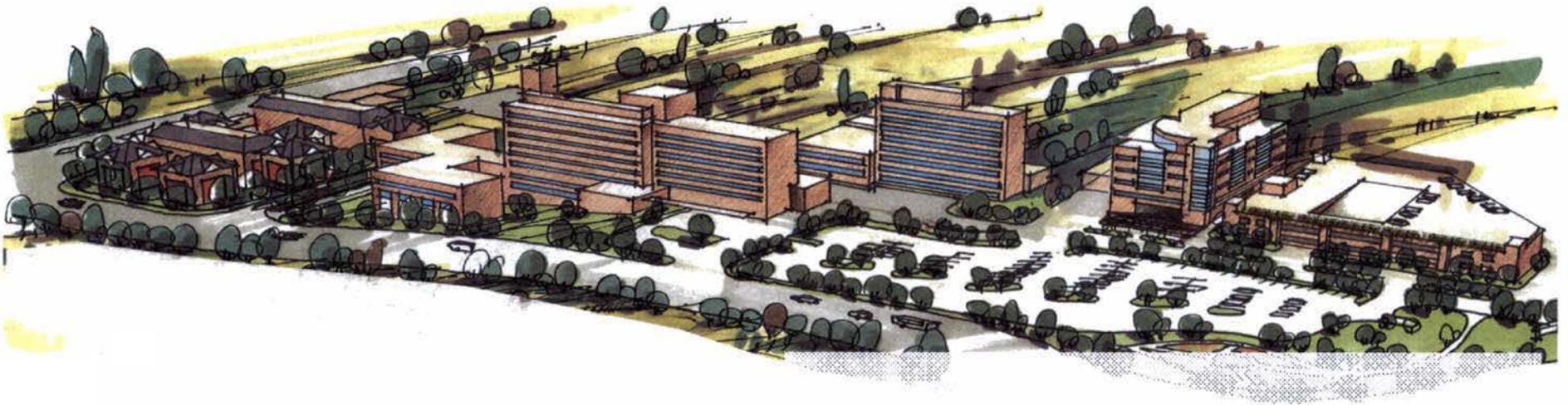




# Sibley Memorial Hospital Medical Office Building



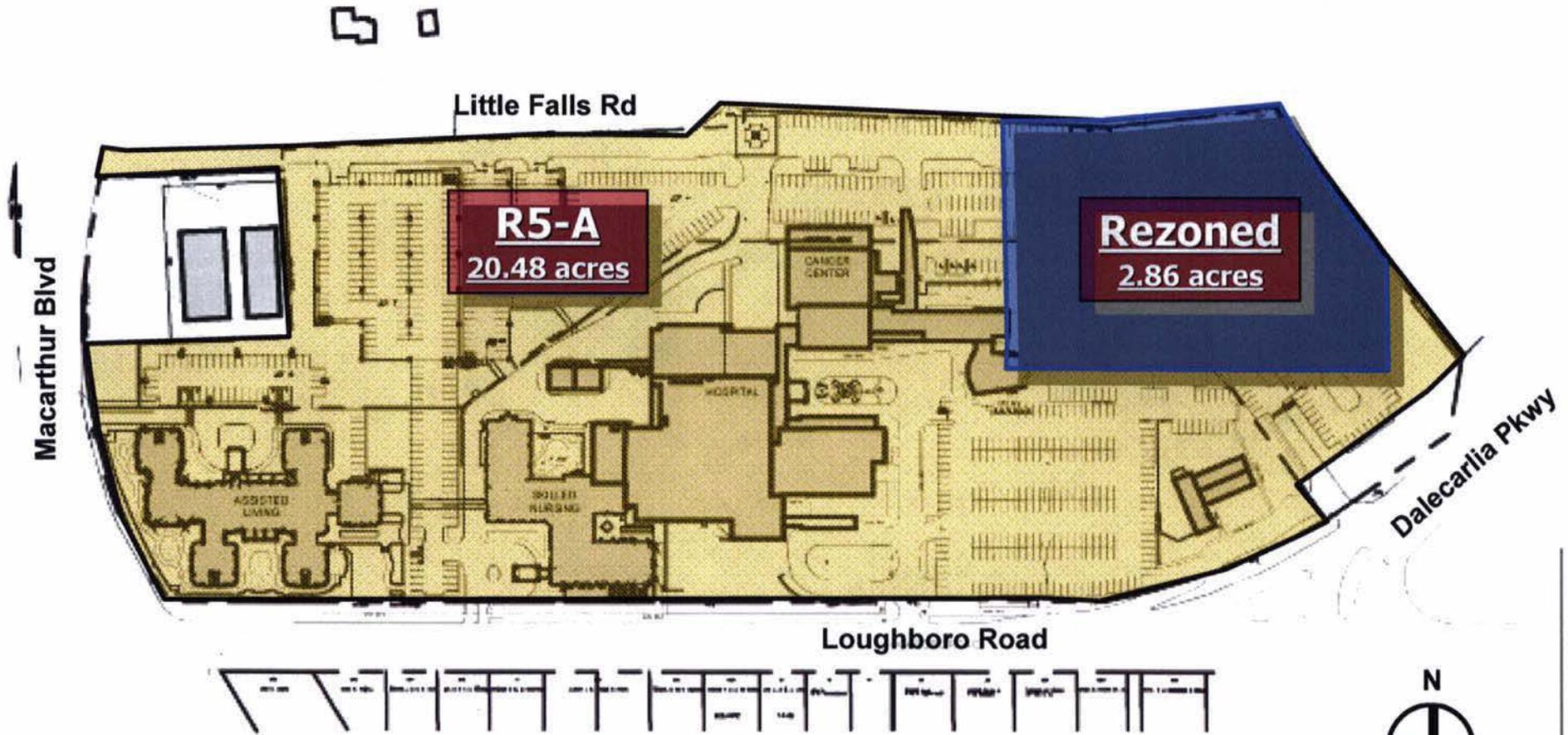
**Sibley Memorial Hospital**  
**Medical Office Building and Garage**  
**District of Columbia Office of Planning Hearing**  
**February 1, 2007**

ZONING COMMISSION  
District of Columbia  
CASE NO. 65-42  
EXHIBIT NO. 171





# Sibley Memorial Hospital Medical Office Building



## Zoning Revision Area





# Sibley Memorial Hospital Medical Office Building

5. Improve Little Falls Road  
Redirect Traffic  
Through Back of Site

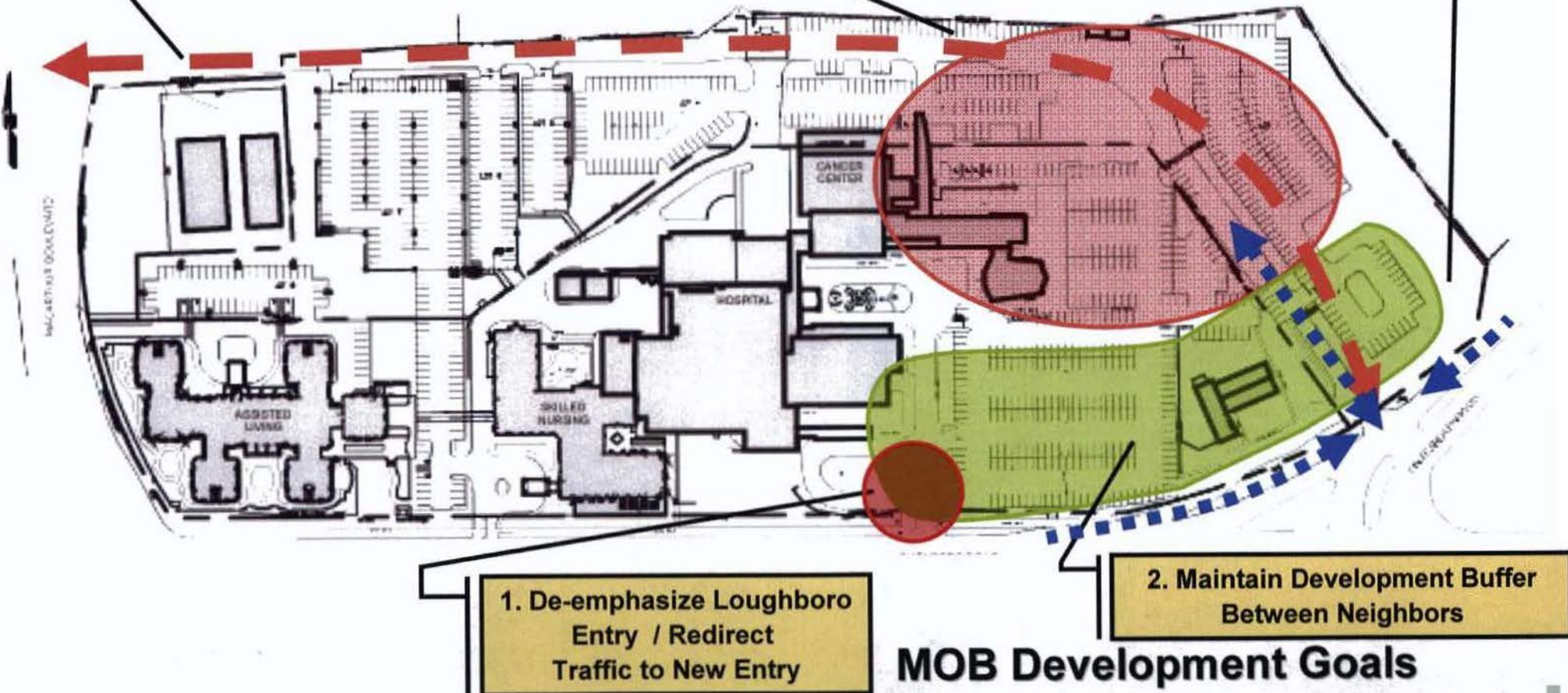
4. development potential  
utilizing back of site

