

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

DC OFFICE OF PLANNING
CASE NO. 04-14-7638

RECEIVED
OCT 16 2007

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Jennifer Steingasser, Deputy Director Development Review and Historic Preservation
Office of Planning
DATE: November 9, 2007
SUBJECT: Setdown Report for Zoning Commission Case # 04-14/01-31TE/98-17F/95-16P
Florida Rock Property, 100 Potomac Ave. SE. (Ward 6, Sq. 707, 708, 708E, 708S)
Application for a second Stage Planned Unit Development and Map Amendment

I. RECOMMENDED ACTION

OP recommends that the Zoning Commission set Zoning Commission Case #04-14, Florida Rock Property Stage II PUD, down for a Public Hearing. Further, OP is not opposed to an expedited hearing for this case as requested by the applicant.

II. BACKGROUND

The 5.8 acre Florida Rock Properties (FRP) site is located on the Anacostia River at the corner of Potomac Avenue SE and South Capitol Street, directly to the south of the new ball stadium under construction. It is within the Capitol Gateway Overlay District, and is currently zoned CG/W2.

The proposal to develop this site has a long history, dating back to the late 1990's. Stage I approval of a PUD and PUD-related zoning map amendment (1998) established a plan for 4 mixed use buildings (office, residential and hotel) with retail space on the ground floor and heights varying from 90 feet to 110 feet, and a significant amount of open space. A public hearing was held on a revised proposal on September 18, 2006. Following the receipt of additional information from the applicant and the Office of Planning (OP), the Zoning Commission declined to take proposed action at its February 12, 2007 public meeting, noting:

“... we need heavier weight of the mix of uses in favor of residential. We need better views of and from the stadium and a more prominent expression of place by the project as it faces the water. (page 98)

The Commission provided additional feedback on conceptual proposed changes to the site plan, and at its July 9, 2007 public meeting, recommended that the applicant submit a full setdown application for consideration. A detailed chronology of this project is provided in Attachment I.

III. SITE – See Site Map, Attachment II

The 5.8 acre waterfront site includes Squares 707, 708, 708E, 708S. It is located between Potomac Avenue SE and the Anacostia River, and between First Street SE and South Capitol Street and the Frederick Douglass Bridge right-of way. Directly to the north is the new Ballpark, currently under construction. Directly to the east is the site of the planned Diamond Teague Park.

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ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 13

ZONING COMMISSION
District of Columbia
CASE NO.04-14
EXHIBIT NO.73

on the waterfront, and the Earth Conservation Corps building. A concrete mixing and batching operation currently operates on the site. The site has about 800 linear feet of waterfront on the Anacostia River, but there is currently no public access.

The surrounding development and the planning context were detailed in past OP reports related to this project, specifically the reports dated July 2, 2004 and September 8, 2006.

IV. PROPOSAL – See Amended Project Profile, Attachment III

The applicant continues to seek Planned Unit Development (PUD) Second-Stage approval as well as PUD related map amendment to CG/C-3-C. The property is currently zoned CG/W2.

The resided proposal is similar to past proposals in that it continues to provide for:

- a mixed use development including two office building, a hotel and a residential building with ground floor retail
- access through the site to the waterfront and extensive amounts of open space, particularly along the waterfront
- underground parking and loading
- overall density of 4.4 FAR

However, there are significant differences from the last proposal, largely in response to concerns raised by the Zoning Commission. Specifically:

- The amount of square footage devoted to residential uses (residential and hotel) has increased and now encompasses more than 50% of the total square footage on the project. The proposal now includes 323,433 sq.ft. of residential, an increase from 203,191 sq.ft. The amount of retail square footage has also increased to about 80,000 sq.ft., while the amount of office space has been correspondingly reduced.
- The east office building has been cut back and moved to the west such that it provides significantly improved views from the south entrance to the ballpark. The applicant proposes a larger, active plaza area in its place, “The Pitch”, with a baseball theme and both hard (next to the building) and soft surfaces. OP has some concerns about the design of the park - improved relationship to the Diamond Teague Park to the east is needed. The applicant has advised that discussions with the Office of the Deputy Mayor for Planning and Economic Development, responsible for designing and constructing the park, are continuing.
- The proposed height for two of the four buildings (the residential tower and the hotel/residential tower) has been increased 130', largely to permit the site plan changes noted above. This height would be permitted under the Height Act of 1910, and is, in fact, envisioned in South Capitol Street planning documents prepared by the then Anacostia Waterfront Commission and the National Capitol Planning Commission. The additional height should not likely block any additional views from ground, water, or bridge levels, and facilitates framed views through and around buildings. This change also provides greater variety in building height on the site (formerly from 92 – 112 feet; in this proposal from 92 – 130 feet).

