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November 16, 2006

**VIA HAND DELIVERY**

Ms Carol Mitten, Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, Room 210  
Washington, DC 20001

RECEIVED  
DC OFFICE OF ZONING  
2006 NOV 16 PM 1 08

**Re. Supplemental Filing for Modification to Approved Planned Unit  
Developments; Zoning Commission Case No. 05-17A/-05-32A**

Dear Chairman Mitten and Members of the Commission

Broadway Atlantic One, LLC (the “**Applicant**”) would like to supplement the modification request it filed on September 25, 2006 with the additional information provided herein. This case was initially placed on the Zoning Commission’s consent calendar for the October 16, 2006, meeting. At that meeting, the Zoning Commission decided that the proposed modifications could not be decided without a public hearing. Accordingly, the Zoning Commission waived the requirement for a pre-hearing statement and set the case down for a public hearing to be held on December 6, 2006.

Broadway’s previous submission requested a decrease in the parking ratio, an increase in the amount of retail, and the addition of a loading berth on Parcel C, a modification of the maximum unit count for the planned unit development (“**PUD**”), the removal of Parcel D from the PUD, and it included plans depicting modified facades for the building on Parcel C. Broadway now supplements the previous submission to provide more detail regarding the proposed façade modifications and to include plans of the modified floor plans and roof plan for the structure. Plans for the building on Parcel C are attached as Exhibit A.

In the event that the Zoning Commission approves the Applicant’s request to increase the amount of retail and to permit a greater number of units on Parcel C, it will be necessary to modify the facades of the building to accommodate the newly formed units. Providing for additional units on Parcel C will require new floor plans, which in turn will affect the placement of balconies, windows, and the general façade of the building as well as slight modifications to

ZONING COMMISSION  
District of Columbia

CASE NO. 05-17A/05-32A  
EXHIBIT NO. 16  
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the rooftop structures and the roof plan See modified floor plans and roof plan attached as Exhibit A

The Applicant remains committed to providing a building with a high standard of design and a building that is composed of high quality materials. The new design incorporates additional metalwork creating sharper lines and a greater vertical effect for the exterior of the building. The façade integrates several shades of brick including a sand, a rich rust, and a darker grey color as the masonry and glass elements alternate along the building's façade. The facade also features a limestone base and cast stone custom colored to match the various shades of brick, pulling the exterior materials together.

The Applicant requests this modification, as well as those it requested in its previous filing, in order to proceed in a real estate market that has become considerably more challenging since the project was initially approved. The Applicant's lenders are requiring these modifications in order to make this project feasible, without them, the project may be postponed indefinitely.

Though the Applicant is requesting several modifications to the approved PUD, the fundamental characteristics of the project remain the same. The total gross square footage of the PUD, the amount of affordable housing, the overall project amenities, the superior quality of the materials, and the designated uses for the building have not changed. The Applicant has presented these modifications to Advisory Neighborhood Commission 1B and has received their support. The Applicant has also distributed a generous portion of its amenities package to some of the community organizations despite the fact that the project is currently in a state of flux.

We look forward to presenting this application at the public hearing scheduled for December 6, 2006.

Sincerely yours,



Allison C Prince



Christine A Roddy

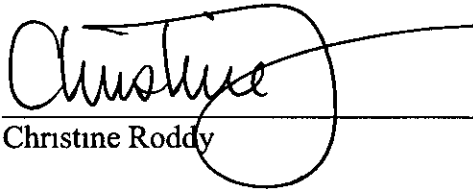
## **CERTIFICATE OF SERVICE**

I hereby certify that on November 16, 2006, a copy of the Applicant's supplemental filing for a modification to an approved PUD was delivered via hand delivery or first-class mail, to the following

Travis Parker  
Office of Planning  
801 N Capitol Street, NE  
3<sup>rd</sup> Floor  
Washington, DC 20002

Advisory Neighborhood Commission 1B  
c/o Dee Hunter  
2124 12<sup>th</sup> Place, NW  
Washington, DC 20009

Myla Moss, ANC 1B01  
335 U Street, NW  
Washington, DC 20001

  
Christine Roddy