

Memorandum for the File

MEMORANDUM

Date: August 22, 2006

To: 100 Potomac Avenue File

From: Davis Buckley FAIA

Summary AWC Developer Entitlement Studies and Developer Initiatives:

We attended thirty-five meetings with the Developer Group including general meetings, small break out group meetings, and individual meetings with the Anacostia Waterfront Corporation (AWC), the participating developers and consultants. The process formally began January 27 following interviews and the selection of Cooper Robertson and Partners to assemble the various studies. Meetings were held twice a week through May, 2006. In addition to the meetings, documents were transmitted between us and all the parties during this time to assist in establishing the base geometries of the Stadium District upon which development entitlements for the District could be organized according to subject properties and functional developer groups. These properties North of N Street consisted of three developers—Monument Realty, The Cordish Companies, and Forest City; South of N Street consisted of Western development and Forest City; and the Waterfront consisted of Florida Rock Properties, Western Development and Forest City, the later being the designated developer for the Southeast Federal Center. In addition, an overall retail/entertainment focus group was formed.

At milestones in the process, General Meetings were held to present and discuss the findings and efforts of the four break out groups which were assembled by Cooper Robertson and then put into geometric plan options. Many of these options pushed the known regulatory requirements such as Floor Area Ratios (FAR), building heights, changes to street configurations, and substantial development initiatives into the Anacostia River. The intent was to explore, in an open manner, options that are more synonymous with “visioning”, but are not based on known regulations, nor are consistent with the intent of the original plan as described by L’Enfant. This is not unusual to explore and push beyond known limits. The practical constraint was the need to establish entitlements rights which would be used to establish the value of the various development parcels.

DDOT Infrastructure Coordination

Concurrent with the AWC developer Baseball District entitlement and visioning studies, the District Department of Transportation continued to move forward with plans to transform South Capitol Street into an urban boulevard, including the replacement of the existing Frederick Douglass Memorial Bridge with a new bridge which will be re-aligned south of the existing bridge. The concept of the South Capitol Street boulevard has its genesis in studies by the National Capitol Planning Commission and through a study by dDOT. FRP has been working cooperatively with dDOT and their consultants in developing alternate configurations for the terminus of South Capitol Street, exploring the best alternatives in providing the needed additional land area for the terminus and transportation improvements planned for the area including Potomac Avenue and First Street, SE.

Out of this collaborative efforts between FRP and dDOT, the potential for adjusting the irregular property lines on the southern most portion of FRP’s property was discussed, and a decision was made that an exchange of land between the two (like kind exchange) will provide both the need land area for dDOT’s SCS improvements (the Circus) and provide a site configuration and development that will face this urban oval, or Circus. A diagram indicating the land areas was developed along with a Memorandum from John Deatrick, dated August 22, 2006, stating that dDOT is comfortable with FRP’s development, including the adjustment and straightening of the property lines.

DC Sports and Entertainment Commission

In the fall of 2005 we were contacted by the DCSEC regarding the PUD. We met and presented the PUD project to commission members, staff, the stadium architects, and their consultants. We continued to meet on the progress of the stadium through the fall of 2005 and through 2006. We provided technical documents to the commission for their use as they moved forward on their time sensitive schedule of the stadium development.

DC Office of Planning

We met multiple times since December 2005 and had numerous communications with the Office of Planning discussing the direction of the PUD and the modifications being proposed to the project in conjunction with their strategies and entitlement studies for the Baseball Stadium District.

Summary

The Planned Unit development is a vibrant and environmentally enriching mixed use project defining the waterfront experience for the Stadium District. The project is linked to the stadium and will be an essential and integral part of the city's economic development goals in bringing the people to the waterfront. This will be achieved through an aggressive retail program within an engaging pedestrian setting that has strong linkages to and along the waterfront. The project meets and exceeds the goals of the Anacostia Waterfront Initiatives and is compatible with the development program for the District including the mixed use, retail program, and pedestrian friendly environment with generous and easy vehicular access. The project is a critical anchor to the District and through its waterfront retail esplanade will provide a contiguous waterfront linking South Capitol Street to the Southeast Federal Center.

Project Enhancements

The result of FRP's participation was a substantial increase to the projects retail space, from 36,000 sf to 91,000 sf (15,000 included with the hotel), and the crafting of the phase I building at First Street and Potomac Avenue which will serve as an anchor to the terminus of First Street, SE at Potomac Avenue with an aggressive multi-level retail venue. This East Office Building, the first of a four phase building program, will provide direct pedestrian access to the esplanade.

The 100 Potomac Avenue PUD, while delaying its approval, took the opportunity to further craft the design: its architecture, landscape, retail, residential, office and hotel use all in response to the Baseball District goals and objectives. The PUD will be in the forefront of those projects that will enhance the Anacostia River experience while providing an appropriately designed project that will be a substantial, economic engine for the city, the neighborhood, and the Baseball District.