- The buildings provide a somewhat more varied approach to the waterfront. There is more undulation in the layout of the buildings, including upper story overhangs that extend to within 50' of the bulkhead, whereas a 75' setback is otherwise maintained. This potentially provides for the creation of interesting “pocket” spaces along the waterfront –including some that are enclosed but visually open to the water (the Potomac Quay connecting Potomac Avenue to the waterfront, and the South Capitol Quay connecting South Capitol Street to the waterfront); some that are open but covered by building overhangs (such as under the overhang for the upper stories of the hotel); and some that are open (such as “The Pitch” and the more central Cascade Plaza, a large paved area with a water feature which provides vehicular access to the hotel and drop-off for the residential building). Refinement of the design of and programming for the Pitch (particularly its relationship to the adjacent Diamond Teague Park) and the Cascade Plaza is needed, and additional detail of the interface between the buildings, particularly the retail spaces, and the esplanade is being developed. However, OP is satisfied that the form and character as shown in this submission is sufficient for setdown with additional resolution and detail to be provided prior to a public hearing.
- The overall form and massing along Potomac Avenue have been significantly improved, to provide more interesting and varied spaces and to relate better to the form of the ballpark across the street.
- Building materials as shown on the elevations have evolved. As part of previous submissions, the applicant had been working towards a varied material palette corresponding to modulations in the building form, location, height on the building façade, and building use type, to highlight the unique sculptural qualities of the individual buildings, and to provide a distinct materials identity for each building to minimize the potential “campus” effect. OP remains supportive of this approach.

The current proposal as originally submitted (drawings dated 21 September 2007) appeared to be almost entirely glass, which OP felt would reduce the differentiation between buildings, and would not highlight the sculptural form of the buildings. However, in response to preliminary OP comments, the applicant has submitted a revised set of plans, dated 08 November 2008. OP remains generally supportive of the overall massing and layout and supportive of the material palette direction. OP will continue to work with the applicant to further refine façade and landscape treatments prior to a hearing.

V. COMPREHENSIVE PLAN

The 2006 Comprehensive Plan Future Land Use Map shows the site as “medium density residential / medium density commercial”. In terms of density and use, the proposal is not inconsistent with these designations. Although the proposed heights are higher than what might be expected for this designation, the Land Use Maps notes that the medium density residential designation may also apply to “*taller residential buildings surrounded by large open spaces*”, as is the case on this site, and medium density commercial “*generally do not exceed 8 stories*”; in this case, the commercial buildings would be 7 and 9 stories in height. As such, OP considers the proposal to be not inconsistent with the 2006 Land Use Map designation

The proposal would also be not inconsistent with, or would further, the 2006 Comprehensive Plan, including a number of guiding principles:

Managing Growth and Change: Guiding Principles 217

- (4) *The District needs both residential and non-residential growth to survive. Non-residential growth benefits residents by creating jobs and opportunities for less affluent households to increase their income. 217.4*
- (5) *Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should become part of the city's urban fabric through the continuation of street patterns, open space corridors and compatible development patterns where they meet existing neighborhoods. 217.5*

Connecting the City: Guiding Principles 220

- (28) *... creation of new parks along the Anacostia River ... should be supported to connect communities and enhance "green infrastructure" in the city. 220.4*

Building Green and Healthy Communities: Guiding Principles 221

- (36) *... increased access to open space and recreation across the city are basic elements of the city's vision 221.5*

