



**MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT
FOR THE CAPITAL CHILDREN'S MUSEUM SITE
SQUARE 751, LOTS 802 AND 803
220 H STREET, NE
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 modifications for the approved Planned Unit Development (PUD) for the Capital Children's Museum Site in Square 751, Lots 802 and 803 located at 220 H Street, NE, Washington, D.C., would not be inconsistent with the Comprehensive Plan for the National Capital, nor would they 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 modifications to the Planned Unit Development (PUD) for the Children's Museum Site on Square 751, Lot 802 and 803 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. Previously, on March 3, 2005, I reviewed the Children's Museum PUD and related map amendments through delegated action and determined that the PUD would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse impact on any federal interests. The applicant, Broadway Capitol, LLC, proposes to make modifications to the building façade and roof level. Façade modifications will include minor revisions to building finishes (brick, natural stone and cast stone ornaments) and the window mullion patterns and will reduce the quantity of balconies. The rooftop penthouse configurations will be slightly modified and increase in size in order to accommodate energy efficient mechanical equipment; the penthouses will continue to be setback at least one-to-one from the edge of the roof. The rooftop vent and exhaust shafts will be incorporated into piers for a pergola and screen structure which will enclose the swimming pool;

the pergola and screen will be setback at least one-to-one from the edge of the roof. A pair of 136 feet high towers at the south end of the west building will be incorporated into the building mass and will mark the H Street gateway. The towers at the roof level will be unoccupied open space. The proposed rooftop modifications are consistent with the PUD guidelines for zone C-3-C (medium/high density mixed use major business, office retail and/or residential) and the 1910 Height Act, which allows a building height up to a maximum of 130 feet.

Patricia E. Gallagher, AICP

Executive Director