

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PLANNING



Office of the Director

**MEMORANDUM**

**ZONING COMMISSION**  
**District of Columbia**

**TO:** District of Columbia Zoning Commission **CASE NO.** 04-14  
**FROM:** *ALS for* Andrew Altman, Director **EXHIBIT NO.** 13  
Office of Planning  
**DATE:** July 02, 2004  
**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

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JUL 2 2 2004

**I. RECOMMENDED ACTION**

**OP recommends that the Zoning Commission set down for a Public Hearing Zoning Commission Case #04-14, Florida Rock Property Stage II PUD.**

**II. EXECUTIVE SUMMARY**

On behalf of the owners, Holland & Knight, LLP has submitted a Second-Stage Planned Unit Development Application and Map Amendment for the Florida Rock Property site at 100 Potomac Avenue SE. The site is within the Anacostia Waterfront Initiative and the Near Southeast Target Area, and within the Buzzard Point / Near Southeast Development Opportunity Area. Virginia Concrete currently occupies the site.

The proposed project includes just over 1 million square feet of office, residential, hotel and retail development in three buildings connected by underground parking, all within Squares 707, 708, 708E, 708S. Square 664E, which was included in past versions of applications for this site, is no longer part of the application. Retail development will line the streets, and the waterfront is proposed to be landscaped as a promenade and bike trail, part of the Anacostia Riverwalk system.

OP feels that the application conforms to the design guidelines adopted for the site, as well as with the Comprehensive Plan, Anacostia Waterfront Initiative, and Near Southeast Plan goals and objectives. It also conforms to the proposed C-3-C zoning in terms of both density and height. The applicant is proffering an appropriate community amenity package.

As such, OP feels that the project merits being set down for Public Hearing.

**III. SITE – See Site Map, Attachment I and Photos, Attachment II**

The 5.8 acre waterfront site includes Squares 707, 708, 708E, 708S. The site is located between Potomac Avenue SE and the Anacostia River, and between First Street SE and the Frederick Douglas Bridge right-of way. It is currently developed and in use by Virginia Concrete, a concrete mixing and batching operation. The site has over 800 linear feet of waterfront on the

Anacostia River, but there is currently no public access. The site slopes down from Potomac Avenue to the bulkhead along the river.

#### **IV. CONTEXT – See Context Map, Attachment III**

The Florida Rock site is largely surrounded by industrial uses, other than the Anacostia River to the south. The closest Metro station is Navy Yard, a short walk to the north on M Street SE.

Much of the surrounding land is underutilized and underdeveloped. Significant redevelopment within the area is underway or anticipated, including the Southeast Federal Center Site, the WASA site, and USDOT Headquarters site, and the Arthur Capper Hope VI redevelopment site to the east and the north. Significant new development and the replacement of the Frederick Douglass Bridge are anticipated to the west. The site is part of the rapidly changing Near Southeast area, and is an integral component of the Anacostia River waterfront. Planning initiatives for the general area include:

##### **1. Anacostia Waterfront Initiative**

On March 22, 2002, twenty Federal and District agencies that own land or have jurisdiction along the Anacostia River signed the Anacostia Waterfront Initiative (AWI) Memorandum of Understanding (MOU). The MOU represents a commitment by all of the signatory agencies to create an active, cohesive, and well-planned Anacostia River waterfront. The vision of the AWI is of a clean and vibrant waterfront with parks, recreation uses, and places for people to meet, relax, encounter nature and experience the heritage of the waterfront. The AWI also seeks to revitalize surrounding neighborhoods, enhance and protect park areas, improve water quality and environment, and, where appropriate, increase access to the water and maritime activities along the waterfront. Mayor Williams officially released the Framework Plan for the AWI on December 3, 2003, with additional information available on the Office of Planning website at <http://planning.dc.gov>. Planning principles cited in the AWI are:

- (a) **Restore: A Clean and Active River** - The proposal, as submitted, includes initiatives to manage and filter, on site, storm water. Important new access along the edge of the river would be provided – with access comes increased interest and stewardship.
- (b) **Connect: Eliminating Barriers and Gaining Access** – The proposal includes vital access to the river via new internal streets, as well as a new waterfront promenade and riverwalk trail connecting the site to the SEFC site to the east.
- (c) **Play: A Great Riverfront Park System** - The proposal would provide the publicly accessible Riverwalk and Trail, as well as retail and entertainment overlooking and animating the waterfront. The amenity package also includes the landscaping of a small reserve area on the north side of Potomac Avenue.
- (d) **Celebrate: Cultural Destinations of Distinct Character** - The proposal includes destination retail along the water, and along major connection ways to the water. Its mix of uses includes hotel, and possibly entertainment space.

- (e) **Live: Building Strong Waterfront Neighborhoods** - The proposal includes significant residential and hotel space along the edge of the Riverwalk, as well as office space along Potomac Avenue SE.

## **2. Near Southeast Target Area Plan**

While the AWI established an overall vision for the Anacostia waterfront, it also includes identification and more detailed study of a number of “target areas”. The Near Southeast, the target areas that includes the subject site, is undergoing rapid transition with a number of separate potential or planned development projects. Building upon the issues arising from the Near Southeast Neighborhood and Waterfront Workshop of May 2000, a Plan for the Southeast has been drafted to help plan for and coordinate development within this area. Core recommendations of the Near Southeast Area Plan include:

- Provide for Continuous Open Space along the Southeast Waterfront, including a major park along the SEFC waterfront.
- Connect Existing and Future Neighborhoods and the District to Waterfront.
- Provide for Mixed-Use Development.
- Balance Uses along the M Street Corridor and New Jersey Avenue.
- Provide a Network of Open Spaces to connect communities and the river.
- Integrate Development Plans for sub-areas or specific proposals.

The Florida Rock proposal will further a number of these principles, by providing a mixed use development on the waterfront, which provides meaningful access to and along the edge of the river. In doing so, it contributes to the coordination of development plans along the waterfront. The proposal includes the creation of important riverwalk connections to the SEFC site waterfront park, as well as the creation of new physical and visual connections from the surrounding neighborhood to the waterfront.

## **3. South Capitol Street Gateway and Improvement Study**

The District Department of Transportation and OP are currently coordinating separate South Capitol Street planning efforts. DDOT is competing a traffic and preliminary design study of the reconfigured transportation infrastructure resulting from the future construction of a new Fredrick Douglass Bridge. OP is currently completing a Small Area Plan for the corridor that will create a set of architectural and landscape design standards for new development. The goal of both efforts is the transformation of South Capitol Street into a grand and lively urban boulevard in the tradition of Pennsylvania Avenue and Connecticut Avenue, serving residents and visitors as a principal gateway to the U.S. Capitol, the Anacostia waterfront and the surrounding neighborhoods on both sides of the river.

