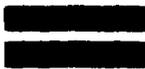


GOVERNMENT OF THE DISTRICT OF COLUMBIA

Zoning Commission



2011 DEC 10 10:22

December 7, 2011

ANC 6D
P.O. BOX 71156
Washington, D.C. 20024

Commissioner Dave Garber
ANC/SMD 6D07
1000 1st Street, S.E.
Washington, D.C. 20003

Re: Notice of Receipt of Z.C. Case No. 04-14B (Florida Rock Properties, Inc., et al. – PUD Modification @ Square 708, Lot 14)

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Florida Rock Properties, Inc., et al. (the "Applicant") for approval of a PUD modification for property located at 25 Potomac Avenue, S.E. and known as Square 708, Lot 14.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait thirty days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 Advisory Neighborhood Commission (ANC) Report, which is enclosed for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given "great weight".

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

ZONING COMMISSION
District of Columbia

CASE NO. 04-14B

EXHIBIT NO. 12

If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3021, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition;
- (b) When the public meeting of the ANC to consider the application or petition was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
- (g) The vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

**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.



BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:

Address or boundary description of the premises:

Total Area of the Site in Square Feet:

Total Area of the Site in Acres:

Single-Member Advisory Neighborhood Commission District(s):

If applicable, Historic District(s) in which site is located:

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Signature:

Date:

Name:

Please Print

Owner:

Applicant/
Petitioner:

Person(s) to be notified of all actions:

Name:

Address:

Zip Code:

Phone No(s):

E-Mail:

ANY APPLICATION/PETITION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

INSTRUCTIONS

Any application/petition that is not completed in accordance with the following instructions shall not be accepted.

1. All applications/petitions shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. At the time of filing this application/petition before the Zoning Commission, the Applicant/Petitioner shall pay a filing fee in accordance with the Zoning Commission Schedule of Fees - 11 DCMR §3040. (Check or money is payable to the "D.C. Treasurer"; cash and credit/debit card payments will not be accepted.)
4. Applications/Petitions to the Zoning Commission will not be accepted until they have been reviewed by the Secretary to the Zoning Commission to ensure they are complete. Applicants/Petitioners will be notified when their applications/petitions are accepted.
5. If a larger collection of properties is the subject of this application/petition, making the collection of all owners' signatures impracticable, please explain on a separate sheet of 8½" x 11" paper the reason that obtaining all signatures could not be accomplished.
6. ***At the time of filing this application/petition, all Applicants/Petitioners are REQUIRED to submit the following information (including one (1) original and twenty (20) collated copies, except for labels, of which one (1) copy is required):***
 - A. A statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than 11" x 17"
 - B. A key map (photocopy of the Zoning Map on 8½" x 11" paper) showing the subject property outlined in red and the zoning of the surrounding area.
 - C. A certified surveyor's plat of the subject property prepared by the D.C. Office of the Surveyor.

Please note: All applications/petitions are referred to the D.C. Office of Planning (OP). OP, pursuant to 11 DCMR §3011, reviews applications/petitions and submits written recommendations to the Zoning Commission, advising whether the matter should be processed further. For this reason, you are encouraged to contact OP to discuss your application/petition. OP can be reached at (202) 442-7600.

All applications/petitions that are accepted for filing will be processed in accordance with Chapter 30 of Title 11 DCMR – Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia)



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

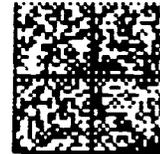
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 • (202) 727-6072 fax • www.dcoz.dc.gov • dcoz@dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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