

Planned Unit Development Modification and Related Text Amendment (Florida Rock)

Square 708, Lot 14

25 Potomac Avenue, SE
Washington, DC

Referred by: District of Columbia Office of Zoning Commission

Approval of Report to Zoning Commission

Commission meeting date: October 4, 2012

NCPC review authority: Advisory – Comments on Zoning Map and Text Amendments

Applicant request: Approval of comments to the Zoning Commission

Delegated / consent / open / executive session: Delegated

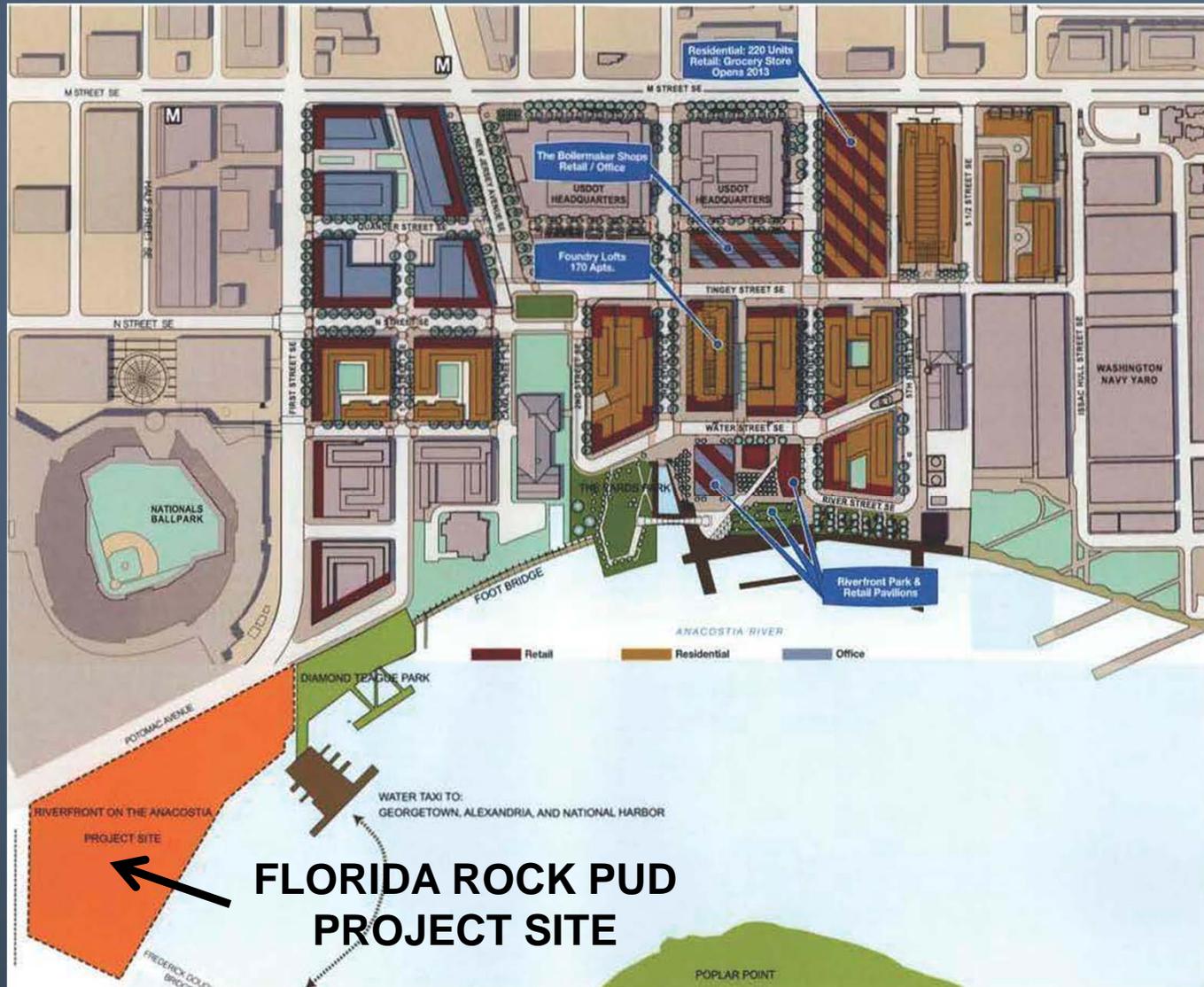
NCPC Review Officer: C. Hart

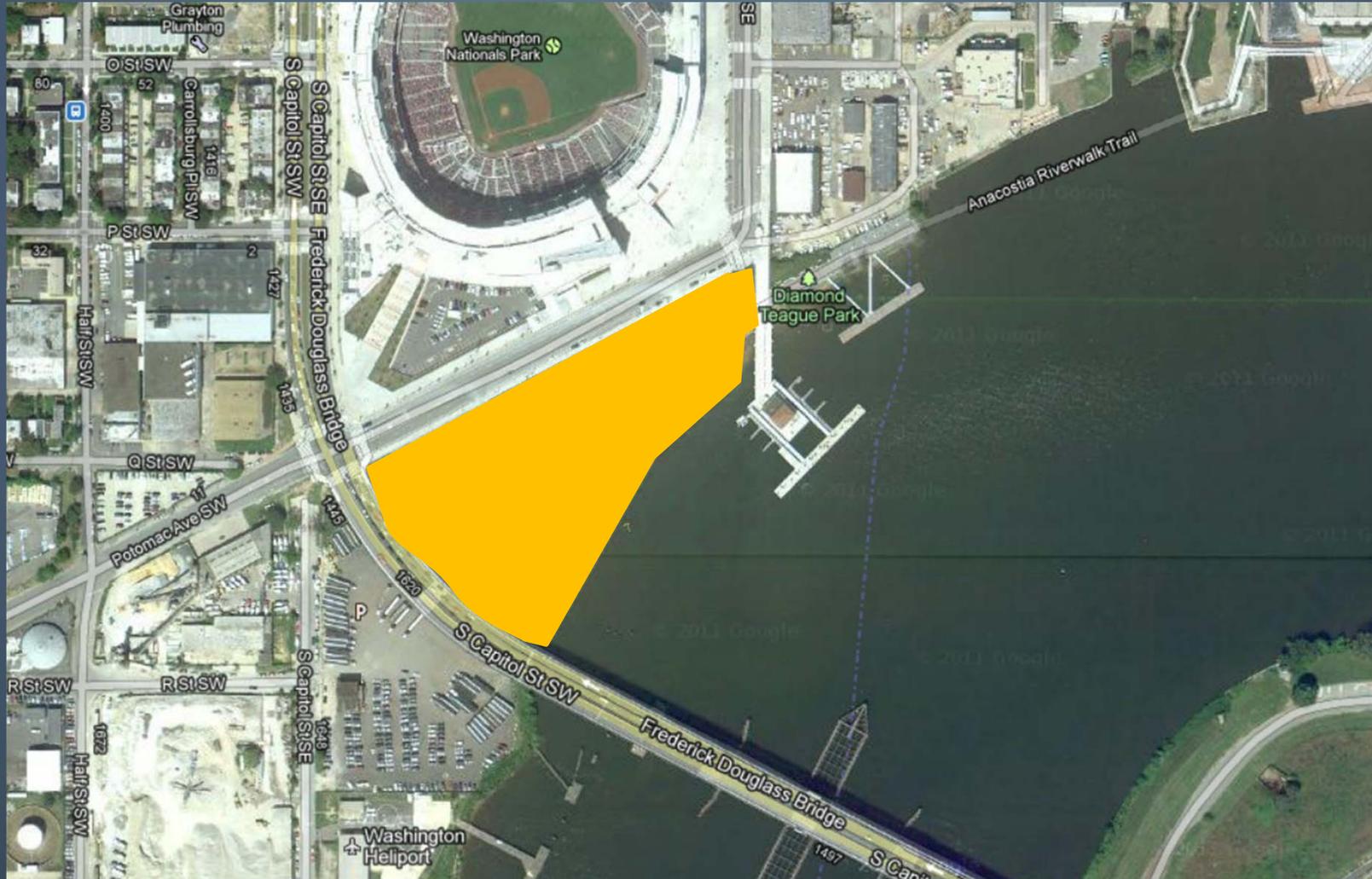
NCPC File number: ZC 04-14B

Project summary:

This project is part of Florida Rock, a 5.8 acre site along the Anacostia River that is where a multi-phased, planned unit development is being proposed in Southeast Washington DC. The applicant is requesting a change from the previously approved PUD for this site which included office use at the Phase 1 site, but is now being proposed as residential use. Although this project was approved by the ZC in 2007, the design was changed because of market conditions and so the developer is now proposing that the entire Florida Rock development be given first stage approval with a second stage approval to take place in the future. Phase One of the PUD is a mixed-use building and the developer is requesting first and second stage approval for this building alone.

The Phase 1 of this development includes a 300,000 GSF building that is 95 feet in height with 286 parking spaces, a rooftop swimming pool and includes 12, 520 GSF of retail. The site also includes river promenade, riverside gardens, beach volleyball courts, interactive water spray area, an esplanade, several green lawn panels, and a beach area.





- RIVERFRONT PLAZA:**
- ① PAVILION BAR
 - ② INTERACTIVE WATER JET FEATURE
 - ③ SHADED SEATING AREA w/ STONE DUST PAVING AND STRING LIGHT CANOPY
 - ④ LAWN TERRACE
 - ⑤ THE ESPLANADE
 - ⑥ WOOD PROMENADE
 - ⑦ BIO FILTER GARDEN
 - ⑧ COMMUNAL RESIDENTIAL GARDEN
 - ⑨ FLORIDA ROCK ALLEY
 - ⑩ RESIDENTIAL LOBBY
 - ⑪ THE RIVER GARDEN
 - ⑫ THE BEACH
 - ⑬ WOOD LOUNGE TERRAIN
 - ⑭ FLORIDA ROCK PIER
 - ⑮ MARINA (PUBLIC AND PRIVATE)
 - ⑯ PIER CANOPY
 - ⑰ EVENT TENT
 - ⑱ INTERACTIVE SCULPTURAL ELEMENTS
 - ⑲ RAIN GARDENS
 - ⑳ HOTEL DROP-OFF AND LOBBY
 - ㉑ COMMERCIAL FORECOURT
 - ㉒ SERVICE COURT
 - ㉓ ANACOSTIA RIVERWALK TRAIL
 - ㉔ DIAMOND TEAGUE PARK
 - ㉕ WATER TAXI
 - ㉖ EARTH CONSERVATION CORPS
 - ㉗ CYCLE TRAIL



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 - ⑧ COMMUNAL RESIDENTIAL GARDEN
 - ⑨ FLORIDA ROCK ALLEY
 - ⑩ RESIDENTIAL LOBBY
 - ⑪ THE RIVER GARDEN
- INTERIM LANDSCAPE:**
- ⑫ THE BEACH, INCORPORATING RECYCLED CONCRETE BLOCKS FROM SITE
 - ⑬ BEACH VOLLEYBALL COURTS
 - ⑭ THE GREEN
 - ⑮ VISITOR PARKING
- ⑯ DIAMOND TEAGUE PARK
 - ⑰ WATER TAXI
 - ⑱ EARTH CONSERVATION CORPS









1. POOL
2. POOL DECK
3. ROOFTOP TERRACE
4. OUTDOOR BARBEQUE.
5. SUPPORT
6. ROOFING
7. MECHANICAL PENTHOUSE
8. SCREEN WALL
9. EGRESS
10. ELEVATOR LOBBY / SHAFT
11. CIRCULATION
12. CANOPY