The of the Florida Rock site design responds to its waterfront location, and to the potential reconfiguration of the access to the bridge with the possible creation of new open space where the access currently is (directly to the west of the Florida Rock site).

The Florida rock site is adjacent / close to a number of other significant developments projects and proposals, including:

**1. WASA Pump Station Rehabilitation - Zoning Commission Case 04-07**

WASA recently received Zoning Commission approval for largely technical upgrading of the two pump stations on the site, with a WASA commitment to provide a more comprehensive site development plan within 2 years. An important component of this approval is a WASA commitment to provide for the Anacostia Riverwalk along its riverfront, which permits a direct connection between the Florida Rock and SEFC sites.

**2. Southeast Federal Center (SEFC) – Zoning Commission Case 03-06**

The 44 acre SEFC site lies between M street SE and the Anacostia River, and between 1st Street SE and the Washington Navy Yard. Zoning Commission Case # 03-06 established a new SEFC Overlay and zoning for the SEFC lands to create a new mixed use neighborhood. The owner of land, the federal General Services Administration, has now selected a master developer for the site, Forest City Washington. The SEFC site will ultimately be developed with 1.8 million square feet of office; over 3 million square feet of residential; retail on major streets to serve both residents and visitors; and an important 5 acre minimum park space along the waterfront.

**3. US Department of Transportation (DOT) Headquarters – Z.C. Case 03-05.**

The new US DOT Headquarters is under construction at the center of the SEFC site, on M Street SE between New Jersey Avenue and 4th Street SE. Development will include approximately 1.5 million square feet of office space, to will bring an additional 7,500 federal employees to the neighborhood as well as some street retail and a large public plaza with retail space at the corner of New Jersey Avenue and Tingey Street.

**4. Riverwalk Demonstration Trails**

The District Department of Transportation (DDOT) has contracted with the Earth Conservation Corps, a non-profit youth service organization, to complete a design/build project of demonstration Anacostia Riverwalk Trails. State-of-the-art, low impact trail sections have been completed at the Matthew Henson Center in Buzzard Point, (directly to the east of the Florida rock site) and the Capitol Pump house, and are being constructed beneath the 11<sup>th</sup> Street Bridges.

**V. BACKGROUND AND PLANNING HISTORY**

First Stage PUD approval was issued pursuant to Order No. 850 in 1998. Second Stage approval was also given, in 1999 (order 910). A 2002 request to extend the approval was denied, due to concerns that the proposal no longer met evolving planning objectives for the area. However, in 2003, the Zoning Commission agreed to an extension of the First Stage approval and adopted a set of guidelines for development of a Second Stage application. Below is a short summary of past approvals of and changes to development applications for this site:

Order / Application	Date	Type	Description
Order 850; ZC Case 95-16P	6/8/1998	1 <sup>st</sup> Stage PUD	Approved
Order 910, ZC Case 98-17F	11/8/1999	2 <sup>nd</sup> 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	5/13/2002	Extension request	Zoning Commission denied extension request
Order 910-B	1/13/2003; 2/24/2003	Reconsideration of extension denial	Zoning Commission voted to not extend Second Stage approval, but voted to extend First Stage approval for one year, subject to adopted set of design guidelines

## VI. PROPOSAL

The applicant is seeking Planned Unit Development (PUD) Second-Stage approval as well as rezoning to CG/C-3-C.

The applicant wishes to construct a mixed-use development of just over 1 million square feet in total area, including two office buildings on Potomac Avenue SE, and a hotel and a residential located closer to the waterfront along an extension of Half Street SE. Retail space would be located in the ground floor of all buildings, including along Potomac Avenue, Half Street, a pedestrian “allée” connecting Potomac Avenue to the waterfront, and the wide riverwalk promenade. Site topography would be altered to allow all of the retail to be at one level, while the riverwalk promenade would incorporate the grade change in terraced levels. Underground parking for over 1,000 cars and loading facilities would be accessed from Potomac Avenue SE. Drop-off and delivery access to the hotel and residential units, as well as an additional access to underground parking, would be provided from the Half Street SE extension. Additional pedestrian access along the allée and from the end of First Street SE would be provided.

The height of the four buildings would vary from 112 feet at the west end of the site to 92 feet at the east end. The roof of the office buildings is designed to be a “green” roof, and includes screening for the antennae area. Building design incorporates a number of setbacks, particularly along the elevation facing the river.

The site plan includes the riverfront promenade with segregated bike and pedestrian pathways, seating, and planting areas – some of which serve in the stormwater retention and infiltration program. “Green” building and site design are an important component. As part of the amenity package, the applicant is also proposing off-site landscaping, including a riverwalk connection to the SEFC land to the east (across the WASA site), and Reservation 247, controlled by the District, including the installation of additional bio-infiltration beds.

## VII. COMPREHENSIVE PLAN – Refer Also To Attachment IV

The proposal would particularly further the following major themes of the Comprehensive Plan, as outlined and detailed in **Chapter 1 - General Provisions Element**:

- (a) *Stabilizing and improving the District's neighborhoods*: The proposed mixed-use development would also provide greater accessibility to a cleaner, more public waterfront than the current industrial zoning and development.
- (b) *Increasing the quantity and quality of employment opportunities in the District*: The AWI vision for this area is the transformation from a predominantly heavy industrial use to a more mixed-use form of development. The Florida Rock project would provide more varied employment opportunities in hotel, office and retail space.
- (d) *Preserving and promoting cultural and natural amenities*: The proposal includes greater access to and stewardship of the Anacostia waterfront. The development itself may incorporate a cultural component.
- (e) *Respecting and improving the physical character of the District*: The area is currently underutilized but has great potential due to its proximity to the waterfront.
- (h) *Reaffirming and strengthening the District's role as the economic hub of the National Capital Region*;
- (i) *Promoting enhanced public safety*: A broader range of more intensive uses, including greater access along and to the waterfront, will help to make this desirable area more inviting and safe for all residents of the District.

The Comprehensive Plan also includes a number of specific sections of relevance to this application, including ones related to Economic Development, Housing, Environmental Protection, Transportation, Urban Design and Land Use, especially ones related to new development along the Anacostia waterfront. In addition, the proposal would further a number of goals and objectives for Ward 2, which the site was within prior to the 2002 Ward distribution, and Ward 6. An outline of these sections of relevance is provided in Attachment IV.

