

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

Memorandum

TO: District of Columbia Zoning Commission

FROM: *ELS for*
Ellen McCarthy, Director
Office of Planning

DATE: February 20, 2006

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

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OP was asked to confirm with DDOT approval of the contribution for an east/west connection and the loading issues discussed at the public hearing. On February 13, 2006, DDOT was able to verbally confirm acceptance of the proffered \$250,000 and claim no further objection to approval of the PUD. DDOT will continue to work with the applicant in the building permit phase to ensure proper loading layout on Parcel B. With this confirmation, OP recommends approval of PUD 05-17 and 05-32 with acceptance of the following amenities:

- \$250,000 contribution to DDOT for design/engineering costs for a traffic circle and east/west connection at Bryant Street.
- \$100,000 contribution to ANC 1C for neighborhood amenities
- Affordable housing totaling 29,800 square feet offered at 80% AMI
- Incorporation of the green building technologies in the applicant's prehearing statement
- Retail development of the V Street and Florida Avenue frontages including neighborhood serving retail
- First source agreement with DC Department of Employment Services
- Memorandum of Understanding with the Local Business Opportunity Commission.

OP also notes that the ANC will be voting to allocate the \$100,000 contribution and recommends that the Commission accept a late filing from the ANC regarding the use of this money.