This proposal would also be not inconsistent with objectives and action items within the District-wide elements of the 2006 Comprehensive Plan, particularly ones related to the provision of more housing, retail and job opportunities, better connectivity to the waterfront, and the provision of new open space. The proposal would also further objectives and action items contained within the Lower Anacostia Waterfront / Near Southeast Area element (Chapter 19), including:

Planning and Development Priorities 1507

- (d) *... A variety of park environments should be created, from lively urban waterfront plazas to serene natural settings. Trails and promenades are needed to provide better access along the shoreline, and to make the waterfront more accessible to surrounding communities. New parks, recreational areas, and cultural facilities should be developed.*
- (e) *Urban development and natural resource conservation should not be mutually exclusive but should go hand in hand. Development on the waterfront—and throughout the watershed—should be environmentally sustainable and designed to minimize negative effects on water quality and ecological resources. ... More density near the waterfront can also be used to leverage the creation of additional waterfront parks and open spaces.*

Policy AW-1.1.2: New Waterfront Neighborhoods - Create new mixed use neighborhoods on vacant or underutilized waterfront lands, particularly on large contiguous publicly-owned waterfront sites. ... A substantial amount of new housing and commercial space should be developed in these areas, reaching households of all incomes, types, sizes, and needs. 1508.3

Policy AW-1.1.6: Pedestrian Orientation of Waterfront Uses - Provide a high level of pedestrian amenities along the shoreline, including informational and interpretive signs, benches and street furniture, and public art. 1508.8

Policy AW-1.2.4: Anacostia RiverParks - Create a connected network of waterfront parks from Hains Point to the Sousa Bridge, and continuing through adjacent upriver Planning Areas to the Maryland border. These parks should be easily accessible to surrounding neighborhoods and accommodate the need for more local and regional serving recreational activities in the city. New parks should be an integral part of any new waterfront neighborhood, and should showcase the remarkably diverse

landscape along the Anacostia River. A variety of active and passive recreational settings should be provided. 1509.7

South Capitol Street/ Buzzard Point 1512

Policy AW-2.2.2: Ballpark Entertainment District - Leverage the construction of the Washington Nationals Ballpark to catalyze development of the South Capitol Street corridor with retail, high density residential, entertainment, and commercial uses. 1512.8

Policy AW-2.2.5: South Capitol Open Space - Create additional open space in the South Capitol Street corridor, including an oval traffic rotary and South Capitol “commons,” and a new waterfront park along the Anacostia shoreline. 1512.11

VI. ZONING ANALYSIS – refer also to Project Profile, Attachment V

The FRP site is within the CG/W-2 area. As part of the 1999 approval, a PUD related map amendment to C-3-C was approved. However, that approval expired, and the current application includes a request for a PUD related map amendment to CG/C-3-C. The Project Profile (Attachment III) analyzes the application against both the CG/W-2 and CG/C-3-C regulations.

The current proposal is within the CG/C-3-C PUD permitted height and well within the permitted density. The proposal would require flexibility from the following requirements:

- Loading spaces (§2201.1): Regulations would require a total of 16 loading docks of various sizes; the current proposal would (at full building-out) provide 14 loading docks. OP has no concern with this request.
- Rooftop enclosure regulations (§441): The East office building includes a vertical glass tower from ground level to a height of 127 feet (within that permitted by the Height Act and zoning, but higher than the office buildings 92 foot height). The tower is flush with the building façade, so does not provide the required setback and also has walls of unequal height.
- Waterfront Setback (§1603.3): The Capitol Gateway Overlay District requires a 75 foot setback from the river bulkhead, but allows a setback of a 50 foot setback with Commission approval. In this case, the building maintains the 75 foot setback at pedestrian level, but overhangs for upper stories for the residential and hotel buildings would extend to within 50 feet of the bulkhead. OP is supportive of this request which provides additional variety and interest to the massing and building form along the waterfront esplanade.

