

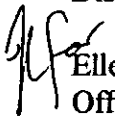
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM:  Ellen McCarthy, Director
Office of Planning

DATE October 6, 2006

SUBJECT: Report for Broadway Atlantic One, LLC - ZC #05-17A (Square 2875, Lots 1107, 2012, 2026, 2030, & 1106) and ZC #05-32A (Square 2873, Lots 1, 232, 852, 853, 859, & 864)
Minor Modification to Approved Planned Unit Development

ZONING COMMISSION
District of Columbia

CASE NO. 05-17A/05-32A
EXHIBIT NO. 7

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The applicant has requested a minor modification of the Zoning Commission approval of case #05-17 and 05-32 for Broadway Atlantic One, LLC. The applicant has made four relevant changes to the approved PUD that require review

- 1) The overall number of units to be built among the buildings has increased by 24 or approximately 3.5%. The unit type provided by the project will more heavily favor efficiency and one bedrooms than the original application
- 2) The parking for the overall project will be increased to 693 spaces for a ratio of slightly less than 1.1. Parcel C will have the lowest parking ratio with about 89% of the units having parking spaces
- 3) The building on Parcel D has been removed from the plans. The site is intended for sale to the 930 club
- 4) The entire ground floor of Parcel C will be developed as retail. This prime location on Florida Avenue will be more successful as retail space than residential units

OP was concerned with considering the originally proposed 12% increase in the number of units as a minor change. Upon further discussion with the applicant, OP agreed to support a modification of 24 units, closer to the 2% flexibility allowed to the Zoning Administrator. OP is in support of this change because of the size and location of this project combined with the traffic mitigation measures that are a part of the amenity package, and OP does not consider this modification to be precedent setting for the purpose of increasing the unit count of PUDs through the minor modification process.

OP also considers the other proposed changes to be minor in nature and has no objection to the new parking count or retail layout as proposed. The removal of Parcel D is a logical step as the site is more appropriately used as additional parking for the 930 club than for residential development.

For these reasons, OP recommends approval of this minor modification.

ZONING COMMISSION
District of Columbia