

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning




Z.C. CASE NO.: 04-14B

DEC 07 2011

As Secretary to the Commission, I hereby certify that on \_\_\_\_\_ copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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ATTESTED BY:   
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Secretary to the Zoning Commission  
Office of Zoning

ZONING COMMISSION  
District of Columbia

CASE NO. 04-14B  
EXHIBIT NO. 11

**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 feet 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.