## VIII. COMPREHENSIVE PLAN GENERALIZED LAND USE MAP

The Comprehensive Plan Generalized Land Use Map shows the site as “mixed use” high density residential / medium-high density commercial / production and technical employment development. The proposal, which would provide a complete mix of residential, office, retail, and hotel uses, is not considered to be inconsistent with this designation.

The site is also within the Buzzard Point / Near Southeast Development Opportunity Area. As noted in the Comprehensive Plan §1118.3, “*Development opportunity areas are areas that offer opportunities to accommodate new growth and development. Development opportunity areas may be designated for housing, commercial development, employment centers, or for a mixture of uses ....*” The Plan goes on to state, in §1337.3 “*The Buzzard Point/Near Southeast area ... has the potential for becoming a prime waterfront site and southern gateway into the city.*” OP feels that the Florida Rock site proposal, located directly on the edge of the Anacostia River



adjacent to the Frederick Douglass Bridge – the gateway to the downtown area from pints south - directly and significantly contributes towards the realization of this greater potential for the area.

## IX. SNAP – CLUSTER 27

The SNAP planning process identified goals for individual neighborhood clusters, and documented the tracking of issues to ensure that they are addressed through to completion. The SEFC is part of Cluster 27. Cluster workshop participants were asked to identify priorities for additional action planning:

Cluster 27 Priorities:	Florida Rock Proposal:
Affordable Housing	The proposal would provide considerable new housing in the area, and the applicant has committed to provide affordable units as part of the PUD.
Community Building and Human Development	The proposal would provide new workers and residents to the area, as well as new retail space.
Open Space, Recreation, and Environment	The proposal would provide important new access to and along the river. As part of the amenity package, the applicant has also committed to the provision of a small park, and the Riverwalk connection between the FRP and SEFC sites. Finally, the application includes a comprehensive storm water management program.
Neighborhood Economic Development	The proposal would remove an industrial use, but would provide new office, hotel and retail employment.
Public Safety and Security	The new development with substantial residential and office components, would increase the population of people utilizing the area, which should increase perceptions of safety and security.

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

**Capital Gateway (CG) Overlay District:** A planning process for the Buzzard Point area, which includes the Florida Rock site, culminated on April 19, 2002 with the adoption of new zoning, including W-2 (medium density mixed residential / commercial) zoning along the waterfront. In addition, the CG Overlay District established waterfront setback requirements, bonus density and height regulations, M Street design standards, and combined lot and PUD development requirements.

Standard	CG/W-2	CG/C-3-C PUD	PUD Stage I Order 850	Order 910-B	Proposed
Height:	70 ft. max.	130 ft. max.	109 – 130 ft.	90 – 110 ft.	92 - 112 ft.
Floor Area Ratio:	5.0 max.	8.0 max.	6.0 max.	4.4 max.	4.28
Commercial FAR	2.0 max.	8.0 max.	6.0 max.	2.47 max.	2.53
Residential FAR	5.0 max.	8.0 max.	6.0 max.	1.74 min.	1.74
Lot Occupancy:	75%	100%	58%	n/a	58%

The Florida Rock site falls within the CG/W-2 area. As part of the 1999 PUD approval, C-3-C zoning for the site was established. However, that approval has since expired, and the current application includes a request to amend the zoning to CG/C-3-C. The Project Profile (Attachment V) analyzes the application against both the CG/W-2 and C-3-C regulations.

The application would meet C-3-C PUD height and density requirements. However, the proposal is at a height and density greater than that permitted under CG/W-2, although within the total density permitted under the CG/W-2 provisions, with Zoning Commission approval. The applicant has also noted that zoning regulation flexibility from open and closed court regulations<sup>1</sup> and from loading dock requirements<sup>2</sup> appear to be required.

Zoning Commission Order 910-B, which provided for the extension of the First Stage PUD approval, was approved for a one-year period in 2003 and incorporated a set of design guidelines and parameters. Although many of the provisions of the Order are somewhat subjective, as is always the case with the design guidelines, OP feels that the proposal would generally conform to these standards and design guidelines. A preliminary review of the application against each of these guidelines is included in this report as Attachment VI.

As noted in the chart above, Order 910-B also established specific maximum density, maximum commercial density, minimum residential density, and maximum building height provisions. The application, as proposed, is within the overall FAR limit established, and provides the required amount and type of residential density. The proposal slightly exceeds the commercial FAR restriction, to increase the amount of ground floor level retail to serve residents and visitors to the site, and to maximize street animation. OP supports this minor variation.

The proposed buildings would also be slightly taller than the height established in the guidelines, by 2 feet, to better accommodate a higher ground floor retail height of 14 feet, as recommended by the applicant's retail consultant. OP further notes that, as part of Zoning Commission Case 04-02, the Commission is considering the establishment of a minimum retail height of 14' throughout the CG Overlay District. OP has no concerns with this minor height adjustment.

## **XI. 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,*

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<sup>1</sup> Most of the courts appear to fully conform to width and area requirements, but the applicant has identified three small non-conforming closed court areas and one non-conforming open court area.

<sup>2</sup> Although the development provides all of the required loading berths, the one required for the residential building is proposed to be as part of a combined loading area, under the West Office Building and Hotel, with a direct Service connection provided via a service elevator, shared with the hotel, connecting to a dedicated service corridor that connects to the secure Residential parking area which provides access to the Residential building's service elevator. A Service Delivery van berth is provided at the ground floor of the Residential Building.



*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.*

## **XII. STANDARDS FOR PLANNED UNIT DEVELOPMENT**

At over 250,000 sq.ft in area, the subject site meets 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 will have an overall positive impact on the neighborhood and the District. A more comprehensive analysis of the proposal against specific PUD standards and requirements will be provided prior to a Public Hearing.

## **XIII. 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).

Amenity package evaluation is based on an assessment of the additional development gained through the application process. In this case, the applicant is requesting additional height and density, when compared to the base W-2 regulations. W-2 permits a density of 4.0; the applicant is proposing an FAR of 4.28, equivalent to 90,326 square feet (about 8% of total square footage). However, the application is, overall, within the density limit imposed by Order 910-B.