3. Redirect  
Traffic to New Entry  
off DaleCarlia

1. De-emphasize Loughboro  
Entry / Redirect  
Traffic to New Entry

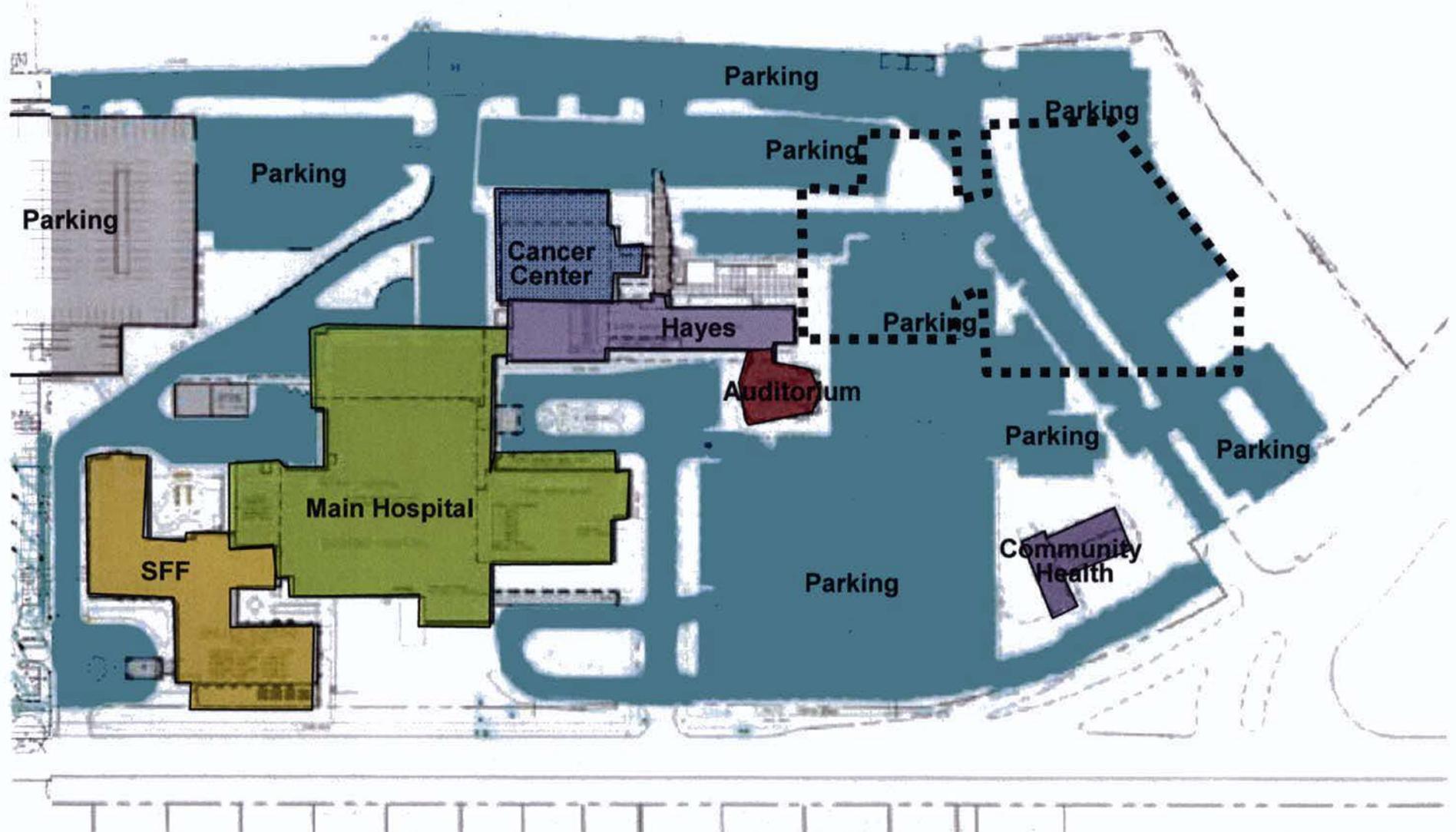
2. Maintain Development Buffer  
Between Neighbors

