

**SECOND STAGE PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT
FLORIDA ROCK PROPERTIES**

Located on Square 707, 708, 708E, and 708S
Bounded by Potomac Avenue, SE, South Capitol Street, SE and the Anacostia River

100 Potomac Avenue, SE
Washington, D.C.

Delegated Action of the Acting Executive Director

April 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a), I find that the proposed Second Stage Planned Unit Development (PUD) and zoning map amendment for the Florida Rock properties, located at 100 Potomac Avenue, SE bounded by Potomac Avenue, SE, South Capitol Street, SE and the Anacostia River, would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission of the District of Columbia has referred to NCPC for review and comment a proposed action to approve a second stage PUD and related zoning map amendment for a project at 100 Potomac Avenue, SE, known as the Florida Rock property. The first stage PUD was approved on June 8, 1998 along with a zoning map amendment from M (Industrial) to C-3-C (Commercial). This proposed action was referred to NCPC on April 2, 1998 and found no adverse affects to any identified federal interests. Since that time, the project and its context have evolved. Detailed planning by both the District of Columbia and NCPC for the South Capitol Street corridor, the rezoning of the site and the surrounding area for the Capitol Gateway Overlay (ZC 05-10), and the construction of the new Nationals Baseball Stadium have all impacted the development of this site. As such, the Zoning Commission extended the first stage approval in March 2003, developing design guidelines for the site. The project is being regulated under the C-3-C zoning that applied in 1998 and under the 2003 design guidelines.

The 5.8 acre Florida Rock site lies on the banks of the Anacostia River, just south of the Nationals Baseball Stadium. The mixed-use development program includes 323,433 square feet of residential, 246,190 square feet of hotel, 80,840 square feet of retail and 464,937 square feet of office spaces. These uses are contained in four separate buildings. At the southwest corner of the site is a 130 foot high hotel building and a 111 foot high office building. The two remaining buildings are located to the east along the Potomac Avenue frontage and include a 92 foot high residential building and a 130 foot high second office building. All buildings comply with the height restrictions of the Height of Buildings Act. The project also includes a linear waterfront park along the Anacostia River, within which will be an extension of the Anacostia Riverwalk trail. The project respects the grand staircase of the Nationals Baseball Stadium by providing a clear, open space connection to the waterfront from the staircase. The development also includes the Potomac and Capitol Quays, which are publically accessible areas providing connections to the waterfront through the site. All roof structures are set back at least one to one and do not measure over 18 feet, 5 inches in height.

This project is expected to bring activity and amenities to the Anacostia waterfront and is respecting the planning for the South Capitol Street corridor and the new Frederick Douglas Memorial Bridge. Furthermore, it is enhancing the connection of the Nationals Baseball Park and surrounding district to the Anacostia waterfront, goals supported by the Anacostia Waterfront Initiative, a partnership among federal and local agencies including NCPC.

Marcel C. Acosta
Acting Executive Director