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

1. **Urban Design, Architecture, and Landscaping** – The applicant states that the project provides benefit to the neighborhood by serving as a catalyst for additional redevelopment in the area and along the waterfront, and providing linkages from the community to and along the water's edge. OP agrees that the development will be of benefit to the immediate community and the District.
2. **Landscaping** – Significant areas of landscaping include the Waterfront promenade, pedestrian connection ways to the waterfront, and the District owned Reservation 247 and land at the foot of First Street SE. This includes the design and installation of the landscaping, and the maintenance of the off-site landscaped areas for a period of five

years. OP feels that the development of the waterfront promenade and the off-site landscaping constitute significant public amenities.

3. **Environmental Features** – The applicant has agreed to develop the project to achieve LEED (Leadership in Energy and Environmental Design) certification. Design features will include water conservation; natural storm water runoff reduction, infiltration, and treatment; and energy and resource conservation and environmentally friendly building design and management through the construction and operation phases of the development. OP feels that this will provide long-term community and resident/worker benefit in terms of reduced load on municipal systems and improved quality and health of both outdoor and indoor spaces. OP anticipates that the project will add to a growing number of “green” developments, and serve as a model and standard for other developments.
4. **Affordable Housing** - The applicant has proposed the reservation of 9,600 square feet of residential area (8 units) for workforce housing, available to families making 80% of Median Family Income within the district, for a period of 20 years. This represents about 5% of the total residential area.

15% of density gained through the PUD is normally used as a starting point in calculating anticipated affordable housing. 15% of total density gained (when compared to the base W-2 zone) is 13,550 square feet (1.25% of total site development). However, this includes the density of the commercial and hotel portions of the development. Additional density for just the residential building cannot be determined because the individual buildings do not sit on separate lots.

In this case, a more appropriate way to calculate the affordable housing component would be to use the additional residential building height gained through the PUD. CG/W-2 permits a height of 70' for a residential building (with Zoning Commission approval), whereas the residential building is proposed to be 102 feet in height. OP estimates that this additional height translates into 3 stories of development, or approximately 60,000 square feet of residential development. 15% of this number is 9,000 square feet (4.6% of total residential development). The applicant has proposed 9,600 sq.ft. (5% of residential development), so OP supports this amount.

5. **Pedestrian / Bicycle Pathway** – The applicant will provide a 12' wide pedestrian / bicycle pathway over WASA lands, connecting the FRP site and the SEFC site to the east, and will work with WASA and other District agencies on the logistics of this item. The applicant has agreed to maintain the pathway for 5 years following installation. OP feels that this amenity, when combined with future WASA planning for the provision of public green space along the waterfront, will be of great benefit to the community.
6. **Water Taxi Dock** – The applicant is proposing to provide a dock for a future water taxi service. OP feels that such a service would be of benefit to residents, workers and visitors to the area and could, when established, help to reduce traffic congestion and parking demands.

7. **First Source Employment Opportunities** – The applicant has entered into a First Source Employment Agreement with the Department of Employment Services (DOES). OP supports this initiative as an amenity to the District.
8. **Local, Small or Disadvantaged Business Opportunities** – The applicant has committed a goal of Local, Small or Disadvantaged Business Enterprises participation in the development costs of the project. OP supports this initiative as an amenity to the District.

OP's initial analysis of the amenity package is that it is appropriate, and would be of benefit to people living and working in the new development, to waterfront visitors, to the surrounding neighborhood, and to the District as a whole.

#### **XIV. AGENCY REFERRALS**

This application will be referred to the following District agencies for review and comment:

- Department of Consumer and Regulatory Affairs (DCRA);
- Department of Employment Services (DOES);
- Department of Health (DOH);
- 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); and
- DC Public Schools (DCPS);
- DC Water and Sewer Agency (WASA).

#### **XV. RECOMMENDATION**

The Office of Planning feels that this application merits being set down for public hearing, as being generally consistent with the goals and objectives for the area as outlined in the Comprehensive Plan and the Anacostia Waterfront Initiative; with the Mayor's goal of increasing the District's population by 100,000 residents; and with the overall intent of the Stage I PUD approval, as outlined in Zoning Commission Order 850 and updated in Order 910-B.

AA/jl

#### **ATTACHMENTS:**

1. Site Plan
2. Context Photos
3. Context Plan
4. Comprehensive Plan Relevant Sections
5. Project Profile
6. Compliance with Order 910-B, Design Guidelines



OPID00003335

### Legend

- Rowhouse
- Single-Family Semi-Detached
- Multi-family
- Store
- Office
- Special Purpose
- Vacant
- Property Squares
- SITE
- Zoning Boundaries

## ZONING COMMISSION CASE # 04-14 FLORIDA ROCK PROPERTY - SITE PLAN

★ ★ ★ Government of the  
District of Columbia  
Anthony A. Williams, Mayor

Office of Planning ~ June, 2004

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.



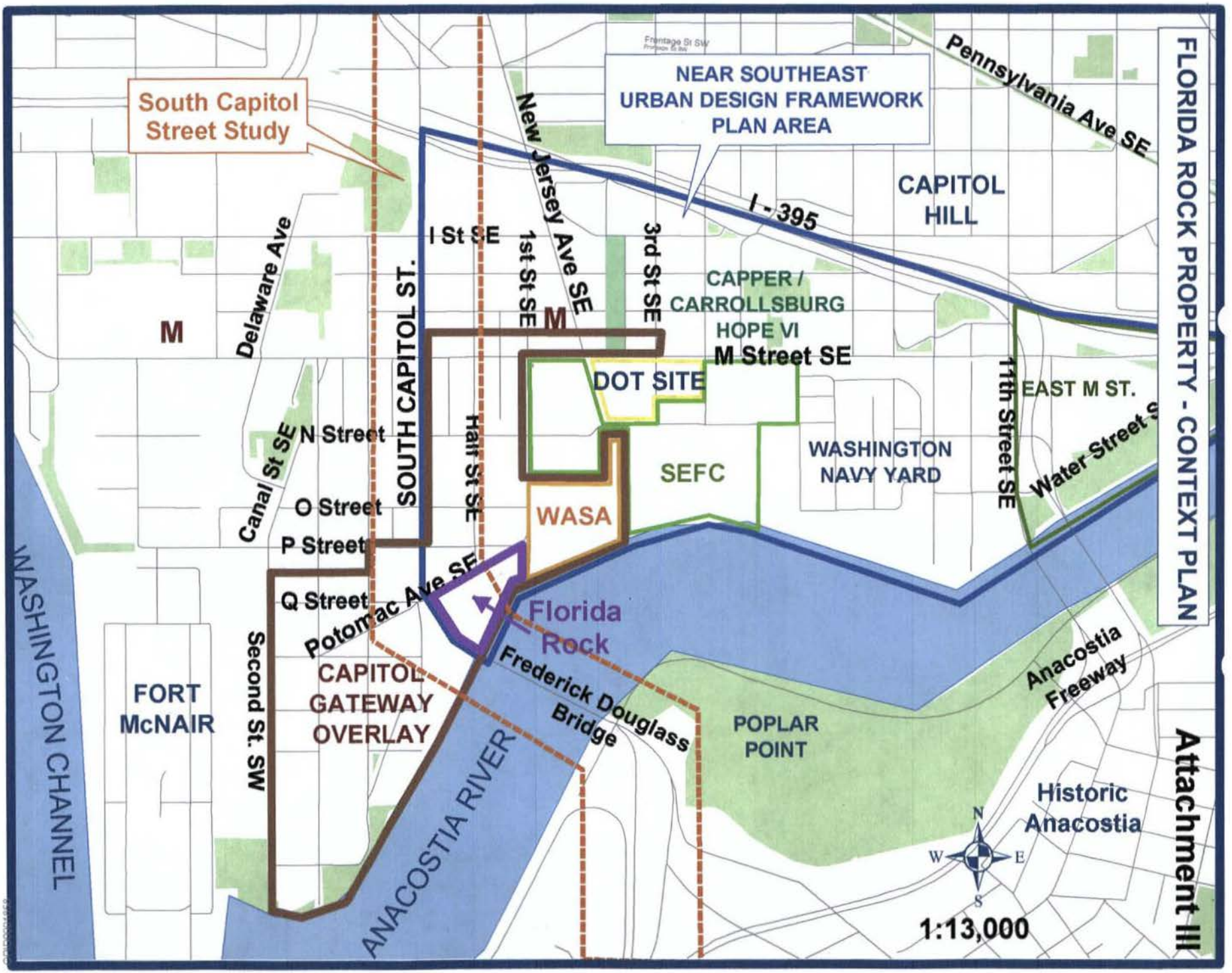
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**ATTACHMENT I**