VII. DESIGN GUIDELINES

Zoning Commission Order 910-B established a set of development requirements and guidelines for this site. These were adopted before the adjacent Ballpark was designed and approved, so some are now of limited relevance. However, the proposal generally complies with them, including ones related to maximum density, maximum commercial density, and minimum residential density, with the following possible exceptions:

Design Guidelines – ZC Order 910-B	Current Submission
2. c. Anacostia River – To provide space for a broad esplanade for the full length of the PUD Site along the Waterfront, buildings would be set back at least seventy-five feet (75') from the exterior face of the Anacostia River bulkhead ...	As noted above, the buildings provide a setback of a minimum of 75' at ground level, although the applicant has proposed encroachments above to within 50' of the bulkhead. OP supports these encroachments.
3. a. Half Street, SE - The development plan for the PUD Site shall include the theoretical extension of Half Street, SE to the Waterfront as a pedestrian-focused, open-to-the sky, publicly accessible passageway, with a width of no less than sixty (60') ...	At the direction of OP and the Zoning Commission, the theoretical extension of Half Street, SE is no longer provided, although there are appropriate breaks in the Potomac Avenue street-wall.
4. a. General – Height of buildings on the PUD Site shall create a varied silhouette of building heights, as seen from across the Anacostia River. With that in mind, any building(s) located in the area of the PUD Site west of the theoretical extension of Half Street, SE (as described in Item 3.2 above), the height of building may not exceed 110'; for the area east of the theoretical extension of Half Street, SE and west of the additional access through the PUD Site (as described in Item 3.b. above), the height of building may not exceed 100', provided that OP and FRP may explore an increase in the height of any building proposed to be located in this area if the same would increase the amount of non-transient residential housing in the PUD; for the area east of the additional pedestrian passageway described above and First Street, SE, the height of building may not exceed 90'.	The buildings now provide an even more varied silhouette, with heights ranging from 92 feet to 130 feet. The current design also provides articulation of the overall building form and massing, which should assist in the provision of a more varied silhouette. The additional height is for additional non-transient residential development.
4. f. Façade Materials of PUD buildings- Building materials shall be primarily masonry and glass in character. Variation in materials colors shall distinguish the buildings on the PUD Site from one another so as to create an ensemble of buildings rather than the appearance of a single large structure.	The revised drawings attempt to OP's initial concerns that an overwhelmingly glass scheme is not appropriate on this site, and would not take best advantage of the unique location and sculptural quality of the building forms. OP is supportive of the revised design direction, and will work with the applicant to provide refinement prior to a hearing.
6. d. Parks and Plazas – ... open spaces at two locations adjacent to the PUD Site as urban parks. The first space would be the triangle park reservation to the north of the FRP site on Potomac Avenue (Reservation "247"), containing approximately 16,000 square feet of land area more or less; the second would be an area at the terminus of First Street, SE immediately adjacent to the PUD Site and fronting on the ECC pumphouse FRP would agree to maintain each of these public spaces for a period of no less than 5 years after its development.	The first of these sites is now within the footprint of the ballpark. The second is Diamond Teague Park, for which DMPED is undertaking the design and construction. There is a large open space on the FRP site adjacent to the Diamond Teague Park, being developed by the District. OP feels that the two adjacent parks should have an integrated design approach.

VIII. PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is *“designed to encourage high quality developments that provide public benefits.”* Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

Pursuant to Section 2402.2, the applicant is currently requesting Stage II approval. Stage I, approved in 1998 and most recently extended in 2003, involved “*a general review of the site’s suitability for use as a PUD; the appropriateness, character, scale, mixture of uses, and design of the uses proposed; and the compatibility of the proposed development with city-wide, ward, and area plans of the District of Columbia, and the other goals of the PUD process*”. The current Stage II PUD process is intended to provide “*a detailed site plan review to determine compliance with the intent and purposes of the PUD process, the first stage approval, and (the zoning regulations.*

IX. STANDARDS FOR PLANNED UNIT DEVELOPMENT

At over 250,000 sq.ft in area, the subject site exceeds the minimum 15,000 square foot area requirements of Section 2401.1 (c) to request a PUD.

The PUD standards state that the “*impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.*” (§2403.3)

Based on the information provided, OP believes that the project could have an overall positive impact on the neighborhood and the District.

X. PUBLIC BENEFITS AND AMENITIES

Section 2403.5 through 2403.13 discusses the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 of the Zoning Regulations states that “*the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case*”. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “*show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...*” (§2403.12).

