

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director for Development Review & Historic Preservation

DATE: January 18, 2013

SUBJECT: Minor Modification - ZC 04-08C/02-45, Saint Elizabeths Hospital
D.C. Department of Mental Health

The District Department of Mental Health (DMH) (applicant) has requests a minor modification to ZC 02-45, 04-08, and 04-08B to allow a subtraction of 13.935 acres from the PUD area. In addition, the applicant requests that the SP-1 zoning designation be removed from this portion of land reverting it to unzoned. The subtracted area of land will be transferred to the Deputy Mayor for Planning and Economic Development (DMPED) to be included in the land area of the St. Elizabeths East Campus which is currently the subject of ZC 12-08 (StE zone).¹

Prior Zoning Commission Orders relating to the hospital site are summarized in the table below:

Case #	Approval Date	ZC Action	Acreage
ZC 02-45	November 28, 2003	1 st Stage PUD and accompanying map amendment for the new Saint Elizabeths Hospital, SP-1	49.4 acres
ZC 04-08	April 22, 2005	2 nd Stage PUD and addition in land area	49.4 + 5.19 = 54.59
ZC 04-08B/02-45	June 25, 2010	Minor Modification	Subtraction of 3.3 acres for Water Tower 54.59 - 3.3 = 51.29 acres

The portion of the hospital property that is being subtracted provides access to the hospital and was also a staging area during the hospital construction and also includes portions of the ravine area. With the creation of the St. Elizabeths Master Plan and Design Guidelines for the remainder of the East Campus, a new access area will be created for the hospital and the property line pulled back from the ravine. The subtracted area was not slated for development as part of the hospital. The

¹ Proposed Action by the Zoning Commission for ZC 12-08 is scheduled for January 28, 2013.

portion removed would revert to the unzoned category and has been integrated into the proposed, new StE zone (ZC 12-08).

With the removal of the 13.935 acres, the PUD area would be reduced to 37.345 acres. In conjunction with the PUD, the maximum density allowed in the SP-1 zone is 4.5. The hospital was developed at a FAR of 0.2 and a lot occupancy of 11%. The proposed reduction in the acreage would result in a new FAR of 0.275 and a lot occupancy of 14.8%, a minor change. The tenants of the approved PUD and map amendment would not change with the proposed modification.

Given the nature of the hospital PUD and the requested modification, OP has no concerns. The modifications would not affectively alter in any way development on the hospital site. During the St. Elizabeths master planning and zoning processes the boundary and development of St. Elizabeths Hospital site received very wide consultations. As such, OP recommends approval of the request as a minor modification.

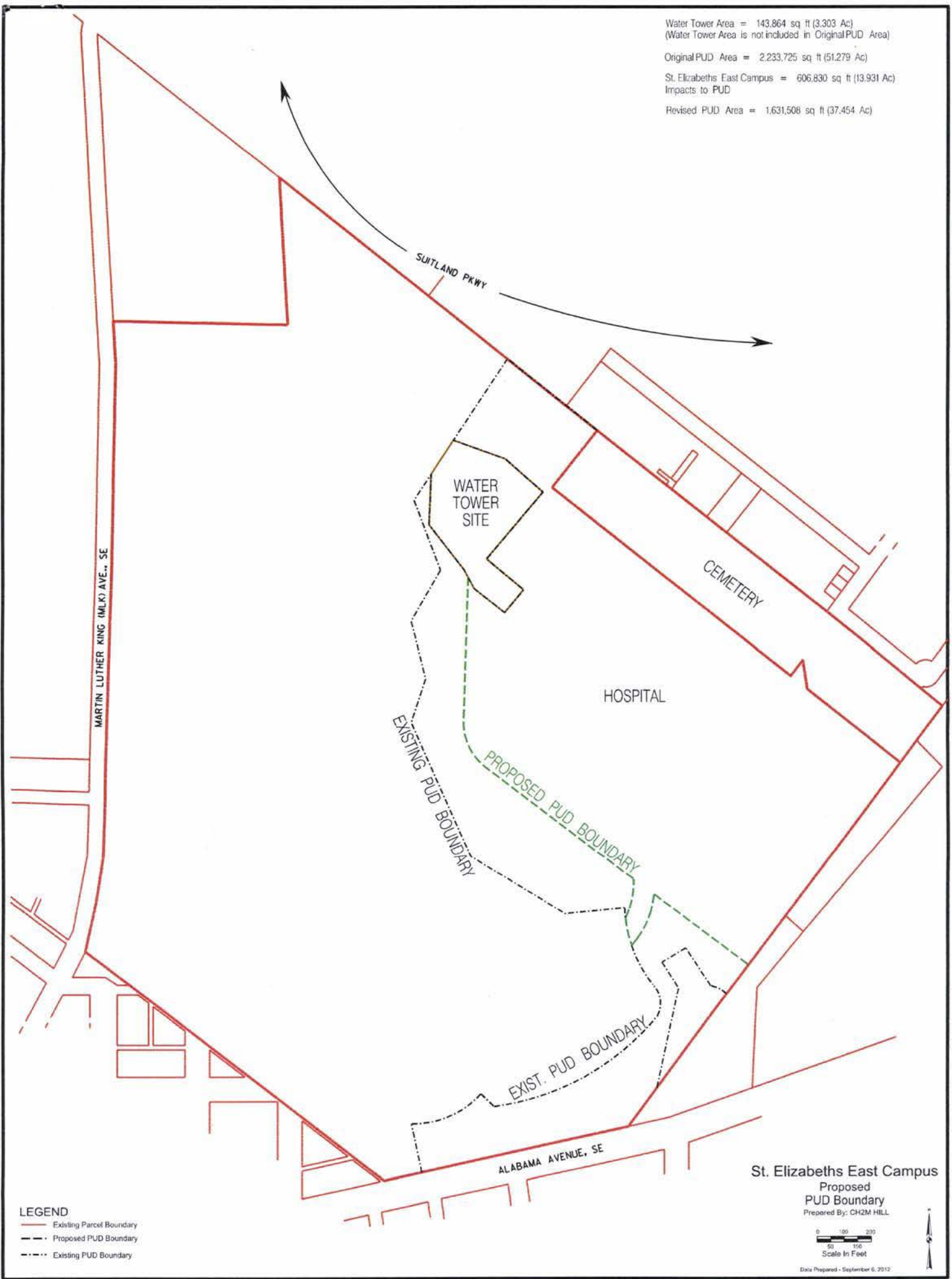
JLS/mbr

Water Tower Area = 143,864 sq ft (3.303 Ac)
 (Water Tower Area is not included in Original PUD Area)

Original PUD Area = 2,233,725 sq ft (51.279 Ac)

St. Elizabeths East Campus = 606,830 sq ft (13.931 Ac)
 Impacts to PUD

Revised PUD Area = 1,631,508 sq ft (37.454 Ac)



LEGEND

- Existing Parcel Boundary
- - - Proposed PUD Boundary
- - - Existing PUD Boundary

St. Elizabeths East Campus

Proposed
 PUD Boundary
 Prepared By: CH2M HILL

0 50 100 150 200
 Scale In Feet

Date Prepared - September 6, 2012