

**BEFORE THE  
ZONING COMMISSION  
FOR THE DISTRICT OF COLUMBIA**

**Zoning Commission Case No. 04-14C/01-31TE/98-17F/95-16P**

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**RIVER FRONT ON THE ANACOSTIA**

**SUPPLEMENTAL PREHEARING SUBMISSION  
FOR MARCH 20, 2008, PUBLIC HEARING**

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**SECOND-STAGE PLANNED UNIT DEVELOPMENT APPLICATION  
AND MAP AMENDMENT**

**100 BLOCK, POTOMAC AVENUE, S.E.**

**FLORIDA ROCK PROPERTIES, INC.**

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**February 28, 2008**

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-14  
EXHIBIT NO. 82  
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## **I.**

### **INTRODUCTION**

This Supplemental Prehearing Submission and attached documents (the "Supplemental Prehearing Submission") are submitted by Florida Rock Properties, Inc. (the "Applicant"), the owner of the property in the 100 block of Potomac Avenue, S.E., (the "PUD Site") – presently identified as "River Front on the Anacostia" – in preparation for the public hearing scheduled on March 20, 2008, on the Applicant's request for second-stage review and approval by the Zoning Commission of its Planned Unit Development ("PUD") and amendment to the District of Columbia Zoning Map under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003), as amended (the "Zoning Regulations"). This Supplemental Prehearing Submission modifies and supplements the following submissions:

- (1) the Applicant's PUD Statement and supporting documents, including architectural plans and drawings, filed with the Zoning Commission on September 21, 2007 (the "PUD Submission") and meeting all of the requirements for a Prehearing Submission;
- (2) the Applicant's Supplement to the PUD Submission, including further refined architectural plans and drawings, filed with the Zoning Commission on November 8, 2007 ("Supplemental PUD Submission"); and
- (3) the Applicant's letter requesting a hearing date, in lieu of a prehearing submission, filed with the Zoning Commission on December 18, 2007.

This Supplemental Prehearing Submission sets forth further clarification of the open space area previously known as "The Pitch" and the open space known as the "Cascade Plaza" as well as presenting refinements to the materials on the façades of the proposed project buildings, all in response to questions raised by the Zoning Commission and the Office of Planning at the set down consideration of the application. In addition, the Applicant presents herein further refinements to the proposed package of benefits and amenities being offered in connection with the PUD. This Supplemental Prehearing Submission, along with the PUD Submission and the

Supplemental PUD Submission, satisfy the requirements for PUD and zoning map amendment in anticipation of the public hearing scheduled for this case on March 20, 2008.

## **II. DESIGN REFINEMENT**

The project presented in the Architectural Plans and Drawings submitted herewith as Exhibit A (the "Plans") is substantially similar to that presented to the Zoning Commission at set down consideration. The project continues to respond to the multiplicity of factors that it faces, including celebrating its waterfront location, being a fitting compliment to the Stadium immediately to the north and providing an important façade for the future South Capitol Street oval to the west. The primary changes are those that have been made to the area previously known as "The Pitch" and now referred to as "Anacostia Place" at the eastern edge of the PUD project and to the area of the Cascade Plaza at the western end of the project. Refinements have been made to the architectural treatment of the various buildings, essentially related to modifying the arrangement of materials on the facades of the various buildings. Each of these modifications is described in detail below.

### **A. Modifications and Design Enhancements to Anacostia Place (formerly "The Pitch")**

As one of the civic spaces for the project, the Applicant proposes an open space located at the east end of the project across Potomac Avenue, S.E. from the grand stair of the Stadium and adjacent to the proposed publicly controlled Diamond Teague Park that is immediately to the east of the PUD Site. This area, previously referred to as "The Pitch", has been renamed "Anacostia Place". The re-designed and enhanced space will continue to be a central focus of the east end of the project – a high-energy and visually-active space. The revised design for this space provides for a free-flow of pedestrian traffic from the Stadium's grand staircase and from

First Street through and to both the project's waterfront Esplanade and to Diamond Teague Park, yet is a space with its own distinct character.

Located to the west of the centerline axis of First Street, S.E., Anacostia Place will feature a monumental fountain/sculpture by the renowned sculptor Raymond Kaskey to be known as "Anacostia". This work celebrates the heritage of the Anacostia River by featuring representations of wildlife, flora and fauna of the river in its original state. Anacostia – set within a shallow water pool in the shape of the Anacostia watershed – will celebrate the natural habitat of the river. This sculpture will also reinforce the strong environmental commitment of the city and of this project to the renewal of the Anacostia River. A concept view of Anacostia can be seen at Sheet 29 of the Plans.

