



**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**

December 28, 2006

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.

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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.

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Patricia E. Gallagher, AICP  
Executive Director