## MOB Development Goals





# Sibley Memorial Hospital Medical Office Building

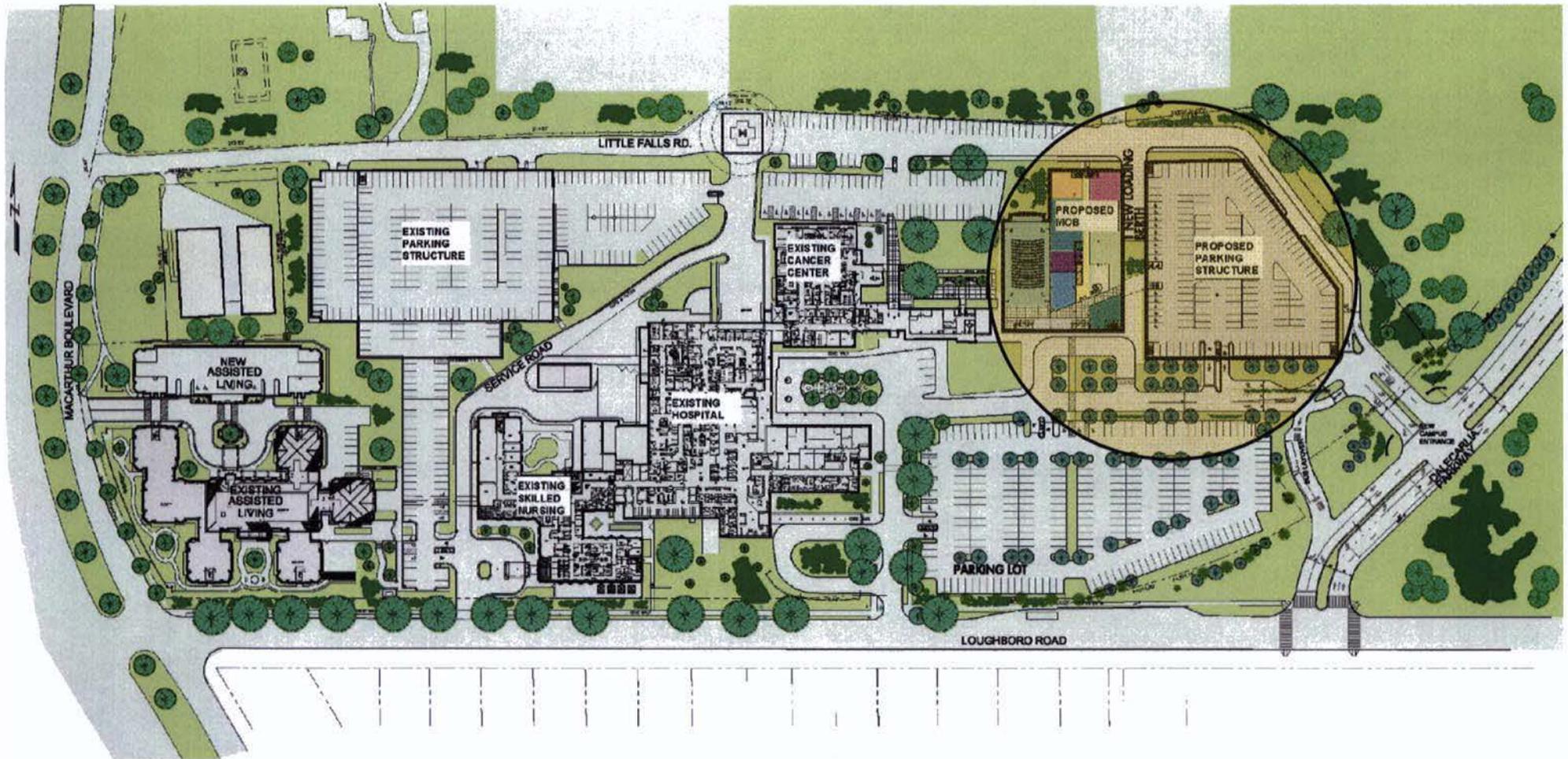


## Existing Partial Campus Site Plan





# Sibley Memorial Hospital Medical Office Building

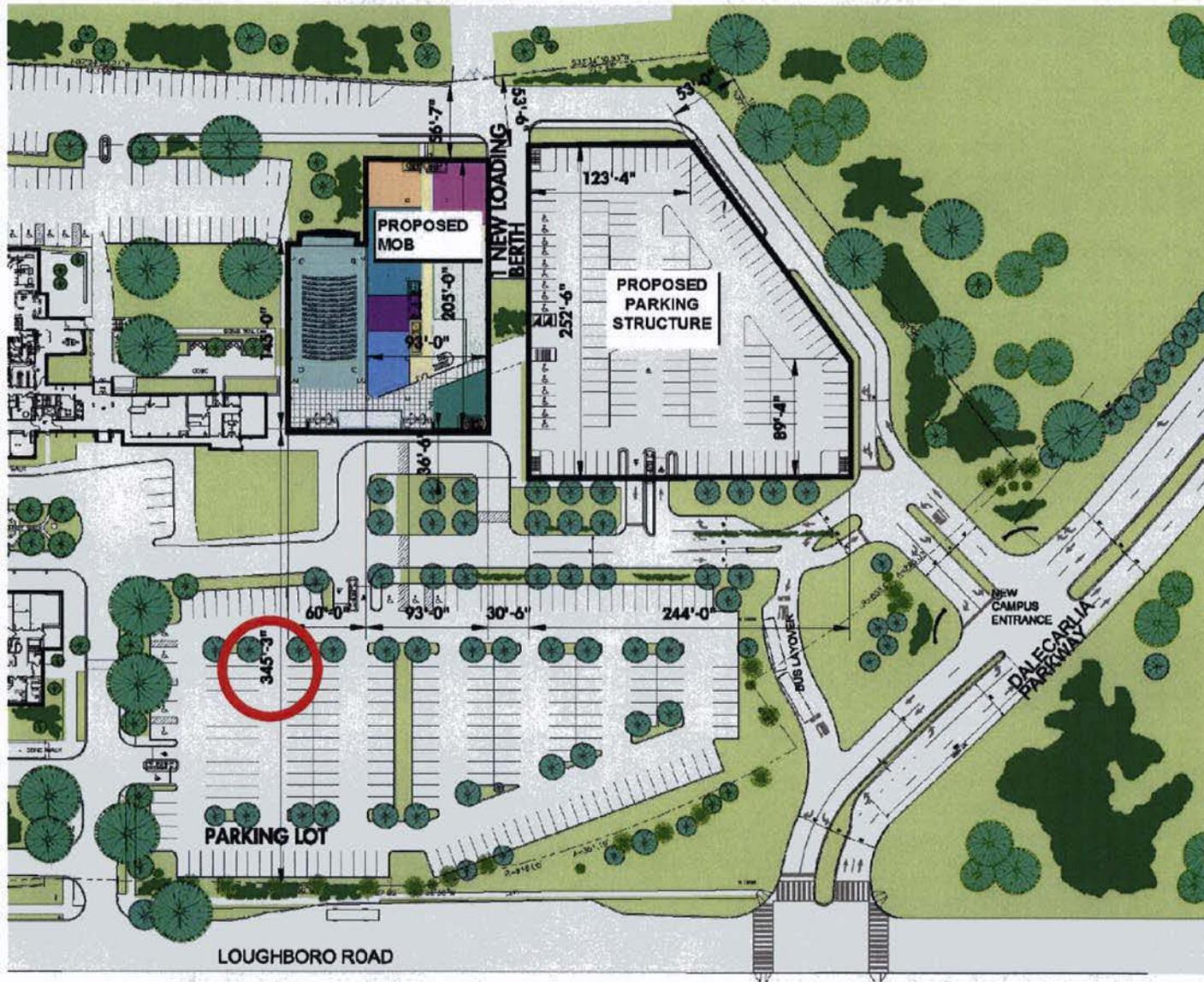


## Campus Site Plan





# Sibley Memorial Hospital Medical Office Building

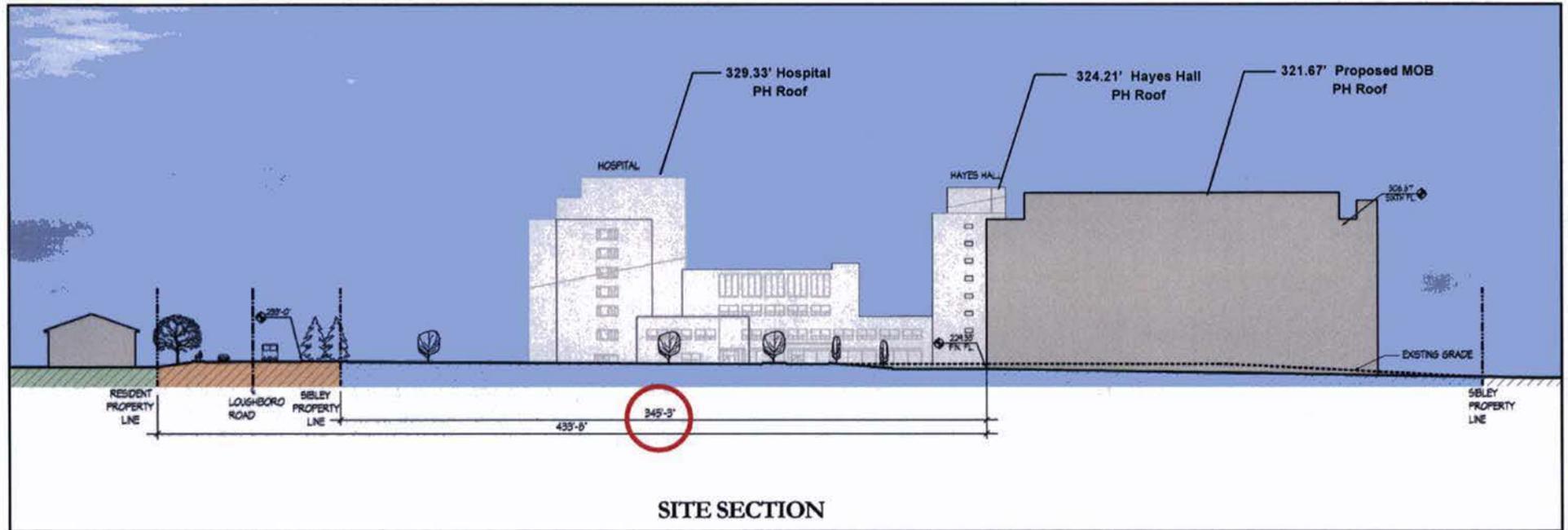


## Dimensioned Site Plan





# Sibley Memorial Hospital Medical Office Building

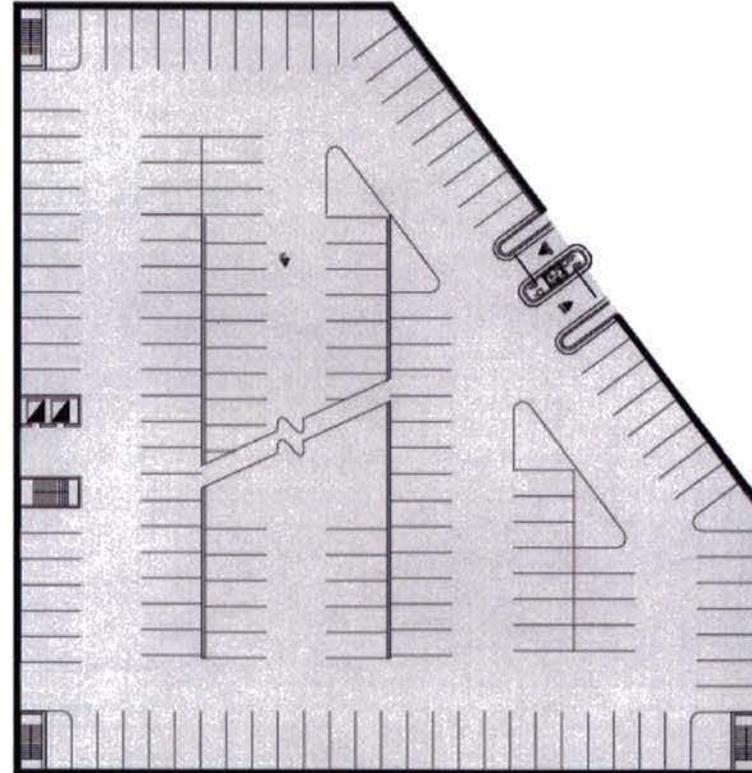
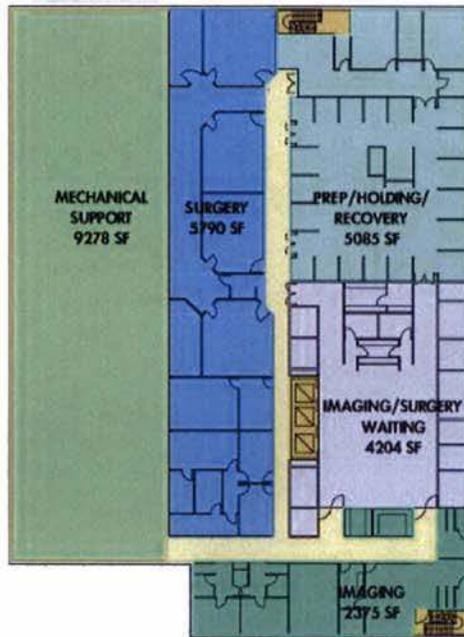


## Dimensioned Site Section





# Sibley Memorial Hospital Medical Office Building

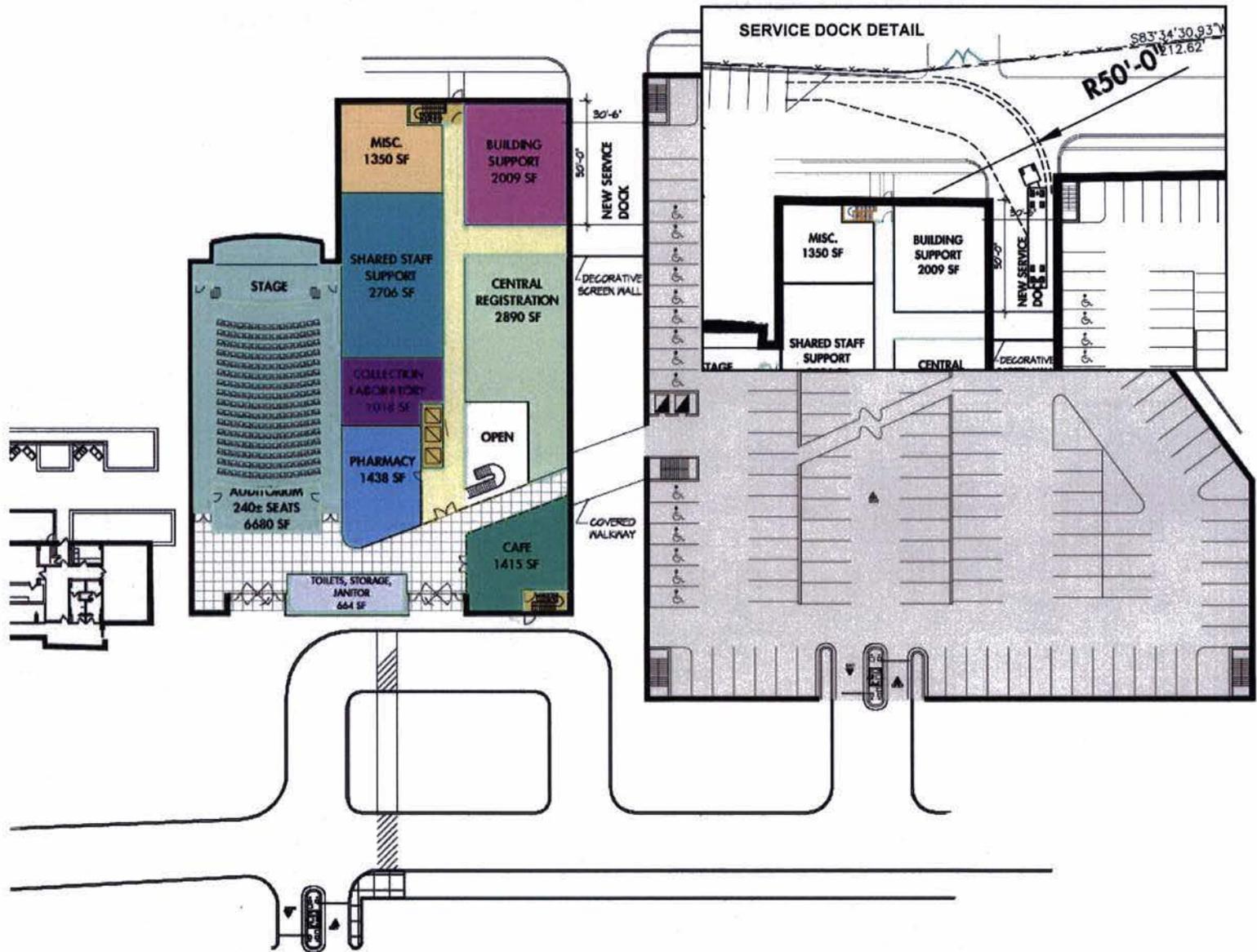


## Ground Floor Departmental Plan





# Sibley Memorial Hospital Medical Office Building

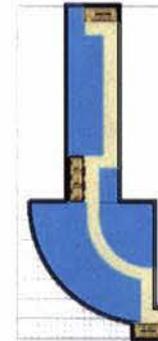


## First Floor Departmental Plan





# Sibley Memorial Hospital Medical Office Building



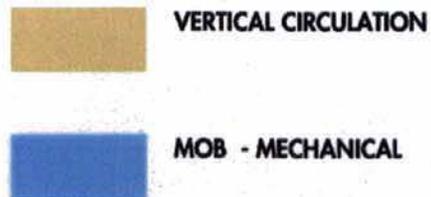
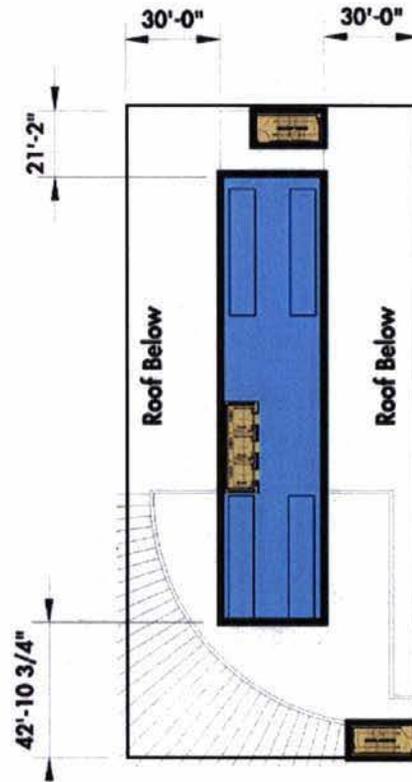
-  VERTICAL CIRCULATION
-  HORIZONTAL CIRCULATION
-  MOB - ADMIN. MEETING/ CONF. / MECHANICAL

