

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF MENTAL HEALTH

Office of the Director



November 14, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 DEC 19 PM 2:52

By Hand Delivery

Zoning Commission for the District of Columbia
c/o District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

**Re: Request for Minor Modification of Planned Unit Development and
Related Map Amendment, Zoning Commission Case No. 04-08/02-
45—"St. Elizabeths Hospital"**

Dear Members of the Zoning Commission:

On behalf of the District of Columbia, acting by and through the Department of Mental Health ("District"), Applicant in the above-referenced planned-unit development ("PUD"), this letter serves as a request to modify the PUD boundary line, and to remove the zoning designation from the land removed from the PUD, to reflect the as-built condition of the completed St. Elizabeths Hospital facility and to allow for the development of the remainder of the St. Elizabeths East Campus in accordance with the St. Elizabeths East Master Plan and Design Guidelines.

The subject property is located at 1100 Alabama Avenue, S.E. in Washington, D.C. and comprises the southeast portion of the larger parcel known as the "St. Elizabeths East Campus", which is identified as Square S-5868, Lot 2 ("PUD Site").¹ The PUD Site currently consists of 51.28 acres, which is zoned SP-1 pursuant to the PUD.² As stated above, the Applicant hereby requests that the size and boundary of the PUD Site be modified as shown on the Proposed PUD Boundary Map attached hereto as

¹ The PUD Site has previously been identified as a portion of Parcel 234, Lot 38, however subsequent to PUD approval, the St. Elizabeths East Campus was subdivided as shown on the subdivision plat recorded in the Surveyor's Office on April 27, 2012 in Book 206, Page 45, a copy of which is attached hereto as Attachment 1.

² The PUD Site originally consisted of 49.4 acres. By minor modification in Case No. 04-08A/02-45, the PUD Site was expanded to the southwest by 5.19 acres. Subsequently, by minor modification in Case No. 04-08B/02-45, the PUD Site was decreased by 3.3 acres in the northern portion of the PUD Site to permit construction of a new water tower. These modifications led to the current size and boundary of the PUD Site, as shown in the Extract of the District of Columbia Zoning Map dated October 18, 2012, attached hereto as Attachment 2.

ZONING COMMISSION
District of Columbia

CASE NO. 04-08C/02-45

EXHIBIT NO. 1

Attachment 3, thereby rendering the PUD Site a total of 37.34 acres, and also removing the SP-1 zoning designation applied as part of the PUD.³ More specifically, the requested modification to the size and boundary of the PUD Site is arrived at as follows:

PUD Site (current)	51.279 acres (2,233,725 s.f.)
Area to be removed ⁴	13.935 acres (606,998 s.f.)
Total:	37.345 (1,626,729 s.f.)

As stated above, the purpose of this modification, and related map amendment, is to (i) reflect the as-built condition of the completed St. Elizabeths Hospital facility and (ii) to allow for the development of the remainder of the St. Elizabeths East Campus in accordance with the St. Elizabeths East Master Plan and Design Guidelines. In April 2010, St. Elizabeths Hospital began operating in its new 448,190 square-foot facility, constructed in accordance with the PUD, and the footprint of which can be seen on the Proposed PUD Boundary Aerial Map attached hereto as Attachment 6.⁵

As the Commission is aware, the remainder of the St. Elizabeths East Campus is planned for redevelopment and extensive planning efforts have resulted in the St. Elizabeths East Master Plan and Design Guidelines ("Master Plan"). The Master Plan calls for a "vibrant, mixed-use development with community-serving amenities that will create an important hub for the Ward 8 community and [the] District's emerging innovation economy".⁶ The Master Plan provides extensive direction for the redevelopment and reuse of the St. Elizabeths East Campus and specifically incorporates recommendations for those portions of the PUD Site proposed to be removed as part of this application.⁷ In furtherance of the implementation of the Master Plan, on June 29, 2012, the Office of Planning filed a request for proposed zoning text and map amendments that would permit and guide development of the St. Elizabeths East Campus.⁸ The proposed text and map amendments for the St. Elizabeths East Campus include amendments that would apply new zoning classifications and development standards to those portions of the PUD Site proposed to be removed as part of this application, thus motivating the current request.

³ The proposed PUD Site is also particularly identified and described in the Sketch of Proposed Hospital A&T Lot and accompanying Legal Description dated August 6, 2012 and attached hereto as Attachment 4.

⁴ As most clearly depicted by the cross-hatched areas on the Proposed Hospital PUD Boundary Adjustment Map attached hereto as Attachment 5.

⁵ Construction of the St. Elizabeths Hospital facility was completed in accordance with the Site Layout plan included with and approved as part of the PUD is attached hereto as Attachment 7.

⁶ See Master Plan Introduction (Chapter 1, p. 9).

⁷ See Master Plan (Chapter 2, p. 43).

⁸ The Zoning Commission has identified this request as Case No. 12-08.

The proposed modification to the PUD does not in any way impact the basis for approval of the original PUD. The St. Elizabeths Hospital facility, including the associated public benefits and amenities⁹, has now been completed and delivered in full compliance with the approved PUD. The requested modification does not affect the essential elements of the PUD approval such as use, height or parking and has only a minimal effect on lot occupancy and FAR.¹⁰ The areas proposed to be removed from the PUD are primarily open space and the access roadway from Alabama Avenue, S.E. These areas are currently under District of Columbia ownership and will continue to function as they currently do, subject only to the continued implementation of the Master Plan. In any event, the District will ensure at all times that access, and any other necessary elements of the use and operation of St. Elizabeths Hospital, will remain available and intact. For these reasons, the District believes that the requested modification is minor in nature and can be reviewed by the Zoning Commission pursuant to 11 DCMR 3030.¹¹

Pursuant to 11 DCMR 3043, the District is exempt from filing fees associated with this request. As required, District has included herewith copies of all prior Zoning Commission orders associated with the PUD and, concurrent with filing this request, has provided a copy of this request to all parties in the PUD.

The District appreciates the Zoning Commission's consideration of its request and looks forward to continued success with the implementation of the Master Plan and development of the St. Elizabeths East Campus.

Sincerely,



Stephen T. Baron
Director

Cc: ANC 8C

Jennifer Steingasser (OP)

Maxine Brown-Roberts (OP)

Senthil Sankaran (ODMPED)

Ethan Warsh, Project Manager (ODMPED)

Joseph Lapan (OAG)

⁹ See Zoning Commission Order No. 04-08, No. 28.

¹⁰ See newly created Development Data Chart Comparison attached hereto as Attachment 8, demonstrating that with the proposed modification, the St. Elizabeths Hospital facility complies with all applicable development requirements.

¹¹ Notwithstanding the minor nature of the proposed modification, if the Zoning Commission determines that for any reason, it does not wish to review the proposed modification in accordance with the provisions of 11 DCMR 3030, the District will work with the Zoning Commission under alternative review procedures.