

Government of the District of Columbia
Office of Zoning



MEMORANDUM

TO: Arnold R. Finlayson, Administrator
Office of Documents and Administrative Issuance

FROM: Alberto P. Bastida, AICP *APB*
Secretary to the Zoning Commission

DATE: June 2, 2004

SUBJECT: Publication for the Office of Zoning

2004 JUN -3 PM 2:08

OFFICE OF DOCUMENTS
AND ADMINISTRATIVE ISSUANCES

Please publish the following in the D.C. Register on June ¹¹~~18~~, 2004:

1. Z.C. Notice of Filing (Case No. 04-14).

Linda Jenkins
Received By

6-3-04
Date

Attachments

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ZONING COMMISSION
District of Columbia
Case *04-14*
12
ZONING COMMISSION
District of Columbia
CASE NO.04-14
EXHIBIT NO.12

ZONING COMMISSION NOTICE OF FILING
Case No. 04-14/01-31TE/98-17F/95-14P
(Second Stage PUD & Map Amendment – Square 707, Lots 800-802; Square 708,
Lot 809; Square 708E, Lots 807 and 808; Square 708S, Lot 806)
June 2, 2004

THIS CASE IS OF INTEREST TO ANC 6D

On May 21, 2004, the Office of Zoning received an application from Florida Rock Properties, Inc. (the “applicant”) for approval of a second stage planned unit development and a map amendment for the above-referenced property.

The property that is the subject of this application consists of Square 707, Lots 800-802; Square 708, Lot 809; Square 708E, Lots 807 and 808; Square 708S, Lot 806 in Southeast Washington, D.C. (Ward 6), and is bounded by Potomac Avenue, S.E. to the north, 1st Street, S.E. to the east, the Anacostia River to the south, and the Frederick Douglass Bridge access ramp to the south and west.

The applicant proposes to construct a mixed-use project of office, residential, and hotel with ground floor retail. The project would contain approximately 1,084,464 feet of gross floor area and would be developed as three separate buildings. In addition, the applicant seeks a map amendment to zone the property to C-3-C. This request is not inconsistent with the Comprehensive Plan of the District of Columbia.

For additional information, please contact, the Secretary to the Zoning Commission at (202) 727-6311.