## Sixth Floor Plan





# Sibley Memorial Hospital Medical Office Building



## Seventh Floor Plan



# Sibley Memorial Hospital Medical Office Building

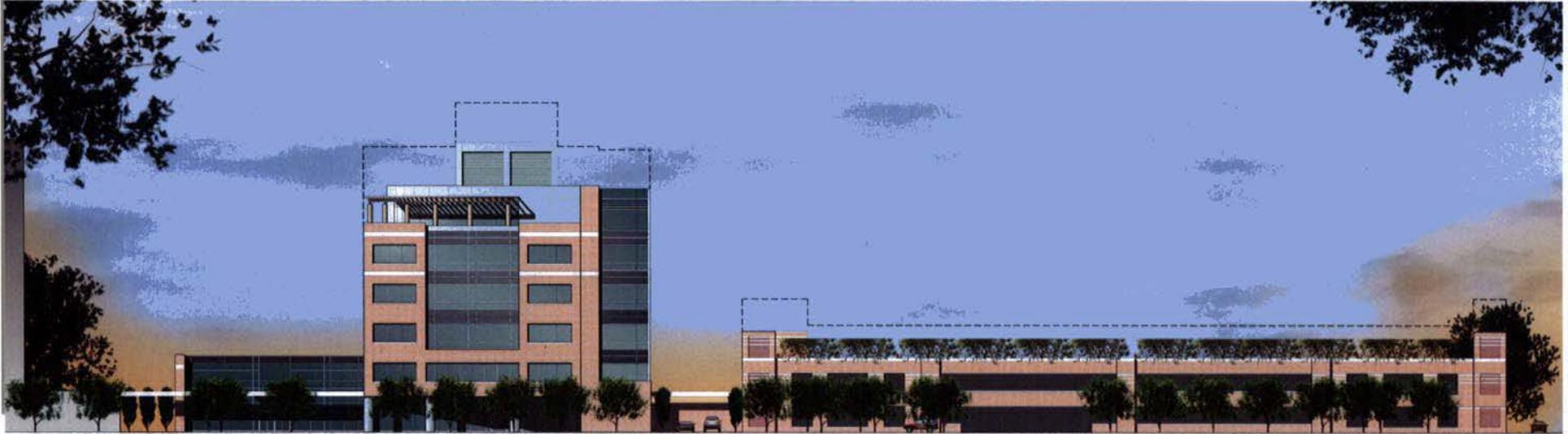
	PARKING SPACES		PARKING SPACES
CURRENT INVENTORY	1,464	NET ADD	421
DISPLACED CONSTRUCTION	-329	INVENTORY UNDER UTILIZED	360
SUB TOTAL	1,135	AVAILABLE FOR MOB	781
NEW GARAGE + NEW SURFACE	+750		
NEW TOTAL FOR CAMPUS	1,885		781 SPACES/ 113 FAR
CURRENT INVENTORY	-1,464		
NET ADD	421		<b>= 6.9 CARS/ 1000 NSF</b>