In summary, the applicant’s amenity package, with preliminary OP comments, includes:

Previous submission	Current, Modified Submission
Affordable Housing: <ul style="list-style-type: none"> • 9,600 square feet (8 units) of workforce housing, 4.7% of the total residential area • available to families making 80% of Median Family Income for a period of 20 years. • part of Phase 2, the residential building. 	Affordable Housing: <ul style="list-style-type: none"> • 29,000 square feet (25 units) of workforce housing, 8.9% of the total residential area in conformance with current IZ standards • available to families making 80% to 120% of Median Family Income (IZ requires that the housing be for families at 80% of AMI) for a period of 20 years. OP believes that housing provided in accordance with IZ requirements would be more feasibly administered. • part of Phase 2, the residential building – additional residential to be located on the top of the Phase IV hotel building would not contain affordable units.
Landscaping of the Esplanade and Waterfront <ul style="list-style-type: none"> • 75 foot minimum width of waterfront walk / bike way, and pedestrian connections through the site to the waterfront • both hard and soft surfaces. 	Landscaping of the Esplanade and Waterfront <ul style="list-style-type: none"> • 75 foot minimum width of waterfront walk / bike way at ground level, and numerous open and enclosed pedestrian connections through the site to the waterfront • both hard and soft surfaces, including bio-filtration areas.
Landscaping of First Street Terminus <ul style="list-style-type: none"> • offered to expand the First Street Plaza to encompass Federal / District land to the east of the PUD site • include a contribution of about \$3.5 million to design and construct the space, and maintain it for 5 years. 	Landscaping of “The Pitch”, contribution to Diamond Teague Park, and open space <ul style="list-style-type: none"> • construction of “The Pitch” on FRP land directly across Potomac Avenue SE from the south entrance to the ballpark. • contribution of \$350,000 towards the design, development, and construction of Diamond Teague Park. This represents a significant reduction from the previous proposal. DMPED may not be able to accept these funds in a way that they could be allocated to this project with certainty. • the applicant also notes other publicly accessible open space, including the Cascade Plaza, and the Potomac Quay and South Capitol Quay. The latter two are actually enclosed public spaces, but they would facilitate accessibility through the site and potentially provide interesting and unique experiences.

Previous submission	Current, Modified Submission
Environmental Features <ul style="list-style-type: none"> LEED (Leadership in Energy and Environmental Design) certification, including green roofing, water conservation; natural storm water runoff reduction, infiltration, and treatment; and energy and resource conservation and environmentally friendly building design and management. 	Environmental Features <ul style="list-style-type: none"> continues to achieve LEED (Leadership in Energy and Environmental Design) certification. Submission of a security in the amount of 1% of construction cost for each phase of construction
Water Taxi Dock <ul style="list-style-type: none"> construction of a water taxi dock along its waterfront, for completion as late as 2014. 	Water Taxi Dock <ul style="list-style-type: none"> removed – a dock is part of the plans being prepared by the Office of the Deputy Mayor for Planning and Economic Development (DMPED) for the Diamond Teague Park site.
Transportation Management Program (TMP) <ul style="list-style-type: none"> implement a TMP to reduce overall traffic and parking demands, including provisions for a transportation coordinator, coordination of carpools and vanpools, encouragement of work hours, and parking management. Most of the items in the TMP would be difficult to enforce or monitor. 	Transportation Management Program (TMP) <ul style="list-style-type: none"> TMP to reduce overall traffic and parking demands, including provisions for a transportation coordinator, coordination of carpools and vanpools, encouragement of work hours, and parking management. OP concerns regarding enforceability remain, although OP continues to support effective TMP programs.
First Source Employment Opportunities <ul style="list-style-type: none"> agreed to enter into a First Source Employment Agreement with the Department of Employment Services (DOES). 	First Source Employment Opportunities <ul style="list-style-type: none"> agreed to enter into a First Source Employment Agreement with the Department of Employment Services (DOES).
LSBDE <ul style="list-style-type: none"> commitment to make a “bona vide effort to achieve a 35% participation throughout the project by LSBDE’s certified by the DC Local Business Opportunity Commission 	LSBDE <ul style="list-style-type: none"> commitment to make a “bona vide effort to achieve a 35% participation throughout the project by LSBDE’s certified by the DC Local Business Opportunity Commission

OP's initial analysis of the amenity package is that it appears to be weaker than that previously proposed appropriate, but that the project would provide benefit to people living and working in the new development, to waterfront visitors, to the surrounding neighborhood, and to the District as a whole. Additional refinement of the amenity package prior to a public hearing is needed.

