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Council of the District of Columbia
The Honorable Vincent C. Gray

Acting Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 05-42

JAN 10 2008

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 Consolidated Planned Unit Development and related map amendment for a new medical office building and parking garage at 5255 Loughboro Road, NW, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Acting Executive Director

Enclosure

ZONING COMMISSION
District of Columbia

CASE NO. 05-42
EXHIBIT NO. 222

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED
MAP AMENDMENT AT SIBLEY MEMORIAL HOSPITAL**

Square N-1488, Lot 26

5255 Loughboro Road, NW
Washington, D.C.

Delegated Action of the Executive Director

DEC 28 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) and related map amendment for a new medical office building and parking garage at 5255 Loughboro Road, NW, Washington, D.C. would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

* * *

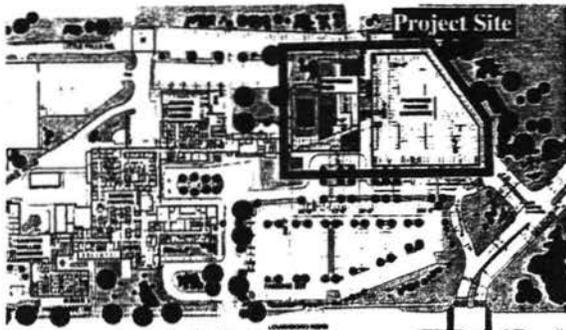
The Zoning Commission of the District of Columbia has taken a proposed action to approve a Consolidated Planned Unit Development (PUD) at 5255 Loughboro Road, NW, Square N-1488, Lot 26. The project site is within the Sibley Memorial Hospital campus and is generally bounded by Loughboro Road on the south, MacArthur Boulevard on the west, Little Falls Road on the north, and Dalecarlia Parkway on the east. The property is currently located in the R-5-A Zone District. The proposal would re-zone a portion of the Subject Property to the SP-1 District to accommodate the height, density and use of the proposed development plan. The proposed development will include construction of a five-story medical office building and a five-level parking garage (three levels above grade).

Overall, the development will create approximately 105,000 total gross square feet of office space, operations and other service areas, as well as parking for approximately 750 vehicles. The new office building will be approximately 65 feet in height, not including a 15 foot penthouse that is set back more than 20 feet from the building's edge.

In response to neighborhood input, as well as recommendations from the District of Columbia Office of Planning, the building height has been reduced by two floor levels from the original proposal. Additional amenities and a re-designed intersection at Loughboro Road and Dalecarlia Parkway have also been included.



SOUTH ELEVATION



SITE PLAN – SIBLEY CAMPUS



EAST ELEVATION

The project, including transportation demand management strategies, is supported by the D.C. Office of Planning, the ANC 3D, and many local groups and individuals. Some minor conditions have been requested by the ANC that have not been met by the applicant's revised plan; these conditions do not affect the federal interest.

No federal interests are adversely affected by the submitted project; the development does not affect any federal land reservations or L'Enfant street rights-of-way, and is not inconsistent with the Comprehensive Plan for the National Capital. The roof heights do not exceed the limitations set forth by the Height of Buildings Act of 1910.

Marcel C. Acosta
Acting Executive Director