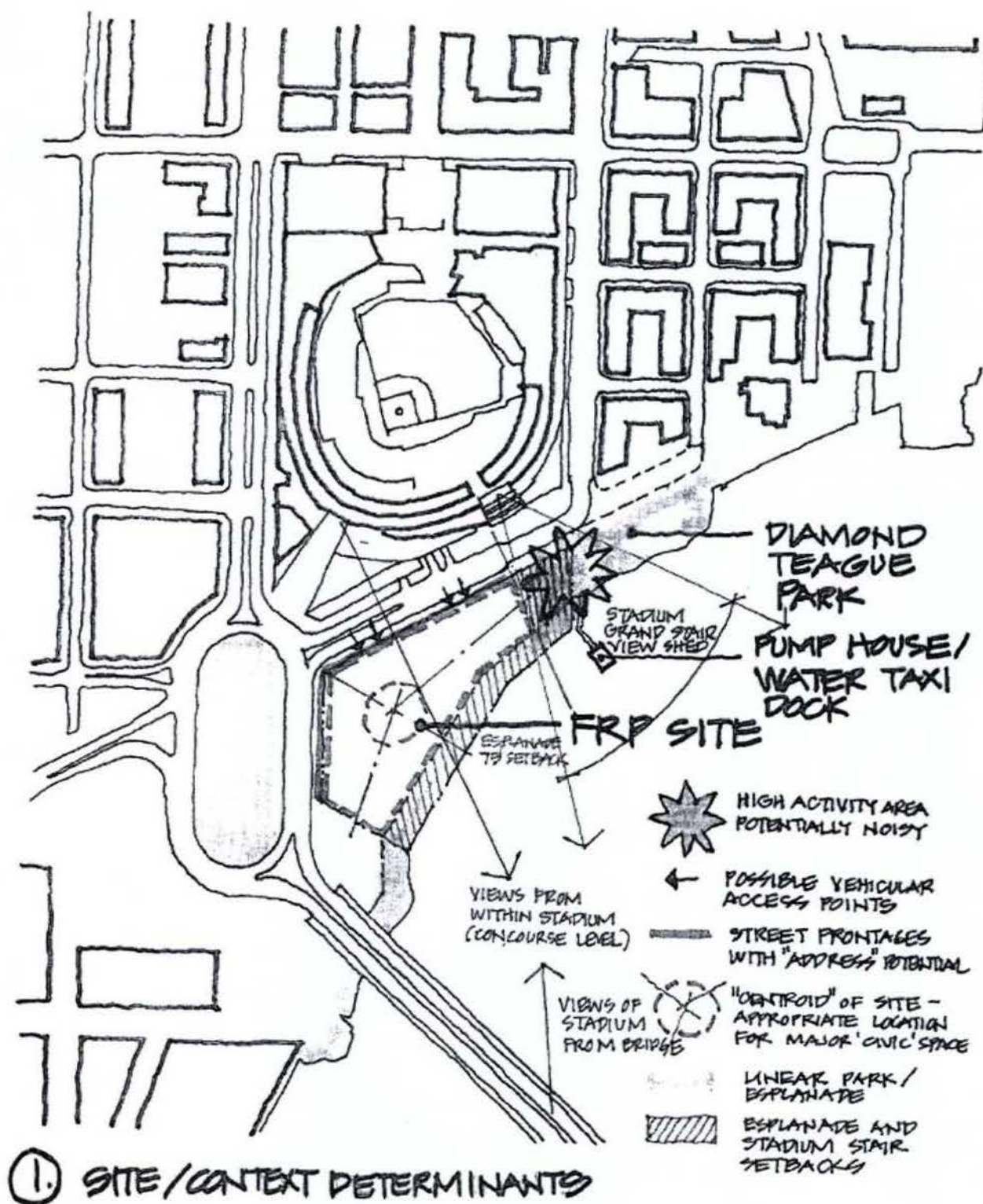
temporary surface parking lot on the remainder of the site?, while construction on the eastern portion of the PUD Site proceeds. Phase Two is anticipated to begin in the spring of 2012, with occupancy estimated to be available by the spring of 2014. The Applicant requests that the Commission provide the Applicant with the flexibility to expedite the construction schedule for the first two phases based on 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 approximately two years thereafter. Construction of Phase Four would then commence within one year after the completion of Phase Three.