**Comprehensive Plan**

Comprehensive Plan sections that are of relevance this proposal include:

**Chapter 2 Economic Development Element**

*§206 Economic Development Outside The Central Employment Area*

*§206.1 The economic development outside the Central Employment Area objective is to create and expand economic activity and employment centers in target areas outside the Central Employment Area.*

**Chapter 3 Housing Element**

*§302.1 The general objectives for housing are to stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations.*

*§302.2 The policies established in support of the general objectives for housing are as follows:*

- (a) Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives ...*

**Chapter 4 Environmental Protection Element**

*§402 Improving Water Quality*

*§402.1 The objectives of improving water quality are to improve the quality of water in the rivers and streams of the District to meet public health and water quality standards, and to maintain physical, chemical, and biological integrity of these watercourses for multiple uses, including recreation.*

*§405 Protecting The Quality Of The Land Areas*

*§405.2 The policies established in support of the protecting the quality of the land areas objective are as follows:*

- (f) Ensure public access to waterfront areas and protect and enhance their aesthetic and recreational qualities;*

**Chapter 5 Transportation Element**

*§502 Transportation: General*

*§502.2 The policies established in support of the general transportation objectives are as follows:*

- (a) Support land use arrangements that simplify and economize transportation services, including mixed-use zones that permit the co-development of residential and nonresidential uses to promote higher density residential development at strategic locations, particularly near appropriate Metrorail stations;*

*§507 Waterfront Transportation*

*§507.2 The policies established in support of the waterfront transportation objectives are as follows:*

- (b) Promote the construction of a continuous pathway along both the Potomac and Anacostia Rivers to provide walking, bicycling, and scenic vistas, and use many areas of parkland which are currently underused for recreational purposes.*

## **Chapter 7 Urban Design Element**

### **§700 Declaration Of Major (Urban Design) Policies**

- §700.2** *The District must afford more attention to the future design and development of its waterfronts. The Potomac and Anacostia Rivers offer tremendous amenities which are unrealized and underutilized.*

### **§706 Waterfront Design Areas Policies**

- §706.1** *The waterfront design areas objectives are to do the following:*

*(c) Create and enhance relationships between the rivers and District residents, develop urban waterfronts and water-related recreation in appropriate locations, and establish attractive pedestrian connections from neighborhoods to activities along the waterfronts; and*

*(d) Promote residential and commercial development at appropriate waterfront locations.*

- §706.2** *The policies established in support of the waterfront design areas objectives are as follows:*

*(a) Promote water-oriented public space uses at the water's edge such as promenades, view points, steps into the water, swimming and boating facilities, public art, or other water-related amenities;*

*(b) Require that waterfront design areas complement and enhance urban development;*

*(c) Require that waterfront design areas respond to the unique waterfront qualities of the respective site conditions;*

*(d) Require that site planning in these areas establish, and be sensitive to, the close interrelationship between buildings, parks and open spaces, and the rivers;*

*(e) Orient buildings, open spaces, and prominent views within each of these areas toward the water. These areas generally should not be separated from the shorelines by major roadways;*

### **§712 Areas In Need Of New And Improved Character**

- §712.2** *The policies established in support of the areas in need of new and improved character objective are as follows:*

*(e) Establish a new physical identity in areas having a strong negative image and where the surrounding areas lack character;*

*(f) Use extensive landscaping in areas without character to present a more positive image; and*

*(g) Utilize large-scale development or capital improvement projects as opportunities for establishing a positive image or redirection in deteriorated areas.*

## **Chapter 11 Land Use Element**

### **§1100 Declaration Of Major Policies**

*§1100.4 The District's current industrial-zoned land is a diminishing resource that must perform two (2) key functions:*

- (a) First, it must continue to provide essential jobs and services for District residents, with the understanding that every effort will be made to mitigate or eliminate adverse impacts on surrounding communities; and*
- (b) Second, acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers must be established:*
  - (1) Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers;*

*§1100.6 The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential. ....*

*§1100.7 Among the specialized planning mechanisms to guide the future physical development of the District are the following:*

- (b) Development opportunity areas are areas designated to accommodate the District's major growth and development needs;*

The site is in Ward 6. Prior to realignment of the Wards in 2002, however, it was within Ward 2, and many Ward 2 policies and objectives have direct relevance to this case, particularly ones related to development along the waterfront and within the Buzzard Point/Near Southeast Development Opportunity Area:

### **Chapter 13: Ward 2 Plan**

*§1304 Ward 2 Objectives For Housing*

*§1304.1 (a) Stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations;*

*§1308 Ward 2 Actions In Support Of Environmental Protection Objectives:*

*§1308.1 (a) Combat pollution of the Potomac and Anacostia rivers by:*

- (4) Cleaning up industrial areas of the Anacostia West Bank ...;*
- (7) Requiring that public space in new waterfront development be maintained along shorelines;*

