

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION



Infrastructure Project Management Administration

To: David H. DeVilliers, Jr., President, FRP Development Corp.

From: John Deatrick, Chief Engineer, District Department of Transportation (DDOT)

Date: August 22, 2006

RE: Florida Rock Properties PUD Application

The District Department of Transportation (DDOT) is moving forward with plans to transform South Capitol Street into an urban boulevard, which includes replacing the Frederick Douglass Memorial Bridge, based on recommendations from the South Capitol Gateway and Corridor Improvement Study and the Anacostia Access Study (Study). DDOT is establishing technical constraints and completing preliminary bridge engineering as part of the Frederick Douglass Memorial Bridge Alignment Study. This Study includes a Protective Buying Report, which provides details concerning the acquisition of right-of-way required to construct the new bridge. The findings of the Study will enhance the development and consideration of alternative alignments in the South Capitol Street Environmental Impact Statement (EIS).

Although the selection process for a preferred alternative is not complete, the EIS process will evaluate two build alternatives. Both build alternatives include replacement of the Frederick Douglass Memorial Bridge on a new southern alignment. Based on the Study and the preliminary concept engineering for the EIS, DDOT has determined that additional right-of-way must be obtained from Florida Rock Properties, Inc. (FRP) and other property owners in order to construct the new bridge.

DDOT has met with representatives from FRP to discuss the planned construction of the new bridge, other transportation improvements for the South Capitol Street corridor, DDOT's right-of-way acquisition process, and the construction schedule. FRP representatives shared development plans for their property with DDOT, including the planned uses, location and size of buildings, location entrances to buildings and parking areas, and construction schedule. DDOT and FRP discussed the potential for adjusting FRP's irregular property lines once DDOT acquires the right-of-way necessary for the new bridge. DDOT plans to continue coordination with FRP as the property acquisition process moves forward.

DDOT is aware of FRP's submittal of a Planned Unit Development (PUD) application to the District's Zoning Commission in order to gain approval for their development. Based on early coordination with FRP and DDOT's review of FRP's PUD application, DDOT is comfortable with FRP's proposed development as shown in the PUD application, including an adjustment and straightening of the property lines.

---

64 New York Avenue, NE, Washington, D.C. 20002

ZONING COMMISSION

District of Columbia

CASE NO.04-14

EXHIBIT NO.31B