The location and position of this artwork has been conceived to create a visually playful anchor in the center of this space. It is surrounded by three sculptural fabric structures that will serve as vendor pavilions and shade structures while lending a festive air as a focal point in the view shed of the Stadium's grand stairs and at the terminus of First Street, SE. The form of each of these structures ties them visually back to the center space that is created between them reinforcing the idea of a "civic" place where all sorts of events can happen. A detailed drawing of Anacostia Place can be seen at Sheet 29 of the Plans.

Anacostia Place has been coordinated with the Office of the Deputy Mayor for Planning and Economic Development ("Office of the DMPED") and its developing plans for Diamond Teague Park, immediately east of this civic space. As a result of this collaborative effort, the use of indigenous plant materials are uniform to both spaces. Additionally, a bridge connection from

Anacostia Place has been designed to provide direct access from the Esplanade of the PUD project to the water taxi pier, as is also shown on Sheet 29 of the Plans.

**B. Modifications to Cascade Plaza**

The Cascade Plaza has been— and continues to be — envisioned as an urban place which is the center of civic activity on the west end of the PUD Site. Its primary purpose is to serve as a grand, curving oval urban place that serves as the front door and entryway to the project's Residential Building, West Office Building and Hotel. It also serves as the vehicular drive for each of these three buildings.

The central portion of the space has been designed to create an elegant space that visually compliments the surrounding uses. The center oval of the Cascade Plaza is a "landscape sculpture" that is a metaphor for water coursing as it bubbles up at the source amid the large stones in the upper tier of the fountain. The water then gently cascades over the edge into an intermediate pool with lily pads in a pond-like environment that in turn spills through weirs into a series of watercourses that wind through a marsh grass environment in the lower, oval "field." Due to the gentle slope downward toward the Hotel, the individual pools of the watercourses cascade down toward the Esplanade, hence the name Cascade Plaza. This element will be the focus of the Cascade Plaza as a passive amenity with multiple layers of visual interest.

In addition to the center water oval component, the Cascade Plaza has another cascade at its edge — overlooking the river between two site stairs that link the Plaza with the Esplanade. The introduction of a "water stair" between the two staircases creates a grand "monumental" stair that visually links the Plaza to the Esplanade and the river beyond. While a visual amenity to the Cascade Plaza, the water stair and Cascade Plaza water feature will also be visible from

the new Frederick Douglass Bridge and an icon for the western end of the PUD project. The cascade elements as well as the center water oval component are elements of the overall biofiltration program, being an important sustainable design feature of the project.

**C. Refinements to the Architectural Expression**

The current architectural aesthetic of the River Front project was set forth in detail in the Supplemental PUD Submission. While that architectural aesthetic has not materially changed from the Supplemental PUD Submission, the specific architectural details of the various buildings have been refined since the November 2007 submittal, mostly in response to comments from the Zoning Commission and the Office of Planning. These refinements are minor and serve to enhance the aesthetic of the project. These changes include the following:

**1. East Office Building**

At the west end of the Anacostia riverfront elevation of the East Office Building, the projecting concave element that was formerly rendered as a masonry frame with large scale windows has been modified to be a visually lighter glass and metal element with multiple colors of glass, both clear, low emissivity coated vision and ceramic pattern frit coated spandrel and vision glass. The large window expression remains, but is enhanced by being of the same basic material as the “frame.”

At the southeast and northeast corners on the east end of the East Office Building, the masonry portion of the wall on the third floor through the sixth floor has been pulled back to create a glassy corner office expression. A result of these changes at the corners has been to re-proportion the masonry zones on either side of the projecting glass bay to give them a more vertical expression. This projecting glass bay has been held down from engaging the roof



overhang (as it did previously) to create a balcony at the top (seventh) floor. Also, the “punched” masonry at the northeast corner that was previously at the fifth floor level has been extended up the sixth level. The balconies at the end of the waterfront glass wall have been pulled back toward the west so as to have a similar relationship to the masonry wall area west of the glass corner as they did to the former masonry corner.

On the Potomac Avenue Elevation, the projecting vertical glass bay has been engaged with the glass balcony railing elements to the west in lieu of the previous masonry “frame” element. At the westerly end of the East Office Building, the balconies at the end of the curving glass bow on the fourth floor through the sixth floor have been pulled back to reveal the masonry corner. Throughout this façade, the typical window pattern of the “punched” masonry wall areas on the third through sixth floors has been simplified and the window openings standardized for simplicity.

## 2. West Office Building

At the curving façade on the southeast wall of the West Office Building, the glass line has been pushed back to the full depth of the masonry frame while a horizontal metal sun shade member and a central vertical fin projects out to the outside face of the curving masonry frame in each bay. This assembly – in combination with the masonry frame and high performance glazing – is key to the sun control for this building as part of the sustainable design program. In addition, the curvature of the south facing façade of the south wing of this building has been modified to make it more compatible with the more northerly wing of the building.