*§1311 Ward 2 Actions In Support Of Transportation Objectives*

*§1311.1 (e) Increase pedestrian movement and safety and improve the pedestrian environment by doing the following:*

- (2) Developing adequate pedestrian walkways in areas of future development, including North Capitol Street, and Buzzard Point/Near Southeast;*
- (g) Encourage innovative transportation by water;*

*§1317 Ward 2 Actions In Support Of The Urban Design Objective*

*§1317.1 (b) Enhance the overall design character of Ward 2, and the special character of the different areas and neighborhoods of Ward 2, including those undergoing major redevelopment as follows:*

*(2) The city should include urban design guidelines as part of the planning program for Development Opportunity Areas and for other areas that will undergo major development in the future (Mount Vernon Square North, West End, and South Capitol Street/Buzzard Point);*

*(d) Emphasize superior design of new development and open space along Ward 2 waterfront areas as follows:*

*(1) The city, working with the National Park Service, shall ensure that Ward 2 waterfront areas, including ... Buzzard Point and along the Anacostia River, provide public access and use;*

*(2) Economic development incentives shall be used by the city to promote quality developments along waterfronts, with open space, parks for recreation and cultural programs, and street-level retail activity during the day and night;*

*§1327 Ward 2 Actions In Support Of Residential Land Use Objectives*

*§1327.1 (c) The District government should do the following:*

*(5) Develop a major new residential community as part of a mixed-use development in the Buzzard Point/Near Southeast area;*

*§1329 Ward 2 Objectives For Office Development*

*§1329.1 (a) To encourage development of office buildings in appropriate locations in Ward 2, especially in the Central Employment Area and in Development Opportunity Areas;*

*§1333 Ward 2 Actions In Support Of The Hotel Development Objective*

*§1333.1 (a) The District government should do the following:*

*(3) Encourage new hotels to locate in the Development Opportunity Areas;*

*§1337 Ward 2 Development Opportunity Areas*

*§1337.3 The Buzzard Point/Near Southeast area now contains deteriorated public housing, light industry, marginal small businesses, a military installation, federal buildings, and vacant sites, but has the potential for becoming a prime waterfront site and southern gateway into the city.*

*§1348 Ward 2 Actions In Support Of The Waterfront Development Objective*

*§1348.1 (e) Develop a major mixed-use community along the Buzzard Point waterfront, providing waterfront access and connections from adjacent areas, to the extent security concerns will permit;*

*(f) Prepare a coordinated plan for the entire waterfront area from the Southwest Fish Market through Fort McNair and Buzzard Point, connecting the waterfront areas to the east in Ward 6; and*

The proposal also furthers a number of Ward 6 objectives:

## **Chapter 17: Ward 6 Plan**

*§1701 Ward 6 Objectives For Economic Development*

*§1701.1 (a) To encourage a range of commercial services and facilities for Ward 6 residents through appropriate development of commercial areas when needed and to upgrade commercial areas ... South Capitol from the Capitol to Buzzard's Point;*

*(b) To stimulate economic activity and employment opportunities and growth consistent with the respective needs of the various neighborhoods in Ward 6.*

*§1705 Ward 6 Objectives For Housing*

*§1705.1 (b) To stimulate production in Ward 6 of new and rehabilitated housing ... to provide housing opportunities to accommodate and allow for residential growth and stability according to area needs ...*

*§1709 Ward 6 Objectives For Environmental Protection*

*§1709.1 (a) To improve the quality of water in the District's rivers and streams to meet public health and water quality standards and to maintain the physical, chemical and biological integrity of these watercourses for multiple uses, including recreation;*

*§1721 Ward 6 Objectives For Urban Design*

*§1721.1 (b) To ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings and preserves and enhances the outstanding qualities of the natural park areas;*

*§1733 Ward 6 Objectives For Land Use*

*§1733.1 (a) To maintain the general level of the existing Ward 6 residential uses, densities and heights, and to improve the physical condition of Ward 6 through the provision of functional, efficient and attractive residential, commercial and open space areas;*

*(b) To minimize conflicts between the various land uses in Ward 6 and to promote healthy residential environments through selective renewal, rehabilitation and neighborhood revitalization programs; and*

*(c) To locate the more intensive and active land uses in areas of Ward 6 that, by virtue of existing and planned infrastructures, can accommodate and support those types of uses and to monitor development and redevelopment adjacent to designated historic districts to ensure compatibility.*



Standard	CG/C-2	CG/C-3-C	CG/C-3-C PUD	PUD Stage I	Proposed <sup>1</sup>	
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	
Number of Buildings:	n/a	n/a	n/a	2 min.	3	
Height:	70 ft. max.	90 ft. max	130 ft. max.	109 – 130 ft.	92 - 112 ft <sup>2</sup> .	
Floor Area Ratio:	5.0 max.	6.5 max.	8.0 max.	6.0 max.	4.28	
Square Feet:	1,267,500sq.ft.	1,647,750 sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	1,084,464 sq.ft. <sup>3</sup>	
Max. Commercial:	507,000 sq.ft.	1,647,750 sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	642,394 sq.ft.	
Lot Occupancy:	75%;	100% max.		58%	58%	
Square Feet:	190,125 sq.ft.	253,500 sq.ft.			147,030 sq.ft.	
Recreation Space: total area:	n/a	10% = 19,337 sq.ft. min.		not specified	19,641 sq.ft.	
outdoors:	n/a	50% min. of rec. space = 9,689 sq.ft.		not specified	13,691 sq.ft (70%)	
Rear yard (res. bldg):	3" / ft. of ht. (25.5 ft.) min.	2.5" / ft. of ht. min. (19.2 – 23.2 ft.) min.		not specified	75'	
Side yard:	8' min. if provided	2" / ft. of ht. min. if provided (15.34 – 18.7 ft.)		not specified	conforming <sup>4</sup>	
Waterfront Setback:	75 ft. min.	not required		n/a	75 ft. min.	
Open court width:	4" / ft. of ht. (36.7 ft.)	3" / ft. of ht. min. (27.5 ft.)		not specified	Non-conforming <sup>5</sup>	
Closed court width:		4" / ft. of ht. min. (36.7 ft.)		not specified		
Court area:		2 x width <sup>2</sup>		not specified		
Roof Structures:						
setback:		18.5' min.		not specified	Conforming	
height:		18.5' max.		not specified		
number of:		1 / building-		not specified		
Parking:						
Residential:	1 / 3 d.u. = 53	1 / 4 d.u. = 40 min.		1 / 1,000 sq.ft.	211 <sup>6</sup>	
Commercial:	1 / 1,800 sq.ft. in excess of 2,000 sq.ft. = 342 min.				639	
Retail:	1 / 750 sq.ft. in excess of 2,000 sq.ft. = 44 min.				44	
Hotel:	1/2 rooms + meeting area. = 143	1 / 4 rooms + 1/300 sq.ft of largest meeting area. = 87 min.			153	
Total:	582 min.	513 min.		1,495	1,047	
Bicycle Parking:	5% # retail/office spaces required = 19 min.			not specified	20 (5.1%)	
Loading Berths (analyzed for C-3-C):	hotel/assembly- 1 @ 50' + 1 @ 30' deep + 1 @ 20' = 3 office – 3 @ 30' + 1 @ 20' / building = 8 residential: - 1 @ 55' + 1 @ 20' = 2' = Total of 13 min.			not specified	13 total <sup>7</sup>	