Stadium area infrastructure improvements are now being completed, Potomac Avenue has been improved and the Frederick Douglass Bridge has been lowered to create an intersection at Potomac Avenue and South Capitol street to be followed in the near term with the construction of the new Bridge, the much anticipated Oval as a “portal” to the city at the foot of South Capitol Street, and finally the removal of the existing Bridge. The PUD project has been designed to accommodate these improvements and as the schedule shows phases 3 and 4 of development are consistent with these anticipated improvements as a unified holistic development project.

Attachment 1

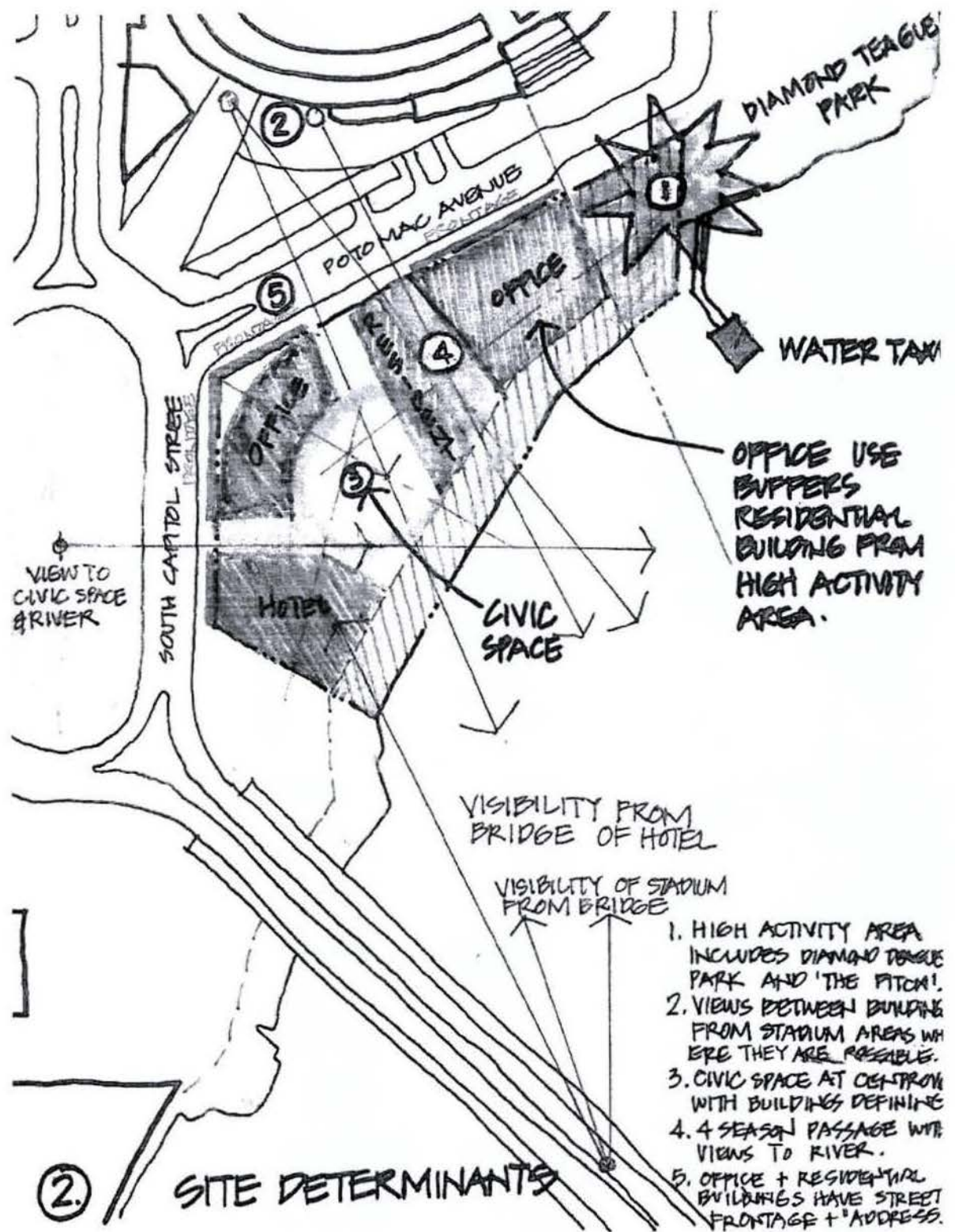
Site Planning Determinants



Attachment 2

Vistas

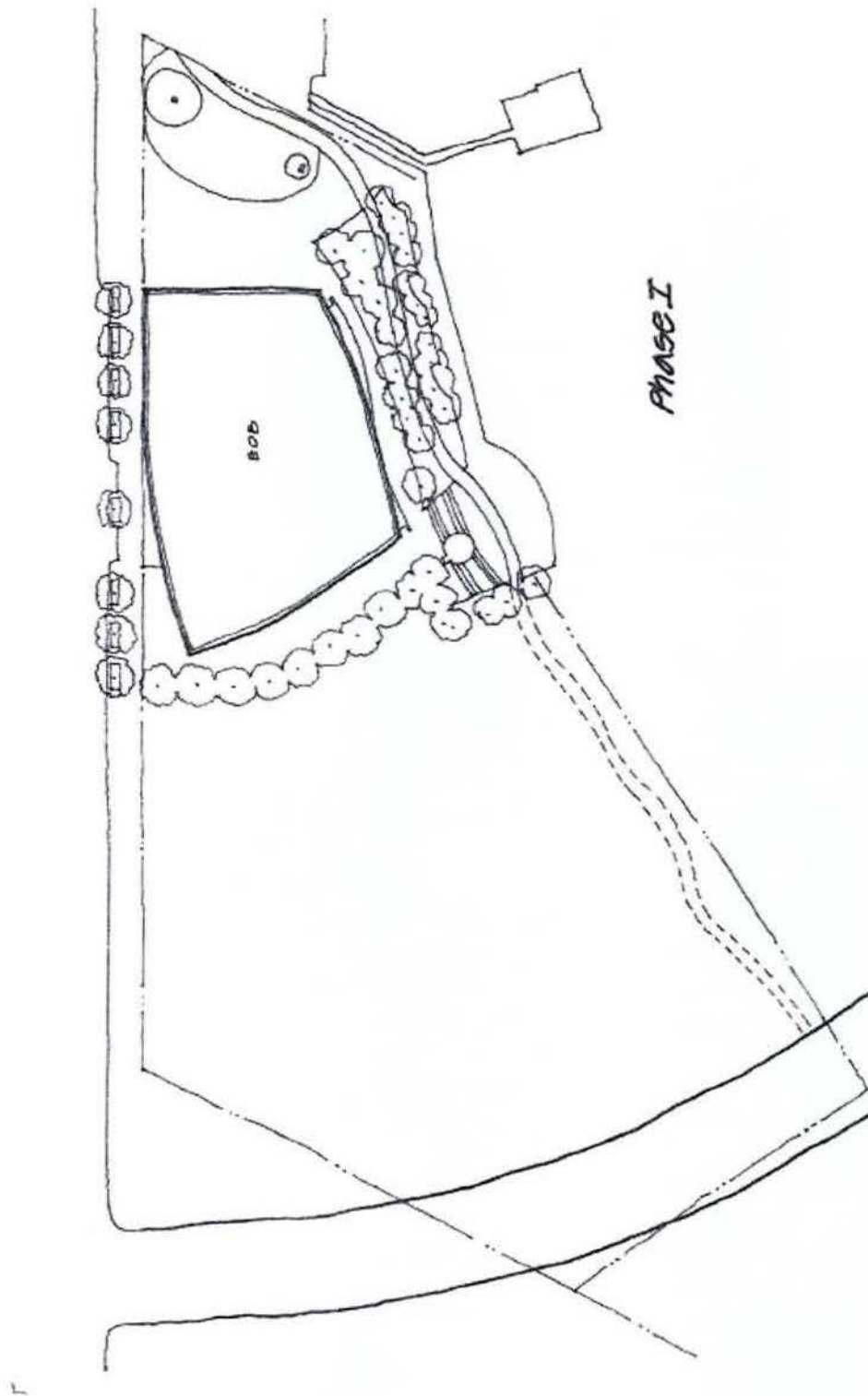
(See Attached Depiction)

