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1836421	Confirmed	Notices, Opinions	Zoning Commission Notice of Filing: Case Number 11-24	12/9/2011 Vol 58/49	12/6/2011 16:39:43
1834384	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18247 - Big City Development LLC ("ANC") 6A	12/9/2011 Vol 58/49	12/6/2011 16:38:29
1834772	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Public Notice of Closed Meeting - December 5, 2011	12/9/2011 Vol 58/49	12/6/2011 16:37:43
1834966	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18284 - AMGR L Owner LLC- (ANC 2A)	12/9/2011 Vol 58/49	12/6/2011 16:36:53
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1836906	Confirmed	Notices, Opinions	Board of Zoning Adjustment - Order No. 18274- Little Deli Delicatessen, Trading as Chuck's Deli - ("ANC") 2F	12/9/2011 Vol 58/49	12/6/2011 16:34:36
1842726	Confirmed	Notices, Opinions	Zoning Commission Notice of Final Rulemaking & Order No. 10-19 (Map and Text Amendments - H Street Northeast Neighborhood Commercial Overlay)	12/9/2011 Vol 58/49	12/6/2011 15:59:38
1835936	Confirmed	Public Hearing	Board of Zoning Adjustment - Public Hearing Notice - March 6, 2012	12/9/2011 Vol 58/49	12/6/2011 15:24:24
1836615	Confirmed	Public Hearing	Zoning Commission Notice of Public Hearing: Case No. 11-18 (Dix Street Gateway Redevelopment Partners, LLC)	12/9/2011 Vol 58/49	12/6/2011 15:23:15
1843696	Submitted to ODAI	Notices, Opinions	Board of Zoning Adjustment - Order No. 18305 -Veronique Rodman (ANC) 3D	12/16/2011 Vol 58/50	12/6/2011 14:19:48
1842629	Confirmed	Final Rulemaking	Zoning Commission Notice of Final Rulemaking & Order No. 10-19 (Map and Text Amendments - H Street Northeast Neighborhood Commercial Overlay)	12/9/2011 Vol 58/49	12/6/2011 13:16:19
134750	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18014	1/22/2010 Vol 57/4	1/27/2010 22:14:19
137272	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18015	1/22/2010 Vol 57/4	1/27/2010 22:13:45
137175	Unconfirmed	Notices, Opinions	Board of Zoning Adjustment Summary Order No. 18016	1/22/2010 Vol 57/4	1/27/2010 22:13:39

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ZONING COMMISSION
District of Columbia
CASE NO. 04-14B
EXHIBIT NO. 10

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 04-14B
(PUD Modification @ Square 708, Lot 14)
December 7, 2011

THIS CASE IS OF INTEREST TO ANC 6D

On December 1, 2011, the Office of Zoning received an application from Florida Rock Properties, Inc., *et al.* (the "Applicant") for approval of a PUD modification for the above-referenced property.

The property that is the subject of this application consists of Square 708, Lot 14 in Southeast Washington, D.C. (Ward 6), which is located at 25 Potomac Avenue, S.E. The underlying zoning of the site is the CGH/W-2 Zone District; the previously approved PUD included a related map amendment to the C-3-C Zone District.

The final previously approved PUD consisted of two office buildings, a residential building, and a hotel, as well as two open civic spaces and a waterfront esplanade, that were to be built in four phases. The first phase was the east office building, the second phase was the residential building, the third phase was the west office building, and the fourth phase was the hotel.

The Applicant now seeks a modification to the second-stage approval of Phase I and a reversion of Phases II, III, and IV from their second-stage approvals to first-stage approvals with modifications, in order to convert one of the office buildings (the former phase one) into a residential building (the new phase one) and to modify the site plan and design for the entire project. The new design will incorporate a series of "green techniques" and have a strong landscape plan intended to create conditions where both urban culture and river ecology can thrive.

The Applicant proposes to construct four phases of development as follows:

- Phase I – a residential building that is approximately 300,000 square feet of gross floor area and 94.85 feet tall, with ground-floor retail, approximately 300-350 units, and 286 below-grade parking spaces;
- Phase II – a residential building that is 262,645 square feet of gross floor area and 130 feet tall, with ground-floor retail and 178 below-grade parking spaces;
- Phase III – a commercial office building that is approximately 326,675 square of gross floor area and 130 feet tall, with 341 below-grade parking spaces; and
- Phase IV – a hotel with approximately 275,760 square feet of gross floor area and 130 feet tall, with ground-floor retail and 339 below-grade parking spaces.

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