<sup>1</sup> Information supplied by applicant.

<sup>2</sup> Height of buildings measured from the level of the curb on Potomac Avenue opposite the middle of the front of each building to the highest point of the roof. Because there is no curb opposite the middle of the front of the residential building, the height of the curb is the average of the two curbs flanking the driveway.

<sup>3</sup> 642,300 sq.ft. commercial, which includes 36,000 sq.ft. net usable retail; 193,770 sq.ft. residential (160 units); 248,300 sq.ft. hotel (235 rooms).

<sup>4</sup> EOB= 20' provided; (15.34' req'd); Res.= 20' (east side) and 30' (west side) provided; (17' req'd); WOB/Hotel = 30' provided; (18.67' req'd)

<sup>5</sup> Most courts are conforming, but the applicant has also identified three non-conforming closed courts and one non-conforming open court.

<sup>6</sup> An additional 40 non-conforming stacked spaces are provided for dedicated residential use.

<sup>7</sup> Although the proposal provides the required number of loading berths, the one for the residential building is proposed to be located in the combined loading facility that is located under the West Office Building and Hotel, with a direct underground connection. A Service Delivery van berth is provided at the ground floor of the Residential Building.



Design Guidelines - Case No.: 01-31TE/98-17F	PUD Stage II Plans - No. 04-14
<b>1. Site Plan Organization</b>	
a. The site plan for the PUD Site shall be modified to reflect the proposed development of a minimum of three (3) independent buildings,	Complies – 4 buildings shown
creating a minimum of two (2) publicly accessible, primarily pedestrian oriented passages through the PUD Site for access from Potomac Avenue to the Anacostia River waterfront (the "Waterfront").	Complies with 3 or 4 access points
<b>2. Site Perimeter Setback and Build-to Requirements</b>	
a. Potomac Avenue, SE – Buildings fronting along Potomac Avenue, SE shall be designed to face on the Potomac Avenue, SE right-of-way line with no setback from that right-of-way, except for façade articulation and fenestration, and breaks for pedestrian accesses to the Waterfront.	Complies – multiple loading / parking accesses from Potomac of some concern, but there are no acceptable alternatives.
b. First Street, SE –no building, fronting on what would be a theoretical extension of the right of way of First Street, SE through the PUD Site to the Waterfront, shall extend into area of the PUD Site covered by this theoretical extension of the First Street, SE. right of way.	Complies
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 along the PUD Site. This setback line shall be perpendicular to the Anacostia River bulkhead.	Complies - 75' setback minimum
The design of the facades of buildings fronting on the Waterfront would be further modulated behind this setback line to achieve a variety of setback dimensions for the buildings fronting on the Waterfront.	Complies – building design provides modulation in setbacks, materials, and overall form
d. Frederick Douglass Bridge – All buildings on the PUD Site shall be set back from eastern edge of the structure of the Frederick Douglass Bridge. Buildings may not be located closer to the structure of the Bridge than the eastern boundary of the established right of way fixed in the official records of the District of Columbia, within which the Bridge structure is located. Actual building site locations fronting on the Bridge would be coordinated with and could be adjusted based upon the findings of the DC DOT Corridor Study for the South Capitol Street and Bridge relocation being undertaken as of the date of these Design Guidelines ("DC DOT Corridor Study").	Appears to comply. OP further notes that a review of the Frederick Douglass Bridge replacement is underway, and could result in the bridge structure moving further to the west, away from the site.
<b>3. Mid-block Points of Public Access to the Waterfront</b>	
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 any point along the passageway; a limited number of motorized vehicles may be permitted to use the passageway to permit vehicular access to the proposed residential development, including a possible hotel, fronting on the Waterfront.	Complies Width appears to comply
b. Additional Access Through the PUD Site – The development plan for the PUD Site shall include a minimum of one additional pedestrian-oriented, open-to-the sky, publicly accessible passageway, with a width of no less than forty (40') at any point along the passageway; the passageway shall be located east of the Half Street, SE, and west of First Street, SE, with this passageway having the intended purpose of providing an additional pedestrian oriented passageway from Potomac Avenue, SE to the Waterfront.	Complies - 40' access from Half Street to waterfront. Also enclosed lobby through retail building could provide pedestrian / visual access

Design Guidelines - Case No.: 01-31TE/98-17F	PUD Stage II Plans - No. 04-14
<b>4. Building Height, Bulk Restrictions and Design Objectives</b>	
<p>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'.</p>	<p>Complies. OP supports a minor increase to allow increased retail space floor-to-ceiling height. However, height differentiation within the maximums permitted is somewhat limited.</p>
<p>b. Potomac Avenue, SE – The building(s) fronting on Potomac Avenue, SE shall rise to allowable heights with no setback in the massing. Building facades shall be developed so as to create a street-wall condition, which engages the historic L'Enfant grid, provided that façade articulation, fenestration and possible setbacks of the building facades at upper elevations of the buildings shall be permitted.</p>	<p>Complies</p>
<p>c. First Street, SE – At a minimum the buildings fronting on First Street, SE (including the theoretical extension thereof) shall setback a minimum of 10' above the height of 65'.</p>	<p>Complies</p>
<p>Primary building material may be glass.</p>	<p>Primary building materials include brick and glass, with the amount of glass increasing on the waterfront (south) elevation, with some concrete, metal and stone detailing</p>
<p>d. Anacostia River Waterfront - The buildings fronting on the Waterfront shall be articulated with varying setbacks of different widths and dimensions at various elevations along the Waterfront facing façades to avoid a monolithic appearance for the buildings along the Waterfront, the intent being to create a multifaceted and interesting project appearance along the Anacostia River, coordinated with the design of various vistas, views, passageways and open spaces on the PUD Site to be developed with any application for modification of the PUD as approved.</p>	<p>Some massing and building material articulation along waterfront, as well as differentiation of building form to preserves water. Potential monolithic appearance lessened by building form and materials.</p>
<p>e. Frederick Douglass Bridge Façade – The façade of buildings fronting the Frederick Douglass Bridge and its right of way will reflect this area as a major gateway to the monumental core of Washington, D.C. at the foot of South Capitol Street; façade development will also be evaluated within the recommendations of the DC DOT Corridor Study.</p>	<p>Appears to generally conform, with possibility of increased building articulation assuming bridge moves.</p>
<p>f. Façade Materials of PUD buildings- Building materials shall be primarily masonry and glass in character.</p>	<p>Complies</p>
<p>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.</p>	<p>Generally complies through use of materials and building form.</p>