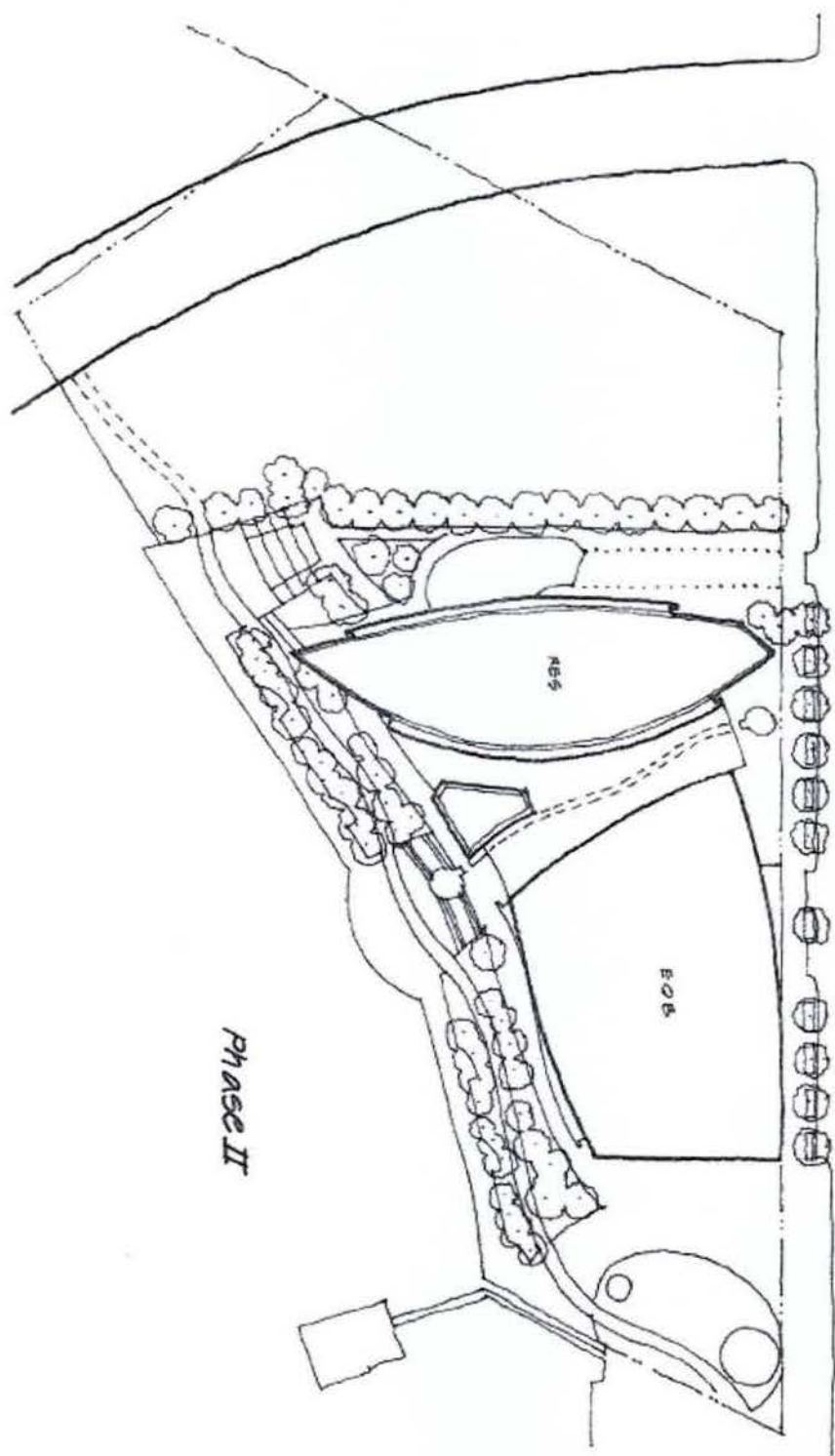


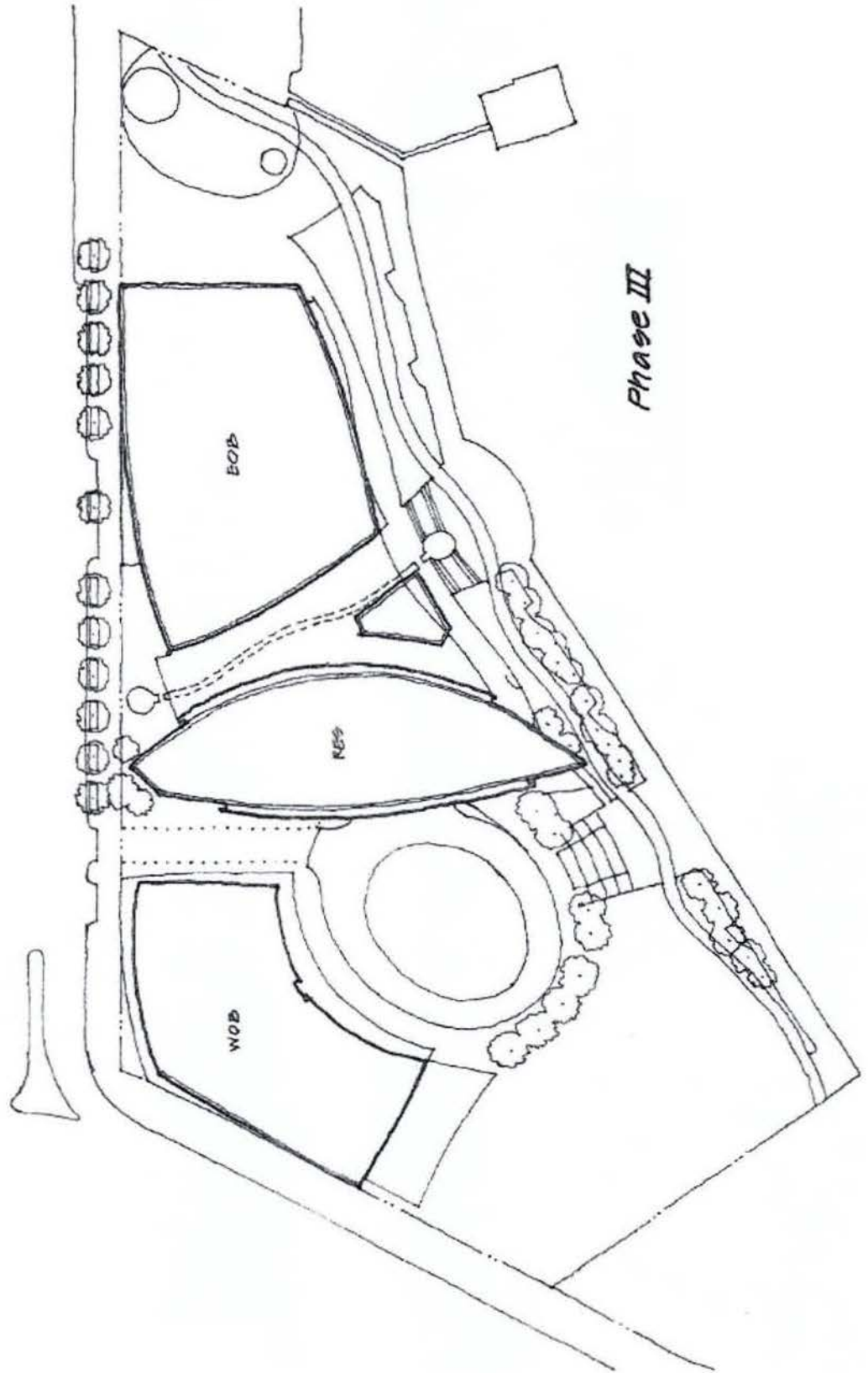
Attachment 3

Phasing Plans

(See attached sheets)







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