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NCPC File No Z C 05-17A/05-32A

JAN 10 2007

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Tel 202 482 7200
Fax 202 482 7272
www.ncpc.gov

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D C 20001

Members of the Commission

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed modification to the approved Planned Unit Development (PUD) for Broadway Atlantic One, LLC, Lots 1106, 1107, 2012, 2026, in Square 2875, and Lots 1,232, 852, 853, 859, and 864, in Square 2873, and found that the proposal would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

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ZONING COMMISSION
District of Columbia

CASE NO. 05-PA/0532A
EXHIBIT NO. 24

ZONING COMMISSION
District of Columbia
CASE NO. 05-17A/05-32A
EXHIBIT NO. 24



**MODIFICATION TO A PLANNED UNIT DEVELOPMENT
FOR BROADWAY ATLANTIC ONE, LLC**

LOTS 1106, 1107, 2012, 2026, & 2030 IN SQUARE 2875, AND LOTS 1, 232, 852, 853, 859,
& 864 SQUARE 2873
Washington, D C

Delegated Action of the Executive Director

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed modification to the Planned Unit Development (PUD) for Broadway Atlantic One, LLC, LOTS 1106, 1107, 2012, 2026, and 2030 in SQUARE 2875, and LOTS 1,232, 852, 853, 859, and 864, SQUARE 2873, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a modification to the Planned Unit Development (PUD) for Broadway Atlantic One, LLC. The PUD was originally referred to NCPC for comment at the April 2006 Commission meeting. At that time, the Commission found that the project would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely impact any federal interests. The Commission also noted that a proposed modification to Florida Avenue, NW, included as part of an amenity package for the PUD, might adversely impact the identified federal interests and be inconsistent with the Comprehensive Plan, and requested that the District of Columbia Department of Transportation (DDOT) submit plans for the proposed changes to Florida Avenue, NW to NCPC for review and comment. DDOT has since committed to submitting the proposed changes to Florida Avenue, which are not affected by this modification to the approved PUD.

The modification would increase the number of residential units in the project, alter the project's facades and its roof plan, increase the amount of ground floor retail, and relocate a portion of the project's residential recreation space. None of these proposed changes impacts any identified federal interests or is inconsistent with the Comprehensive Plan for the National Capital.

A handwritten signature in black ink, appearing to read "Patricia E. Gallagher", is written over a horizontal line.

Patricia E. Gallagher, AICP
Executive Director