## Proposed Parking Tabulation





# Sibley Memorial Hospital Medical Office Building

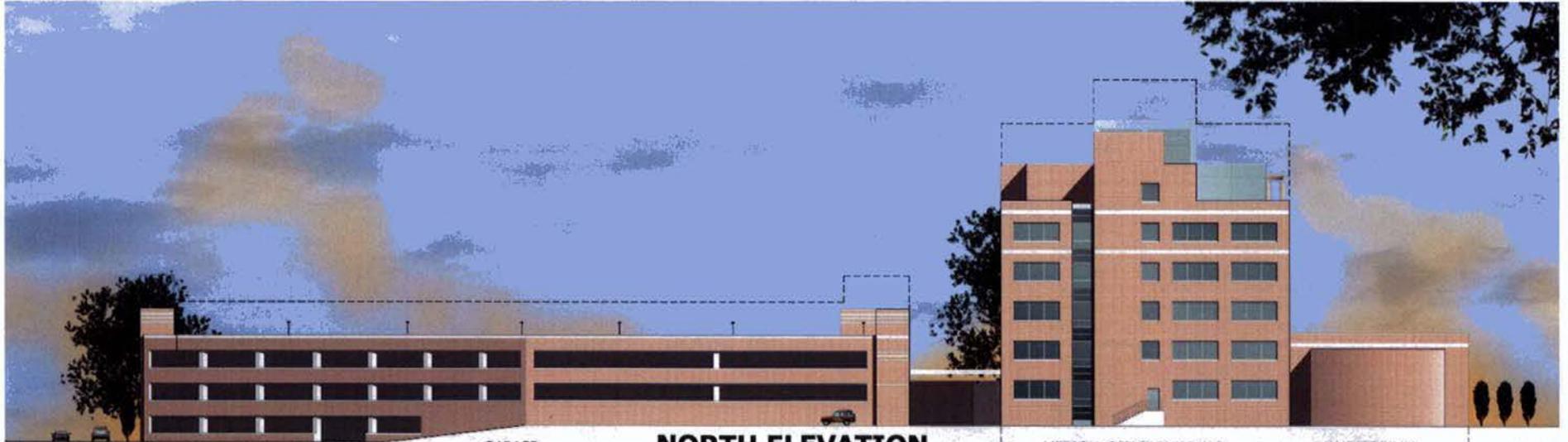


AUDITORIUM

MEDICAL OFFICE BUILDING

GARAGE

## SOUTH ELEVATION



GARAGE

## NORTH ELEVATION

MEDICAL OFFICE BUILDING

AUDITORIUM



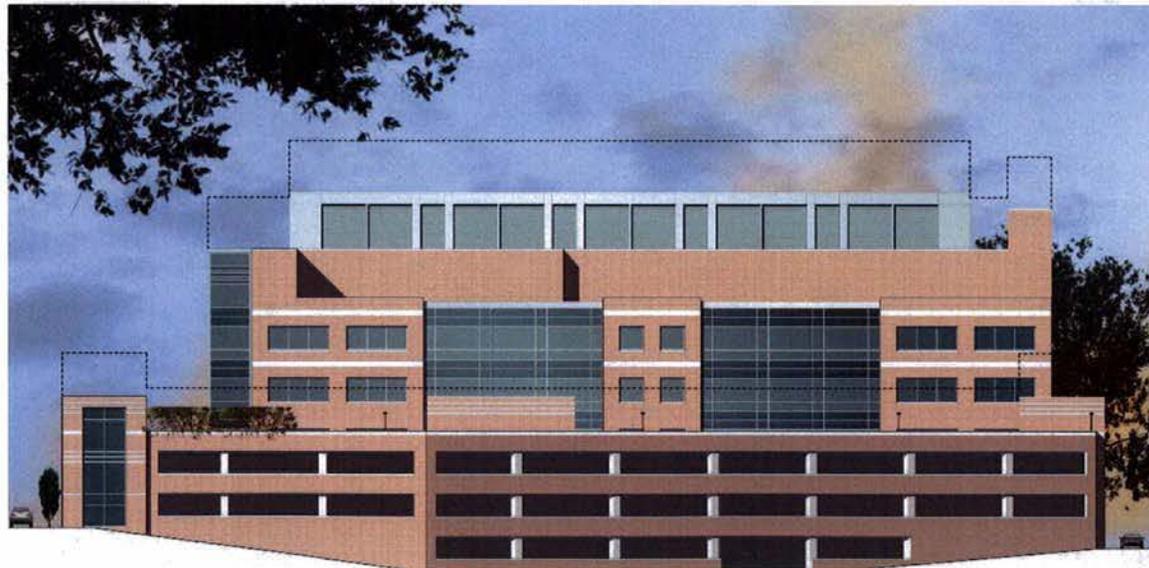


# Sibley Memorial Hospital Medical Office Building

**WEST ELEVATION**

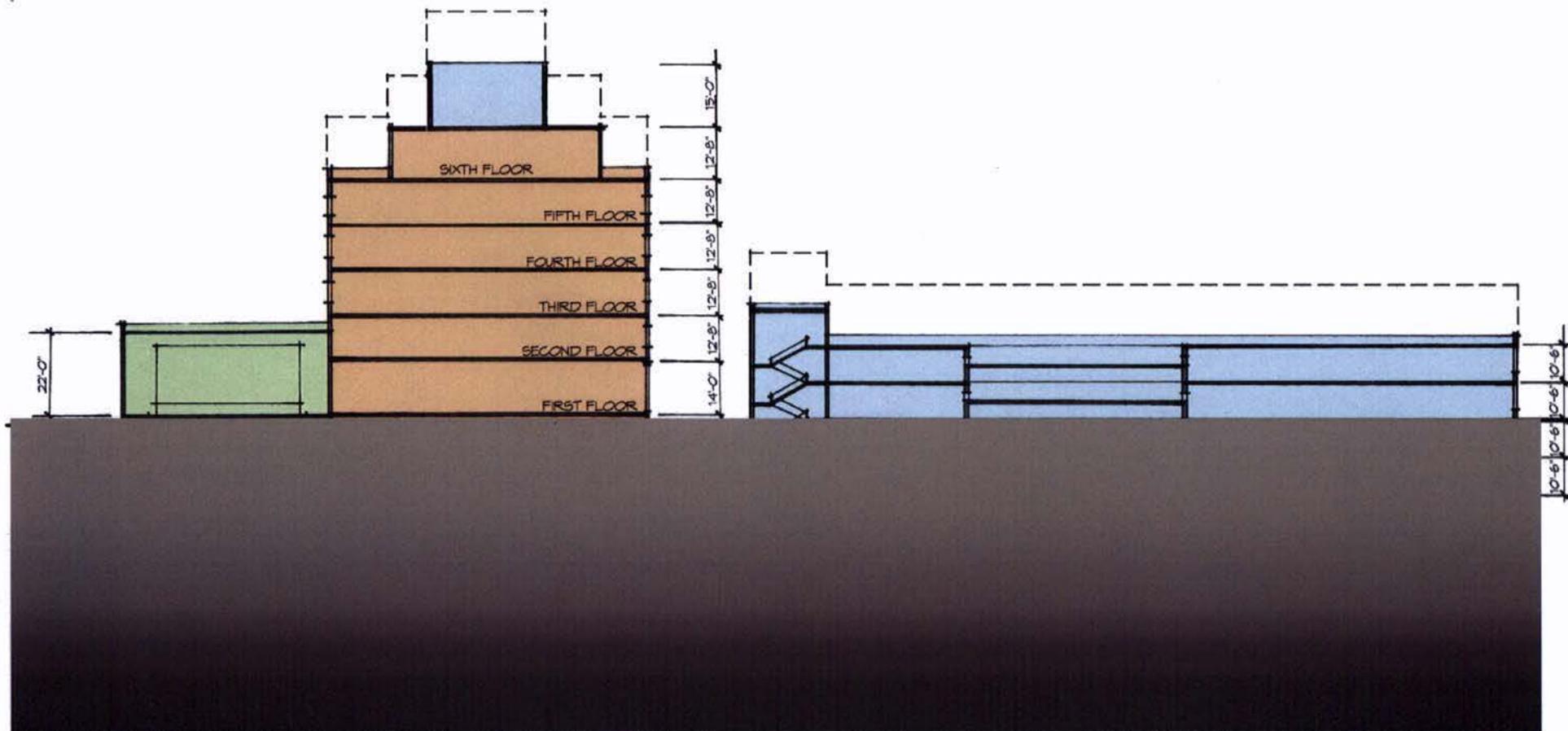


**EAST ELEVATION**





# Sibley Memorial Hospital Medical Office Building



## Building Section

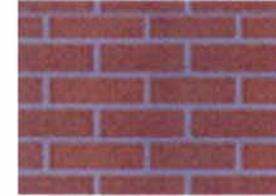




# Sibley Memorial Hospital Medical Office Building



BRICK COLOR # 1 MATCH  
EXISTING BUILDING BRICK  
CUSHWA # 30-300  
ROSE FULL RANGE



BRICK COLOR # 2  
CUSHWA # 115-300  
SHANANDOAH



## Detailed Elevation





# Sibley Memorial Hospital Medical Office Building

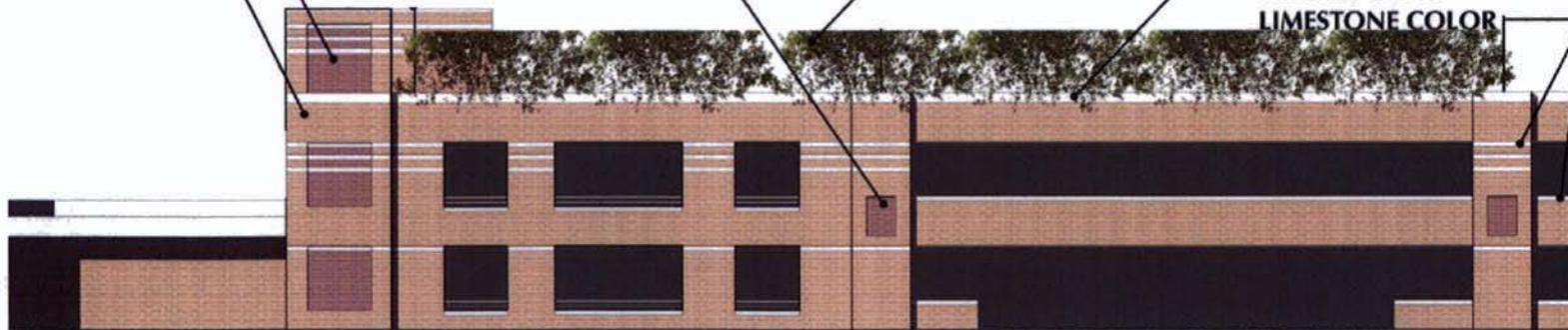


BRICK COLOR #1 MATCH  
EXISTING BRICK

BRICK COLOR #2

PLANTING ON GREEN  
SCREEN TRELLIS SYSTEM

PRECAST BAND  
LIMESTONE COLOR



## Detailed Elevation

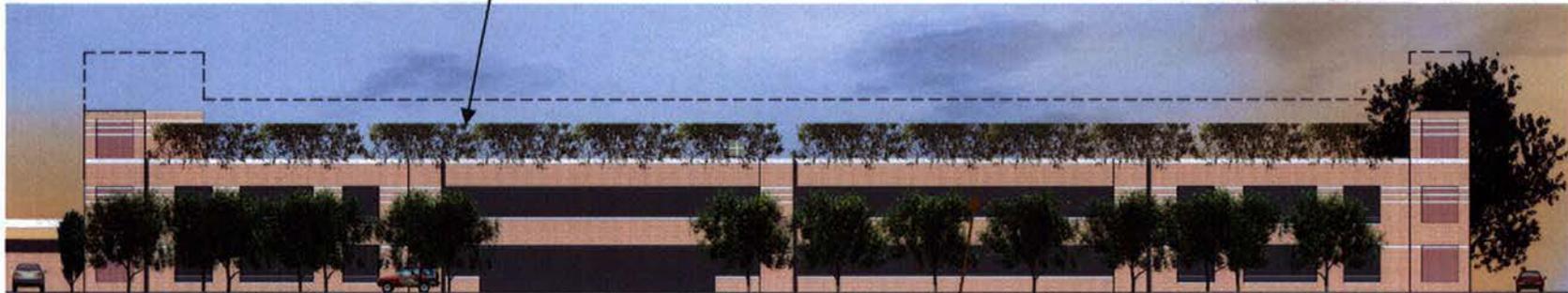




# Sibley Memorial Hospital Medical Office Building



Exterior Standards:  
Obscured Low Mount  
Full Cut Off Fixtures  
Limited Operation



GARAGE



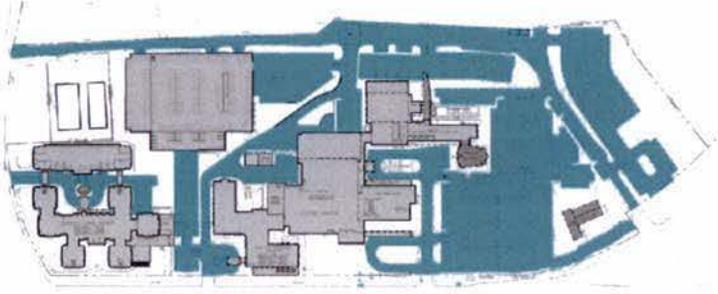
Interior Ceiling Mount:  
Shrouded, Down Light Fixtures  
Limited Operation

## Garage Lighting Detail



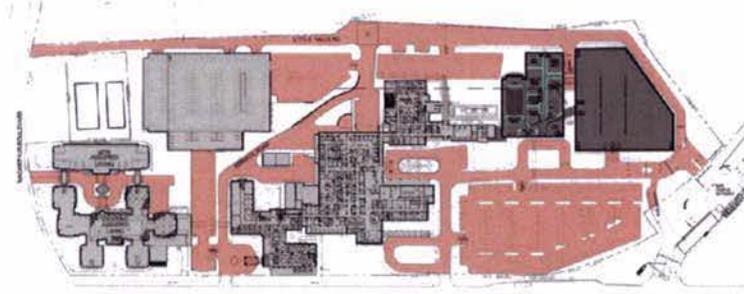


# Sibley Memorial Hospital Medical Office Building



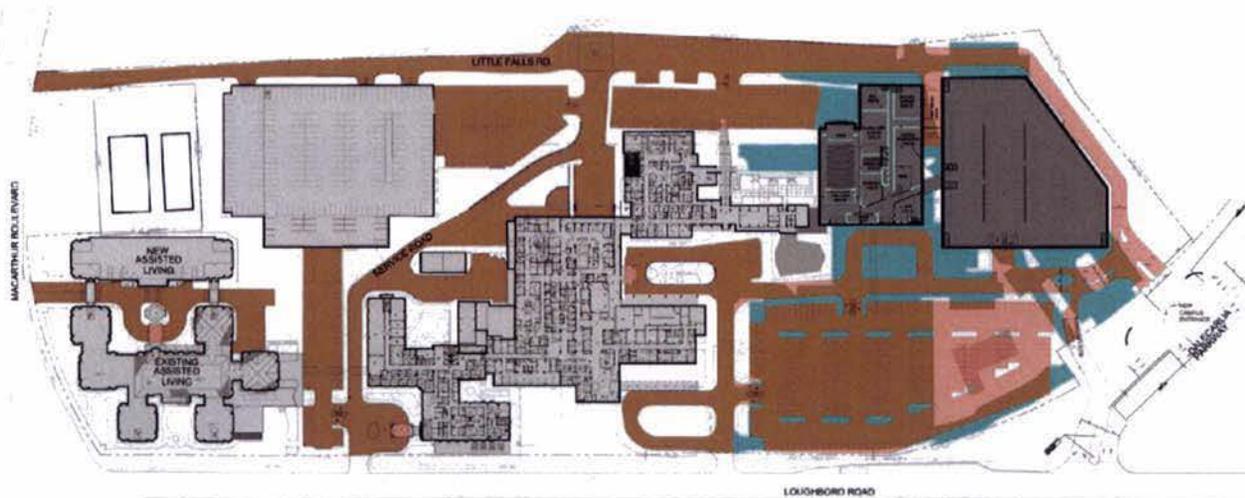
#### EXISTING SITE COVERAGE

BUILDING AREA	26.98%	340,708.65 SQFT
PAVED AREA	42.10%	375,586.86 SQFT
GREEN SPACE	30.92%	275,806.44 SQFT
<b>TOTAL</b>	<b>100.00%</b>	<b>892,101.95 SQFT</b>



#### PROPOSED SITE COVERAGE

BUILDING AREA	34.81%	310,532.15 SQFT
PAVED AREA	34.79%	310,339.22 SQFT
GREEN SPACE	30.40%	271,230.58 SQFT
<b>TOTAL</b>	<b>100.00%</b>	<b>892,101.95 SQFT</b>