Design Guidelines - Case No.: 01-31TE/98-17F	PUD Stage II Plans - No. 04-14
<b>5. Development Program Requirements</b>	
a. General – The intention of the development program is to create a mixed-use, waterfront environment of residential, office and commercial uses.	Complies – hotel, residential and office with ground floor retail and possible cultural
b. The ground levels of all buildings shall maximize uses, which open to and are intended to activate the adjacent streets and planned open spaces.	Generally complies although exact form of retail cannot be determined at this stage.
A minimum of 50% of the net useable area of the aggregate of all ground levels in the PUD shall be designated to retail, cultural or community uses, which uses it is believed will serve to promote and encourage visitation of the Waterfront.	Complies.
All ground level areas shall be designed to allow a 12' floor-to-ceiling height and shall be designed so as to anticipate future changes in program use.	Complies – request to increase to 14', requires minor height variation.
Ground level areas fronting on the Waterfront should be designed to give the appearance from the Esplanade that those ground level spaces are multi-storied, spacious and open.	Appears to generally comply
Understanding that there is an elevation change in the PUD Site from Potomac Avenue, SE down to the Anacostia River, net useable areas of the various ground levels of the buildings shall be deemed to be those areas of the ground levels that directly front on Potomac Avenue, SE, First Street, SE, the passageway and passageway described in Item 3 above, and the Waterfront, and which would be reasonably accessible from those areas and useable for the purposes described above; the term "useable area" shall specifically exclude areas on those levels designated or used for building entrances and lobbies and related facilities, elevator banks, staircases and corridors related thereto, mechanical, electrical and fire control rooms, parking garage entrances and other related facilities, off street loading facilities and other related facilities, and service corridors related to any of the above.	Complies – applicant intends to level the site to provide grade level access to all retail and all buildings, resulting in terraces within the waterfront setback area, stepping down to the river's edge.
c. Those portions of the ground levels fronting on the Frederick Douglass Bridge in buildings will be evaluated in light of the recommendations of the DC DOT Corridor Study to determine if a more animated ground level area in that location would be appropriate to ensure that these areas can appropriately address possible pedestrian presence in those locations.	DDOT South Capitol Corridor Study continuing
d. All legally required, on-site parking shall be located below grade; other parking provided may be located above grade, but shall be located so as not to impede pedestrian uses of the open spaces, vistas and views on the PUD Site, or prevent the dedication of ground level spaces to preferred uses as specified in paragraph b. above.	Complies. Limited on-grade parking (other than on public streets)
e. The remaining development program above ground levels shall include commercial and residential uses (including potential hotel uses) with a maximum allowable commercial development potential of 625,000 gsf; and a minimum residential development of 440,000 square feet of gross floor area of hotel and residential uses, provided that no less than 160 units of residential, non-transient housing, based upon an average gross floor area of 1,200 square feet per unit, would be provided for.	Complies to the intent of the regulations: Office = 602,896 sq.ft. Retail = 39,498 sq.ft. <u>Total Comm'l = 642,394 sq.ft.</u> Residential = 193,770 sq.ft. Hotel = 248,300 sq.ft. Total Res'l = 442,070 sq.ft.
f. The maximum permitted building area on the PUD Site shall be 1,115,400 gsf for a total of 4.4 FAR.	Complies – total of 1,084,464 sq.ft. (4.28 FAR)

Design Guidelines - Case No.: 01-31TE/98-17F	PUD Stage II Plans - No. 04-14
<b>6. Project Amenities of PUD</b>	
a. General – The general approach to the PUD Amenities shall consist of public space improvements in and about the vicinity of the PUD Site, including areas to the north and east of the PUD Site.	Complies – amenity package includes provision of on and off site open space
b. Public Access to the Waterfront – Access through the PUD Site to the Waterfront, including plaza connections from Potomac Avenue, SE, shall be maintained as privately-owned, publicly accessible, and appropriately landscaped open spaces.	Complies – full waterfront access, with a minimum of 4 access points from Potomac Avenue
c. Anacostia Esplanade and Riverwalk – The PUD shall provide for continuous publicly accessible, esplanade of no less than seventy-five feet (75') in width, on the PUD Site, including designated walkways and bicycle lanes.	Complies – minimum width of 75', in places much wider.
In addition to development of the esplanade on the PUD Site, FRP would design and develop a riverwalk/pathway of no less than 12 feet in width stretching eastward from the PUD Site to the site known as the Southeast Federal Center ("SEFC"), over sites owned by the District of Columbia and the DC Water and Sewer Authority. The riverwalk/pathway would be intended to afford a pedestrian and bicycle connection between the esplanade on the PUD Site and the proposed SEFC riverside facilities. Waterfront redevelopment is not contemplated as being part of this amenity. FRP would maintain the riverwalk/pathway for a period of no less than 5 years after its development.	Applicant has included a commitment to provide this amenity.  In a separate application for the WASA land (04-07), WASA is required to provide for the Riverwalk, and prepare a site plan within 2 years.
d. Parks and Plazas – In addition to the esplanade and open spaces on the PUD Site and the riverwalk/pathway described above, FRP shall design and develop public 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;	Applicant's amenity package includes this park area.
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.	Applicant's amenity package includes this park area.
e. Sustainable Design – All buildings on the PUD Site shall be designed to achieve USGBC LEED certification, including state-of-the-art best practices for all open spaces and amenity areas.	Applicant's amenity package includes a commitment to achieve LEED certification.