XI. AGENCY REFERRALS

Should the Commission decide to set this application down for a public hearing, it will be referred to the following District agencies for review and comment:

- Office of the Deputy Mayor for Planning and Economic Development (DMPED)
- District Department of Transportation (DDOT);
- Department of Environment (DOE);
- Department of Consumer and Regulatory Affairs (DCRA);
- Department of Employment Services (DOES);
- Department of Housing and Community Development (DHCD);
- Department of Parks and Recreation (DPR);

- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- DC Public Schools (DCPS); and
- DC Water and Sewer Agency (WASA).

XII. RECOMMENDATION

The Office of Planning recommends that this application be set down for public hearing. The application has been in process for many years, and has evolved considerably in response to changing context and District objectives. The current proposal is generally consistent with the objectives and action items for the area as outlined in the 2006 Comprehensive Plan. OP is supportive of the overall form, massing, and use mix of the current proposal. Remaining design refinement of the façade treatments and the park designs can be provided prior to a public hearing.

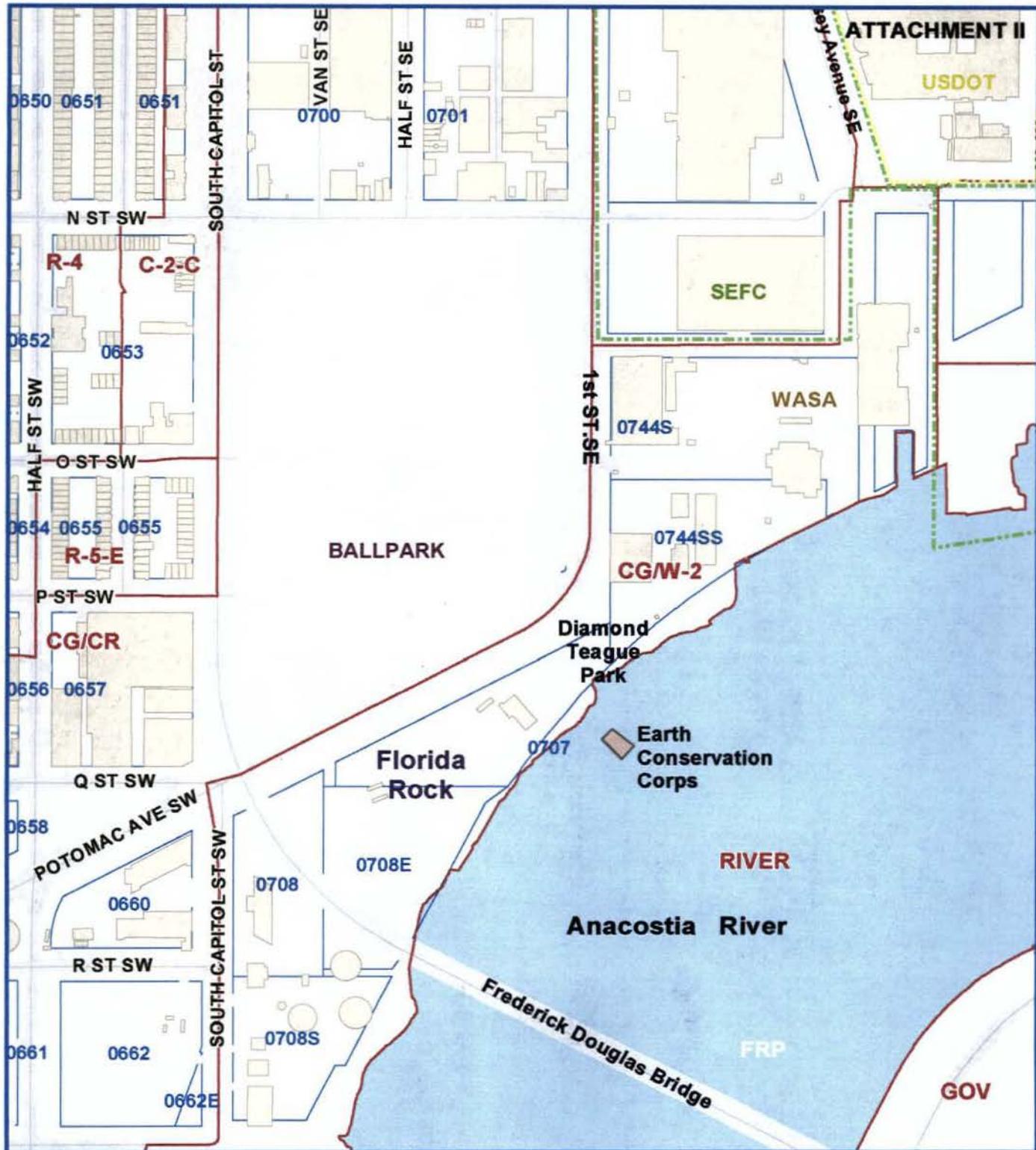
The applicant has also requested an expedited hearing for the proposal. Aspects of the proposal, such as the access to the waterfront, have public merit; the issues of the case are well known and well publicized; and to date, there has been strong public support for the project. As such, OP is not opposed to this request.