#### SITE COVERAGE DIFFERENCE

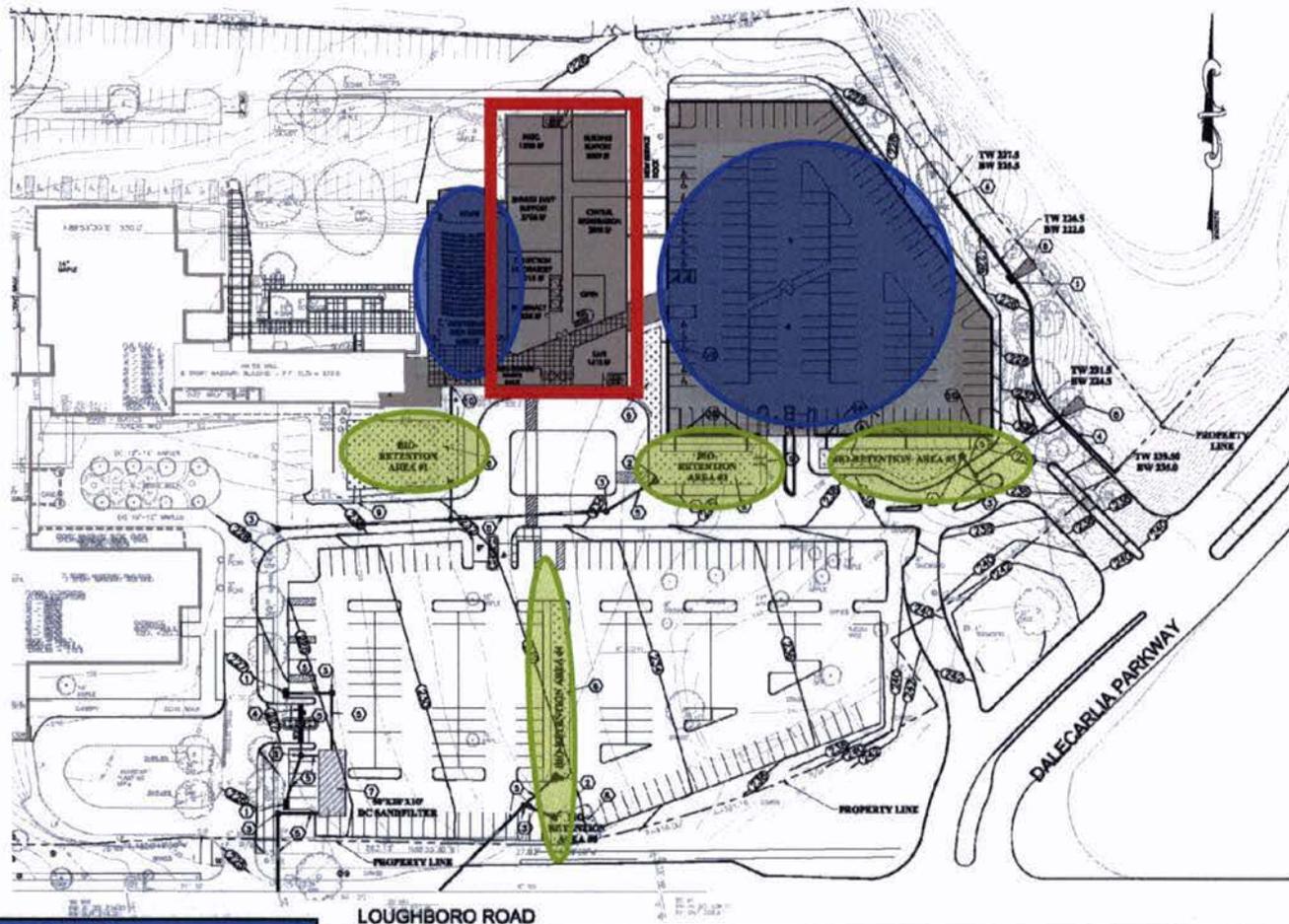
BUILDING AREA INCREASE	7.83%	69,823.50 SQFT
PAVED AREA	-0.31%	-65,247.64 SQFT
GREEN SPACE	-0.57%	-4,575.86 SQFT
<b>TOTAL IMPERVIOUS AREA INCREASE</b>	<b>0.51%</b>	<b>4,575.86 SQFT</b>

## Impervious Area Coverage

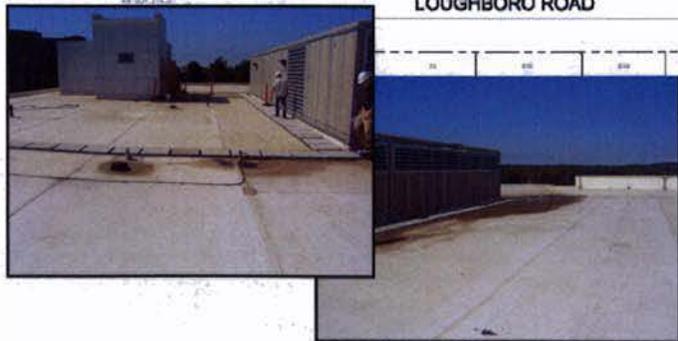




# Sibley Memorial Hospital Medical Office Building



-  **Rainwater Harvesting Cistern Collection System**
  - Irrigation
  - Power Wash
  - AC makeup
  
-  **Bio-Retention**
  - Rain Gardens
  - Water Quality Mgmt
  - Water Quantity Mgmt
  
-  **Heat Island Mitigation**
  - Reflective "Cool" Roofing
    - Min reflectivity .65
  - Reflective Concrete
    - Min reflectivity .29
  
-  **Efficiency**
  - High Performance Glazing
  - BMP Construction



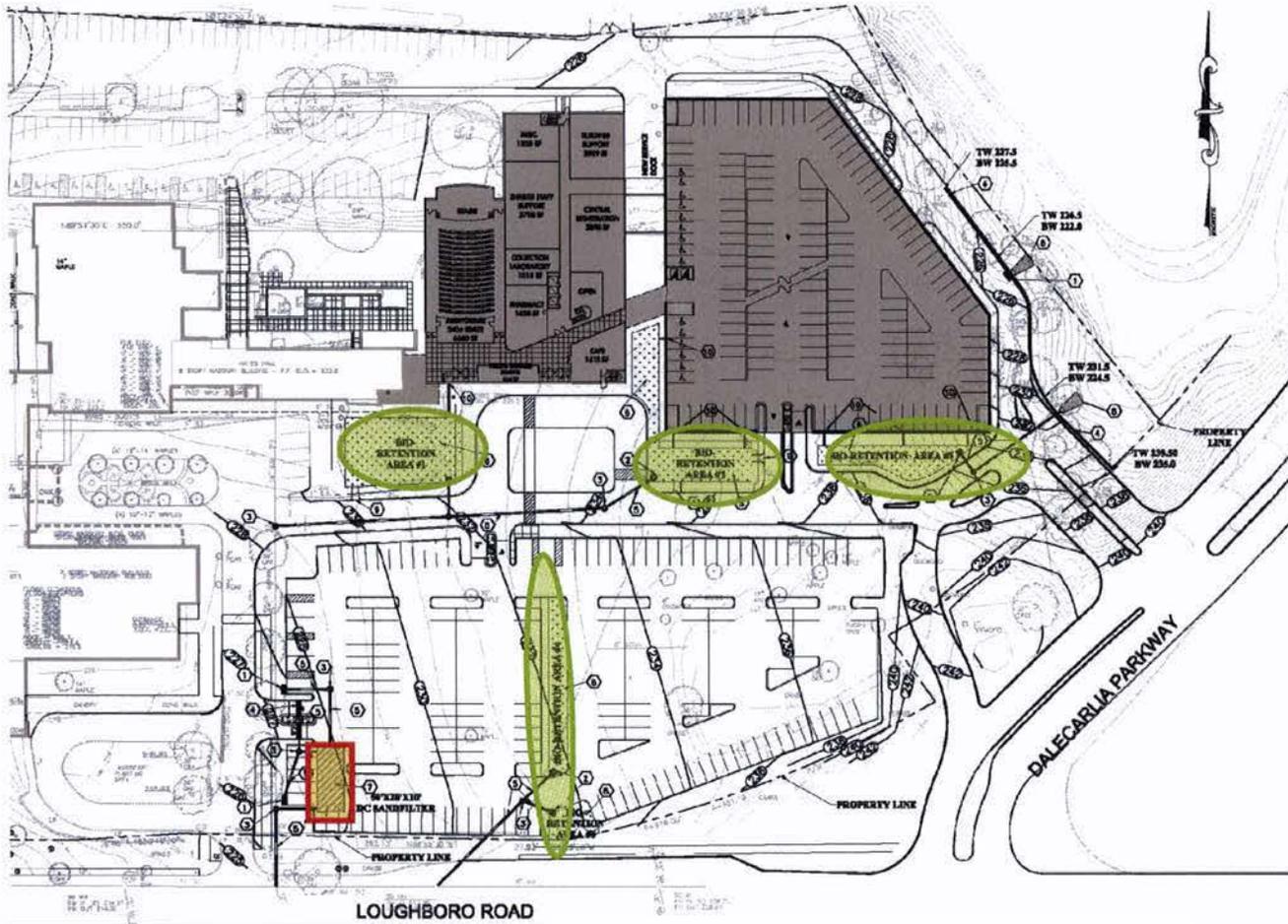
Fully Adhered Membrane "COOL" Roof

## Project Sustainability Initiatives





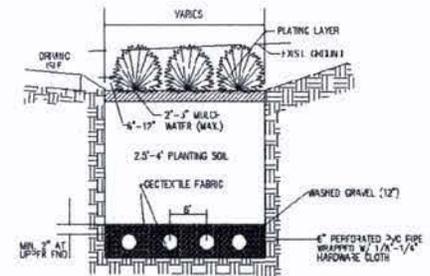
# Sibley Memorial Hospital Medical Office Building



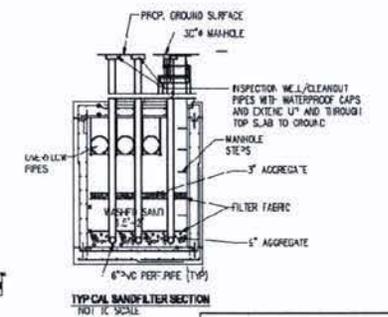
BIO-RETENTION AREA SUMMARY	
AREA #	AREA (SF)
AREA #1	1,478
AREA #2	3,250
AREA #3	1,826
AREA #4	1,878
AREA #5	864
TOTAL	12,492

