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June 4, 2025

**VIA IZIS**

Anthony Hood, Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

**Re: ZC Case No. 04-14I: Application for the Extension of Time of the Approved Design Review (Square 708, Lot 15) (“Property”) – Supplemental Statement**

Dear Chairperson Hood and Members of the Commission:

In response to questions raised by the Zoning Commission at the public meeting held on May 29, 2025, Florida Rock Properties Inc. (“**Applicant**”) hereby submits this supplemental statement offering additional information regarding the requested time extension for the design review approval of a marina abutting the “Riverfront PUD,” as was approved in Order No. 04-14D (“**Order**”).

Specifically, this letter provides (i) additional rationale regarding the good cause for the delay in constructing the marina and the realistic timeline given development of the Phase 3 and Phase 4 multifamily buildings that were recently approved in Case No. 04-14H; and (ii) additional information regarding the existing improvements along the waterfront and the substantial waterfront improvements that will accompany construction of the Phase 3 and 4 buildings.

**I. Timeframe**

The Applicant acknowledges the unique posture of a ten-year time extension request. However, an unusual aspect of the marina approval warrants attention: the construction by the District of the adjacent Frederick Douglass Bridge (“**Bridge**”) and the South Capitol Oval (“**Oval**”), which delayed Phases 3 and 4 of the PUD. As was provided for in the Order, construction of the Bridge and Oval were prioritized due to their important contribution to the District and shaping the newly vibrant Navy Yard neighborhood. As part of their construction, the Applicant dedicated, without payment, 8,100 square feet of land to the District in addition to

6,702 square feet of the Property that was condemned in 2015 for construction of the Bridge. The Applicant also allowed the District Department of Transportation (“DDOT”) to use the Property for staging during construction of the Bridge. Accordingly, during construction of this important District infrastructure, development of the PUD had to pause.

Construction of the Bridge and Oval completed in 2023, which coincided with the deadline to proceed with approvals for Phases 3 and 4. The Applicant proceeded expeditiously with the Second-Stage applications, which were approved in March of this year. The Applicant plans to pursue construction of the two multi-family buildings on Phases 3 and 4, along with the extensive waterfront landscaping and hardscaping that is part of that project, prior to construction of the marina. As described further below and as shown on the plans attached hereto as **Exhibit A** (“**Waterfront Plans**”), the design of the Phase 3 and 4 buildings prioritizes activation of the waterfront.

Realistically, constructing the multifamily buildings will take some time. Order No. 04-14H approved phasing such that the Phase 4 building will commence first and a building permit must be filed for the Phase 3 building within two years of the issuance of a certificate of occupancy for Phase 4. However, the Applicant appreciates the Commission’s hesitation with a lengthy time extension and hereby revises the request to an extension of six years. With an accelerated building schedule of two years to construct the Phase 4 building plus two years to lease up prior to two years to construct the Phase 3 building, the Applicant is hopeful that it will be in a position to proceed with the marina construction within six years.

## **II. Existing and Upcoming Waterfront Activation**

As recently approved in Order No. 04-14H, the design of Phases 3 and 4 prioritizes engagement with the water. With an emphasis on preserving viewsheds to the water and creating multiple access points by which the public can engage with the water, the theme of Phases 3 and 4 is riverfront activation. The buildings themselves are positioned in C-shapes that open towards the water to maximize the viewsheds and access to the waterfront. The extension of the marina approval will not affect any of the waterfront areas that were approved as part of phases 3 and 4 in Case 04-14H.

As shown on the Waterfront Plans attached, the Esplanade has already been constructed in front of Maren and Dock 79 (Phases 1 and 2 of the PUD). The Esplanade continues in front of Phase 4 with an extension that juts out to create an overlook plaza with a grove of trees featuring casual seating, including picnic tables and benches, immersive native plantings, outdoor games, and hammocks. Beyond that shaded area, a “living shoreline” adjacent to the Bridge will feature natural landscaping and a trail that allows the public to walk down immediately to the water’s edge. None of these elements are affected by this extension request; they will still be constructed in connection with Phase 4, as directed in Order No. 04-14H.

These upcoming waterfront improvements that will accompany construction of the Phase 3 and 4 buildings are intended to complement the existing landscaped esplanade that winds along

the waterfront, providing pedestrians with magnificent views of the River. This intentional emphasis on the waterfront landscaping will encourage public interaction with the River.

As the Commission described at the May 29<sup>th</sup> public meeting, the Riverfront PUD has a long history, dating back to the late 1990's. The PUD has been instrumental in transforming this former industrial part of the District to a vibrant waterfront neighborhood. The Applicant looks forward to constructing Phase 3 and 4 of the PUD along with the extensive waterfront landscaping and hardscaping that will encourage public activation with the water. Construction of the marina will be the final piece to complete the vision of the Riverfront PUD.

### **III. Conclusion**

The Applicant looks forward to the Commission's consideration of the revised six-year time extension request. Please feel free to contact the undersigned if you have any questions or comments.

Respectfully Submitted,

/s/ Christine A. Roddy  
Christine A. Roddy

/s/ Lee S. Templin  
Lee S. Templin

Enclosure

**Certificate of Service**

I hereby certify that a copy of the foregoing document was sent to the following addresses by electronic mail no later than June 4, 2025.

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