NCPC
NATIONAL CAPITAL PLANNING COMMISSION

401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20576
Tel 202 482-7200
Fax 202 482-7272
www.ncpc.gov

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-22

MAR - 8 2005

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

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Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Planned Unit Development for the Capital Children's Museum Site in Square 751, Lot 13 located at 220 H Street, NE, Washington, D.C., and found that the proposal would not adversely affect the identified 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,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

[redacted]
[redacted] 04-22
[redacted] 51

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.51

NCPC File No. ZC 04-22

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
For the Former Capital Children's Museum Site
Square 751, Lot 13, 220 H Street, NE
Washington, D.C.

Delegated Action of the Executive Director

FEB 25 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development (PUD) for the Capital Children's Museum Site in Square 751, Lot 13 located at 220 H Street, NE, Washington, D.C., and a related Map Amendment to modify the split-zone from C-3-A District (mixed use major retail, office and/or residential) and C-3-B District (medium density mixed use major business, office retail and/or residential) to C-3-C District (medium/high density mixed use major business, office retail and/or residential), would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interest.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the Planned Unit Development (PUD) for the Children's Museum Site on Square 751, Lot 13 located at 220 H Street, NE. The site is bounded to the north by I Street, NE, the east by 3rd Street, NE, and the west by 2nd Street, NE. The proposed PUD will renovate and rehabilitate the original historic portions of the Capital Children's Museum Building (formerly the St. Joseph's Home for the Aged of the Little Sisters of the Poor) into approximately 55 for-sale residential units. Non historic portions of the existing museum will be demolished. The PUD includes restoration of a smaller, 2-story historic structure located in the middle of the site which will house central amenities for the entire complex. Two new 12-story residential buildings with

approximately 435-455 for-sale units and a 4-level underground parking garage with 500 parking spaces for residents and guests will be constructed on the remainder of the site. The PUD will provide a variety of high quality housing units and affordable housing units (based upon 15% of the FAR) for low to moderate income residents. Extensive landscape, hardscape and streetscape site improvements for public and private areas are included in the proposed project.

The site is located in the institutional land use category as shown on the District of Columbia Generalized Land Use Map. The 104,765-square-foot site is split-zoned. The western portion is zoned C-3-A (mixed use major retail, office and/or residential) and the eastern portion is zoned C-3-B (medium density mixed use major business, office retail and/or residential). The applicant is requesting a Map Amendment to modify the areas zoned C-3-A and C-3-B to C-3-C (medium/high density mixed use major business, office retail and/or residential). This amendment, under PUD guidelines, will allow flexibility for building height (max 130 feet) and Floor Area Ratio (FAR) (max 8.0) which will provide approximately 122,625 additional square feet over a matter-of-right development. The historic structures and 110 foot tall residential buildings will cover 65% of the site and have a 5.7 FAR which is significantly less than what PUD guidelines allow for in C-3-C Districts. The applicant will be required to apply for a special exception from the zoning regulations in order to construct multiple buildings on a single lot of record.

Because this property is located in a transition zone between high density commercial development to the west and low density residential and commercial development to the east, staff would have preferred to see the building height restricted to 90' as allowed matter-of-right in C-3-C Districts. However, as this project is supported by the DC Office of Planning and neither violates the Height of Buildings Act nor intrudes into any protected view-shed, staff concludes that the decision regarding height does not affect any federal interest.

Patricia E. Gallagher, AICP
Executive Director