### STORMWATER MANAGEMENT LEGEND

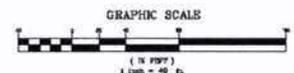
- NEW BUILDING
- ① NEW S'ORM DRAIN CURB INLET
- ② NEW S'ORM DRAIN YARD INLET
- ③ NEW S'ORM DRAIN 48" MANHOLE
- ④ NEW RETAINING WALL
- ⑤ NEW S'ORM DRAIN "DC"
- ⑥ NEW BIO-RETENTION AREA
- ⑦ NEW DC SANDFILTER FOR BOTH WATER QUALITY AND QUANTITY CONTROL
- ⑧ NEW ENDWALL W/ 15'X 0' RIPRAP
- ⑨ NEW CONCRETE STORM DRAIN FLUME
- ⑩ NEW S'ORM ROOF DRAIN
- TW TOP OF WALL
- BW BOTTOM OF WALL



BIO-RETENTION TYPICAL CROSS-SECTION NOT TO SCALE



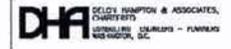
TYPICAL SANDFILTER SECTION NOT TO SCALE



12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Revision Date January 25, 2007

## CONCEPT GRADING AND STORMWATER MANAGEMENT PLAN



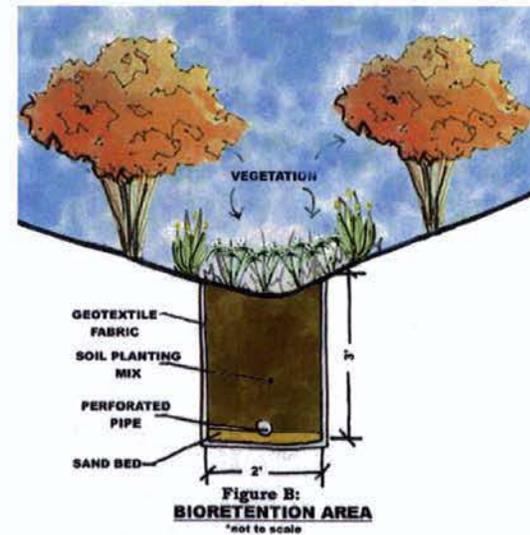
# Storm Water Management Concept



# Sibley Memorial Hospital Medical Office Building



- Bio retention (Rain Garden) applications



## Storm Water Management Concept



# Sibley Memorial Hospital Medical Office Building

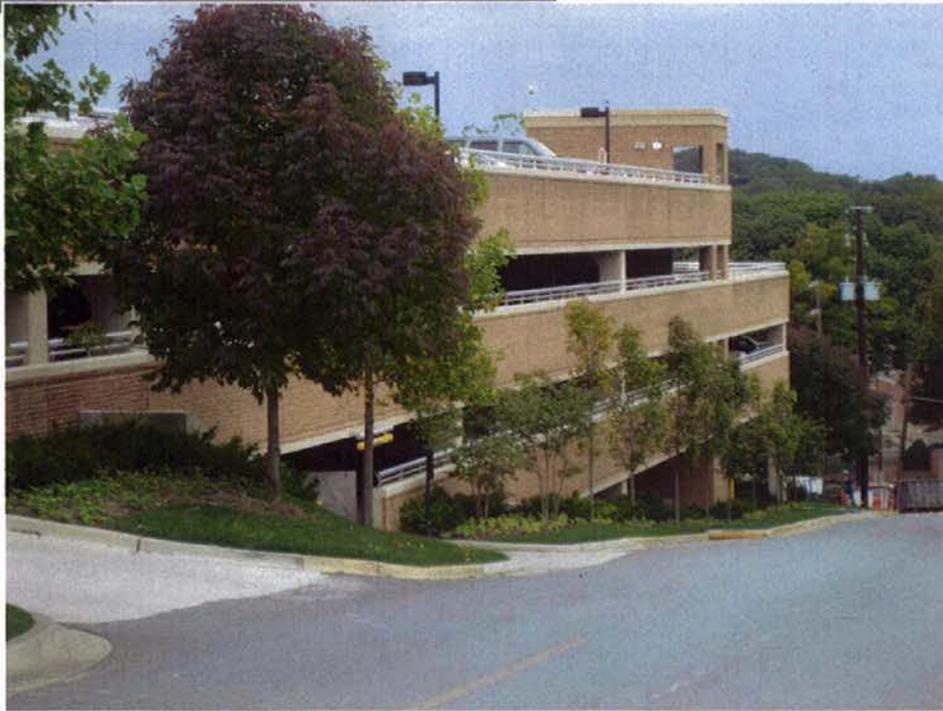


## Existing Landscape Amenities





# Sibley Memorial Hospital Medical Office Building



## Existing Landscape Examples





# Sibley Memorial Hospital Medical Office Building

## WHAT IS A RAIN GARDEN?

A RAIN GARDEN IS AN ATTRACTIVE LANDSCAPE FEATURE PLANTED WITH PERENNIAL NATIVE PLANTS. IT IS A BOWL-SHAPED GARDEN, DESIGNED TO ABSORB STORMWATER RUN-OFF FROM IMPERVIOUS SURFACES SUCH AS ROOFS AND PARKING LOTS.

RAIN GARDENS CAN BE SMALL, FORMAL, HOMEOWNER STYLE GARDENS, LARGE COMPLEX BIORETENTION GARDENS, OR ANYWHERE IN-BETWEEN.

## TYPICAL PLANTS FOUND IN A RAIN GARDEN INCLUDE:

- ELDERBERRY (SAMBUCUS CANADENSIS)
- BLACK CHOKEBERRY (ARONIA MELANOCARPA)
- WINTERBERRY (HOLLY) (ILEX VERTICILLATA)
- ARROWWOOD (VIBURNUM VIBURNUM DENTATUM)
- MISTFLOWER (EUPATORIUM COELESTINUM)
- OX-EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
- JOE-PYE WEEED (EUPATORIUM FISTULOSUM)
- SWITCHGRASS (Panicum VIRGATUM)
- OBEDIENT PLANT (PHYTOSIEGA VIRGINIANA)
- BLACK-EYED SUSAN (RUDBECKIA HIRTAE)
- BROWN-EYED SUSAN (RUDBECKIA FULGIDA)

## Street Trees

- Platanus acerifolia London Plane Tree
- Tilia tomentosa Silver Linden
- Ulmus parvifolia 'Bosque' Bosque Elm
- Zelkova serrata 'Green Vase' Japanese Zelkova

## Shade Trees

- Acer rubrum 'Red Sunset' Red Sunset Maple
- Cedrela tomentosa var. 'Inermis' Thornless Honeylocust
- Siphora japonica Japanese Pagoda Tree

## Evergreen Trees

- Ilex x 'Nellie R. Stevens' Nellie Stevens Holly
- Taxus x media 'Hicksii' Hicks Yew
- Thuja occidentalis 'Trophy' Eastern Arborvitae

## Ornamental Trees

- Amelanchier Canadensis Serviceberry
- Cercis Canadensis Eastern Redbud
- Cornus kousa Kousa Dogwood
- Lagerstroemia indica 'Crape Myrtle'
- Magnolia x soulangeana Saucer Magnolia
- Malus sargentii Sargent Crabapple

## Shrubs

- Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster
- Hydrangea quercifolia Oakleaf Hydrangea
- Mahonia aquifolium Oregon Grape Holly
- Nandina domestica Heavenly Bamboo
- Prunus lasiocerasus Cherry Laurel

## Grasses and Perennials

- Asilbe chinensis purshii False Spiraea
- Hemerocallis sp. Daylily
- Hosta sordidiana elegans Blue Plantain Lily
- Penstemon alpestris Fountain Grass
- Perovskia abrotanoides Russian Sage
- Rudbeckia 'Goldsturm' Black Eyed Susan

## Groundcovers

- Hypericum calycinum Aaronsbeard St. Johnswort
- Liatris muscari 'Big Blue' Big Blue Lilyturf



Revision Date January 25, 2007

## Landscape Plan



**SIBLEY MEMORIAL HOSPITAL**  
OUTPATIENT / MEDICAL OFFICE BUILDING & GARAGE

**LEWIS SCULLY GIONET**  
LANDSCAPE ARCHITECTS

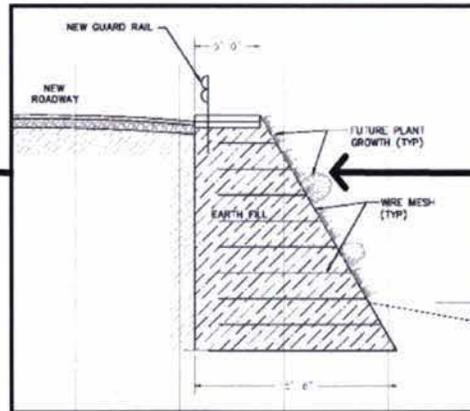
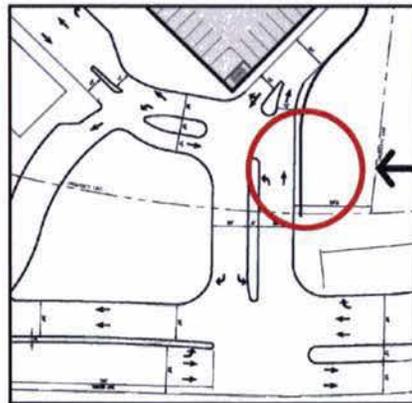
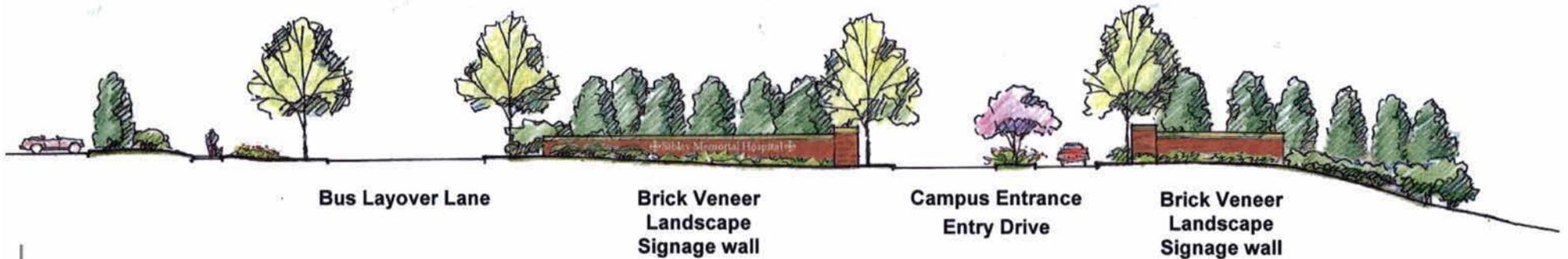
**WILMOT SANZ**  
ARCHITECTURE  
PLANNING



Wilmot Sanz Architects and Planners February 1, 2007



# Sibley Memorial Hospital Medical Office Building



Green Gabion Retaining Wall  
Screened Behind Sign Wall  
at Site Entry



Re-vegetated Green Gabion  
Retaining Wall

## Site Entry Section



**SIBLEY MEMORIAL HOSPITAL**  
OUTPATIENT / MEDICAL OFFICE BUILDING & GARAGE

**LEWIS SCULLY GIONET**  
LANDSCAPE ARCHITECTS

**WILMOT SANZ**  
ARCHITECTURE  
PLANNING





# Sibley Memorial Hospital Medical Office Building Traffic and Parking Presentation

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Presented by: Lou Slade, P.E., PTOE  
Gorove/Slade Associates, Inc.