JLS/jl

ATTACHMENTS:

1. Project History - Summary
2. Context Plan
3. Amended Project Profile

Order / Application	Date	Type	Description
Order 850; ZC Case 95-16P	June 8, 1998	1 st Stage PUD	Approved
Order 910, ZC Case 98-17F	Nov. 8, 1999	2 nd Stage PUD	Approval for 1.5 million square feet of commercial development in two buildings ranging from 110 – 130 feet in height. Square 664E to be developed with ¼ million sq.ft. residential.
Order 910-A ZC Case 01-31TE	May 13, 2002	Extension request	Zoning Commission denied extension request
Order 910-B	Jan. 13, 2003 & Feb. 24, 2003	Reconsideration of extension	Zoning Commission reconsidered and voted to not extend Second Stage approval, but voted to extend First Stage approval for one year, subject to adopted set of design guidelines
Case 04 -14	Sept. 13, 2004	Set down meeting	Second Stage for redevelopment of the site, in accordance with the revised guidelines approved in 2003. The proposed development on Square 664E was not longer part of the application.
	Dec. 5, 2005	Public meeting	Commission agreed to a request to postpone a hearing on this case, pending additional clarification of contextual design issues (new ballpark proposal and Douglass Bridge redesign)
	Sept. 18, 2006 / Nov. 27, 2006	Public hearing	
	Feb. 12, 2007	Public meeting	Commission elected to NOT take proposed action, but did not deny the project. Noted a number of specific issues to be addressed.
	March 12, 2007	Public meeting	ZC considered a letter submitted by the applicant which requested clarification from the Commission set forth what the they understood to be the principal points of the Commission's discussion at that time; ZC agreed with the applicant's summary of the issues
	June 11, 2007	Public meeting	ZC received a letter and modified site plan from the applicant (dated June 1, 2007) and requested OP provide an analysis of the revised site plan
	July 9, 2007	Public meeting	ZC received the OP report saying this, noting concerns about specific elements of the design. ZC confirmed that the applicant was moving the right direction and recommended applicant make a full submission for setdown.
	Sept. 21, 2007		Applicant submitted modified application, requesting setdown and an expedited hearing.
	Nov. 8, 2007		Applicant submitted revised drawings.
	Nov. 19, 2007	Public Meeting	ZC to consider setdown of the amended application.



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 Government of the
 District of Columbia
 Adrian M. Fenty, Mayor
 Office of Planning ~ October, 2007

This map was created for planning
 purposes from a variety of sources.
 It is neither a survey nor a legal document.
 Information provided by other agencies
 should be verified with them where appropriate.