3. Residential Building and Potomac Quay

Very few changes have been made to the architecture of the Residential Building. The noteworthy changes can be found at each end of the Residential Building, where vertical mullions are expressed to visually break the surface of the glass into a more complex patterning. These vertical mullion elements coincide with the operable window sash in the apartments. Furthermore, the projecting roof at the south end of the Potomac Quay has been modified at the sides where it abuts the adjacent Residential and East Office Buildings.

4. Hotel Building and Capitol Quay

The Hotel Building has been refined slightly. At the southeast end of the masonry "grid" frame/wall, the former blunt end of the wall has been brought to a point, following the curving form of the intersecting glass curtain wall.

**III.**

**PUBLIC BENEFITS AND PROJECT AMENITIES**

The Applicant set forth the enhancements to its amenities and benefits package in the PUD Submission with further clarification in the Supplemental PUD Submission. Based on the revised concept for the civic space at the east end of the project, the amount of money to be contributed to the Office of the DMPED for the design, development and construction of Diamond Teague Park has been increased from \$350,000 proposed in the PUD Submission to \$800,000. This increase in contribution of \$450,000 represents the difference between the estimated cost of "The Pitch" (including the design, sculpture installation, construction and maintenance for a five year period, which had an estimated value of approximately \$2,500,000) and the estimated cost of Anacostia Place (including the design, sculpture installation,

construction and maintenance for a five year period). The primary basis for the reduction in cost is the elimination of one statue of the former "Pitch" proposed and thus only one sculptor is required to be retained.

As noted in both the PUD Submission and the Supplemental PUD Submission, the total valuation of the amenities package has materially increased due to the significantly enhanced affordable housing commitment for a period of 20 years, which has been valued \$3,689,000. The amenities and benefits proposed for this project are substantial. The amenities and benefits proposed for this project, which are described in detail in the earlier submissions, are set forth below:

- Additional "pure" residential housing being provided (increased from approximately 203,191 square feet of gross floor area to approximately 323,433 square feet of gross floor area).
- An increase in the amount of "pure" residential housing set aside as workforce housing in the Residential Building from approximately 9,600 square feet to approximately 29,000 square feet of gross floor area, (representing a 300% increase in the amount of workforce housing being committed to by the Applicant).
- An enhanced landscaped Esplanade, affording unrestricted public waterfront access along the Anacostia River.
- Development of multiple civic spaces, in addition to the Esplanade, consisting of the Cascade Plaza, the Potomac Quay, and the Anacostia Place.
- Contribution of \$800,000 to the Office of the DMPED towards development of the Diamond Teague Park, reflecting that the Applicant has now accepted

development, operation and maintenance of Anacostia Place as a new civic space on the east end of the PUD Site, and the significant increase in the amount of gross floor area set aside for workforce housing in the Residential Building.

- Commitment to sustainable design for the project, including a significant biofiltration plan to manage stormwater run-off for the project. The Applicant has committed to obtaining LEED Certification for the project. A LEED Summary is attached as Exhibit B.
- Implementation of transportation management measures for both off-street parking and off-street loading facilities, including a fully-enclosed, below-grade off-street loading facility to serve the majority of the PUD project.
- Commitment to First Source Employment and LSDBE arrangements with an additional commitment to a supplemental employment and skills training plan.

Overall, the proffers proposed along with the high quality, mixed-use development along the waterfront provide significant public benefits to the area and the District as a whole. Thus, the public benefits and project amenities clearly satisfy the balancing test as required in Section 2403.8.

#### **IV. COMMUNITY SUPPORT**


Advisory Neighborhood Commission 6D ("ANC 6D") considered this case and voted to support the revised project at its January 14, 2008, public meeting. This vote is the third time in which the ANC has voted to support the project since this application was originally filed in May 2004.

**V.**  
**CONCLUSION**

For the foregoing reasons, the Applicant submits that the PUD plan, as set forth in the PUD Submission, the Supplemental PUD Submission and this Supplemental Prehearing Submission meets the standards of Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Zoning Map; is in substantial compliance with the first-stage approval in Order No. 850 and the Design Guidelines set forth in Order No. 910-B, with certain modifications; addresses the concerns and issues raised by the Zoning Commission at its February 2007 public meeting and confirmed thereafter at subsequent public meetings; responds to those issues and questions raised by the Zoning Commission at the set down hearing in November 2007 and from the Office of Planning; is consistent with the land use objectives of the District of Columbia and is not inconsistent with the Comprehensive Plan of 2006; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; satisfies the requirements for approval of a second-stage PUD; provides significant public benefits and project amenities; advances important goals and policies of the District of Columbia; and, therefore, should be adopted by the Zoning Commission. Accordingly, the Applicant requests that the Zoning Commission approve the Application.

Respectfully submitted,

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