

**MODIFICATION TO PLANNED UNIT DEVELOPMENT FOR
THE CHILDREN'S NATIONAL MEDICAL CENTER**

Square 3129, Lot 2
111 Michigan Avenue, NW
Washington, D.C.

Delegated Action of the Executive Director

September 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 the Children's National Medical Center located at 111 Michigan Avenue, NW, Washington, D.C. on Lot 2 in Square 3129, would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

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The District of Columbia Zoning Commission has forwarded to NCPC for comment a modification to the Planned Unit Development (PUD) for the Children's National Medical Center (CNMC) located at 111 Michigan Avenue, NW, in Washington, D.C. The PUD is located on 7.3 acres of Lot 2 (46.3 acres) of Square 3129. The surrounding medical campus includes the Washington Hospital Center, the National Rehabilitation Hospital, the Veterans Administration Hospital, the Physicians Office Building, the Nurses Home and the Hyman Building. The United States Armed Forces Retirement Home is located immediately north of the complex and the McMillan Reservoir is located to the south of the site.

In 1970, the District of Columbia Zoning Commission approved the PUD which included a map amendment from the R-5-A zoning district to SP/PUD, which allowed a floor area ratio (FAR) of 6.0 and a maximum building height of 130 feet. The first phase of the project was built to four stories (91.5 feet high) and the second phase proposed to increase the building to six stories (127.5 feet) with an FAR of 2.45. In 1978, through Order 235, the Zoning Commission

approved a text amendment that revised the SP/PUD zone district to SP-2/PUD, allowing an FAR of 4.5. In 1989, in Order No. 619, the Zoning Commission approved the second phase PUD.

The current proposal will increase the existing FAR of 2.45 to 3.55. The proposed modification includes a two floor level expansion with 96,000 square-feet (117 feet high) over the east portion of the existing building and a four level addition with 72,000 square-feet (90 feet high) to the north. Mechanical penthouses and mechanical units, set back from the building façade, will project to 129.5 feet high on the east expansion and 100 feet high on the north addition. The right-of-way of Michigan Avenue, NW is 100 feet wide.

The resulting development, totaling 1,127,367 gross square feet, will comply with SP-2/PUD which permits 1,430,946 gross square feet and a FAR of 4.5. The proposed building heights will comply with the maximum building height allowed under SP/PUD as originally approved in 1970 by the Zoning Commission, as well as with the Height of Buildings Act.

The proposed PUD would not be inconsistent with the Comprehensive Plan for the National Capital, nor have any adverse impacts on any federal interests.

Patricia E. Gallagher, AICP
Executive Director