Standard	CG/W-2	CG/C-3-C PUD	PUD Stage I	Previous Proposal (12/11/2006)	Current Proposal
Lot Area:	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.
Uses:	medium density mixed use	High bulk major business and employment	Residential / commercial	Residential/ office/retail/hotel / park	Residential/ office/retail/hotel / park
Number of Buildings:	n/a	n/a	2 min.	4	4
Height:	70 ft. max.	130 ft. max.	109 – 130 ft.	92 - 112 ft.	92 - 130 ft.
Floor Area Ratio:	5.0 max.	8.0 max.	6.0 max.	4.4 (per Design Guidelines)	4.4 (per Design Guidelines)
Square Feet of GFA:	1,267,500 sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	1,115,400, sq.ft. ¹	1,115,400 sq.ft. ²
Max. Commercial:	507,000 sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	642,394 sq.ft.	545,777 sq.ft.
Lot Occupancy:	75% ³	100% max.	58%	57.2%	58.6% ³
Square Feet:	190,125 sq.ft.	253,500 sq.ft.		147,005 sq.ft.	149,431 sq. ft.
Waterfront Setback:	75'; 50' with ZC special exception approval			75 ft.	75'; 50' for some overhang areas
Side yard:	8' min. if provided	2" / ft. of ht. min. if provided (15.34 – 18.7 ft.)	not specified	conforming	conforming
Waterfront Setback:	75 ft. min.	not required	n/a	75 ft. min.	50 ft. min. ⁴
Open court width:	4" / ft. of ht. (36.7 ft.)	3" / ft. of ht. min. (27.5 ft.)	not specified	3 closed and 1 open court non-conforming	1 - irregularly shaped, conforming
Closed court width:		4" / ft. of ht. min. (36.7 ft.)	not specified		1 - conforming
Court area:		2 x width ²	not specified		conforming
Roof Structures:					
setback:	18.5' min.		not specified	2 buildings conforming, 2 non-conforming	3 buildings conforming, 1 (EOB tower) non-conforming
height:	18.5' max.		not specified	4 buildings conforming	4 buildings conforming
number of:	1 / building-		not specified	2 building conforming, 2 non conforming	3 buildings conforming, 1 non-conforming
Parking:					
Residential:	1 / 3 d.u. = 82	1 / 4 d.u. = 62 min.		211	348
Commercial Office:	1 / 1,800 sq.ft. > 2,000 sq.ft. = 257 min.			639	378
Commercial Retail:	1 / 750 sq.ft. > 2,000 sq.ft. = 103 min.			44	103
Hotel:	1/2 rooms + meeting area. = 140	1 / 4 rooms + 1/300 sq.ft of largest mtg area. = 80 min.		153	181
Total:	582 min.	502 min.	1,495	1,047	1,010
Bicycle Parking:	5% required retail/office spaces= 25 min.		not specified	20 (5.1%)	min 25
Loading Berths	hotel/function- 1 @ 55' + 2 @ 30' deep + 2 @ 20' = 5 retail - 6 @ 30' deep + 3 @ 20' = 9 office - 6 @ 30' = 6 residential: - 1 @ 55' + 1 @ 20' = 2 Total of 2@55', 14@30', 8SD@20'		not specified	13 total	2@55' 12@30' =14 total + 8SD@20'

¹ Former proposal: 608,145 sq.ft. office, 61,759* sq.ft. retail; 203,291 sq.ft. residential (160 units); 242,448 sq.ft. hotel (240 rooms).

² Current Proposal: 464,937 sq.ft. office, 80,840 sq.ft. retail ; 323,433 sq.ft. residential apartments (248 units); 246,190 sq.ft. hotel (including 240 rooms, conferencing and support facilities + approx. 15,000 sq. ft. of retail).

³ Due to enclosed projections into the 75' setback zone along the esplanade above the ground level, there are additional outdoor covered areas that count in the coverage calculation, thereby slightly increasing the lot coverage percentage.

⁴ The CG Overlay requires 75 feet, but allows 50 feet by special exception. Most of the length of the project provides the 75 foot setback but some upper story overhangs extend to within 50' of the bulkhead.

NOTE – all information provided by the applicant