February 1, 2007

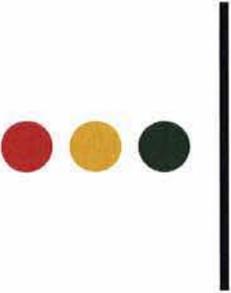




## Summary of Traffic Study Findings: Current Traffic Conditions

- Peak traffic conditions in the Hospital vicinity are good.
- Off-peak and Hospital shift change traffic conditions are excellent.
  - 62% use MacArthur Boulevard and Dalecarlia Parkway to and from the north.
  - 28% use MacArthur Boulevard from the south.
  - 10% use Loughboro Road from the east.
- Traffic generated by MOB will be less than 6% percent of current traffic.





## Summary of Traffic Study Findings, Continued...

- The MOB will generate new trips, but will also serve existing doctor, employee, and patient traffic that is currently taking place at the hospital.
- The proposed relocation of the Little Falls Road intersection with Dalecarlia Parkway will include significant safety improvements.
- The MOB parking plan exceeds the most conservative estimates for what will be required.
- Much of the traffic impacts of the MOB can be mitigated.







## Trip Generation for Reduced Building Size

Land Use	ITE Land Use Code	Size	Trip Generation					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office Building	720	113 kSF	221	59	280	96	258	354
<i>Synergy/ Alternate Mode Reduction</i>		10%	(22)	(6)	(28)	(10)	(26)	(35)
<b>Total Site Trip Generation</b>			<b>199</b>	<b>53</b>	<b>252</b>	<b>86</b>	<b>232</b>	<b>319</b>

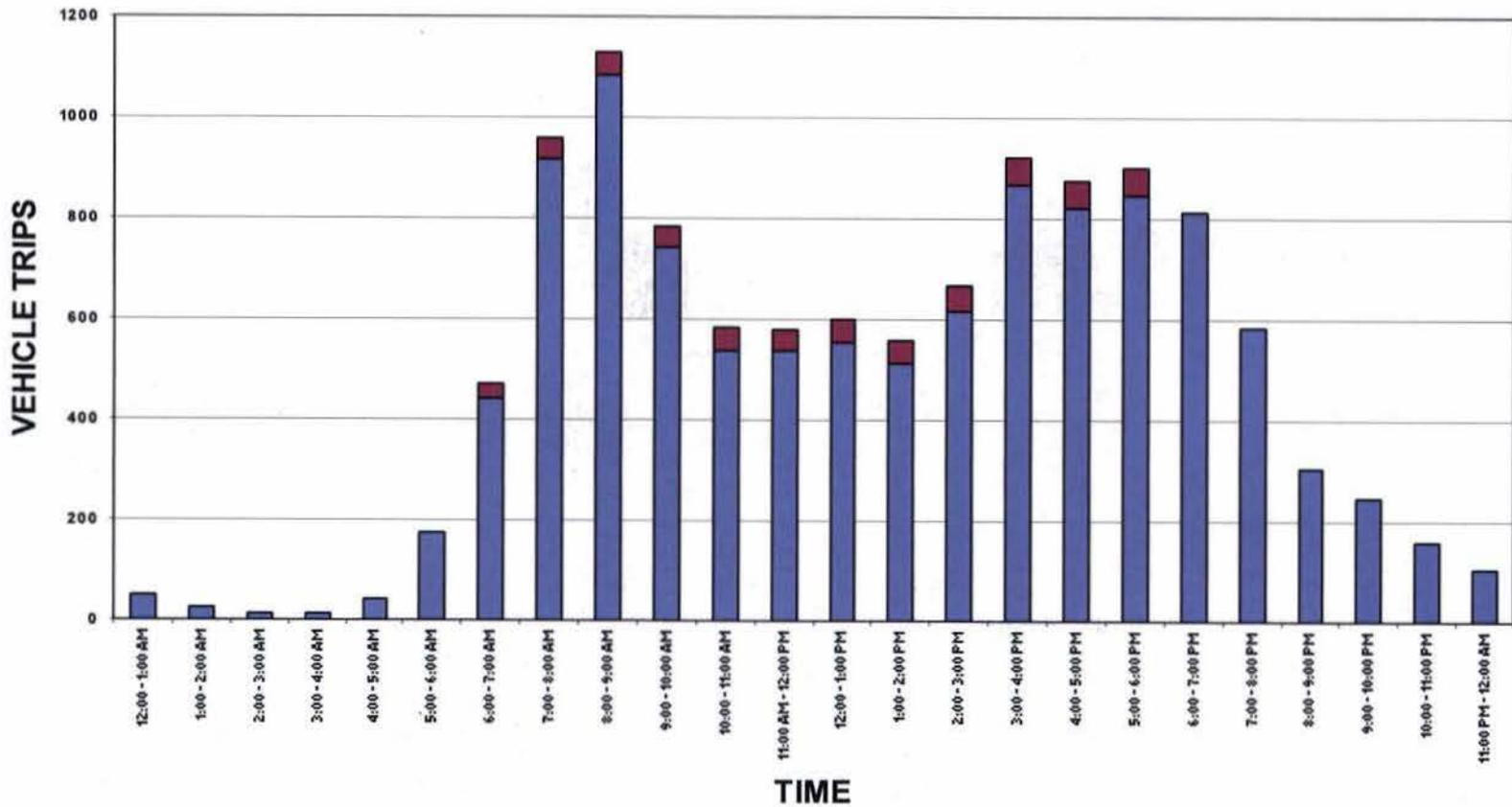
Total site trips are reduced by 14%



# Approximate Hourly Traffic on Loughboro Road

Existing Traffic

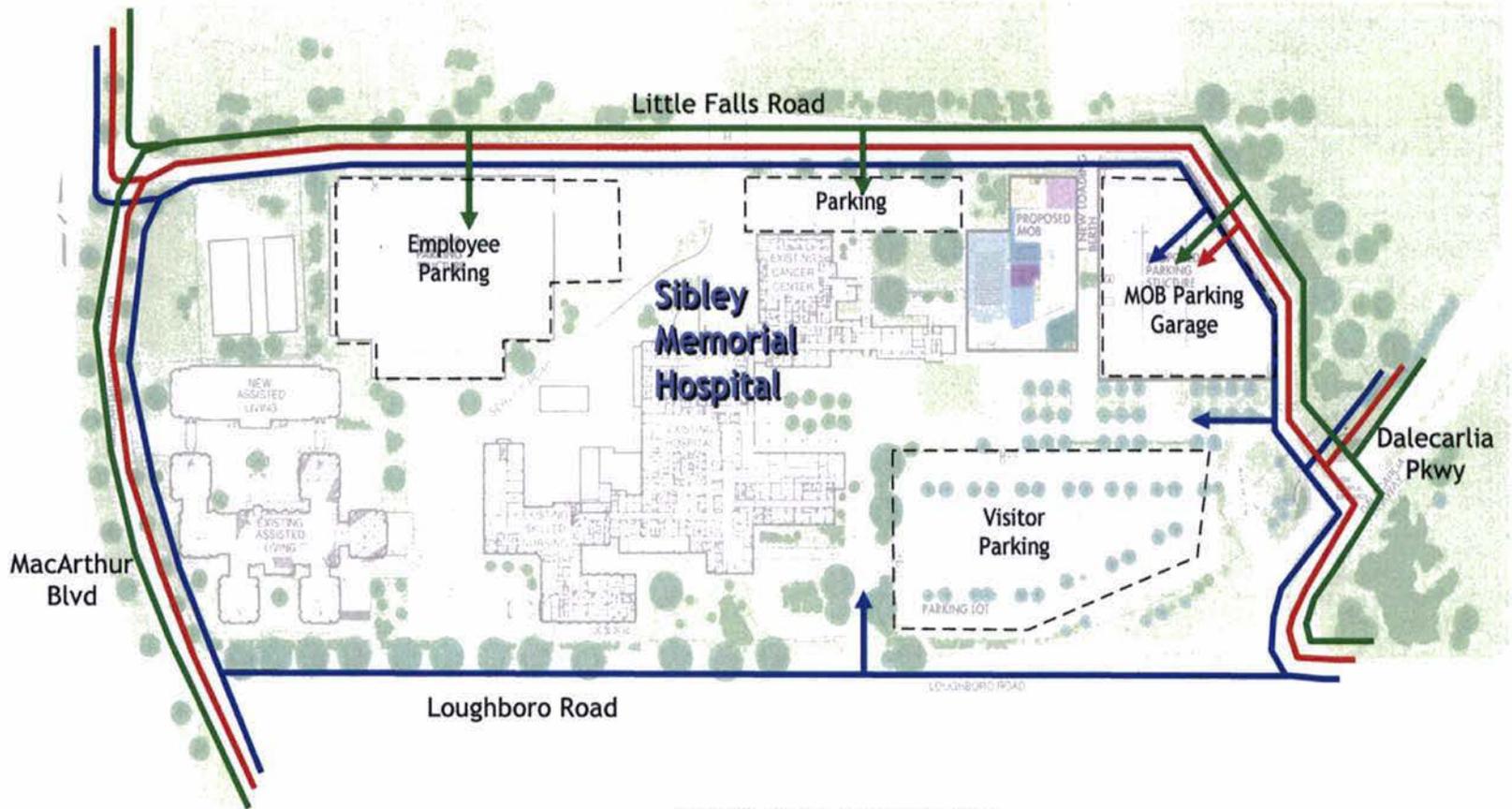
Additional Traffic



**GOROVE/SLADE ASSOCIATES, INC.**  
Transportation, Traffic and Parking



# Sibley Proposed Traffic Routing



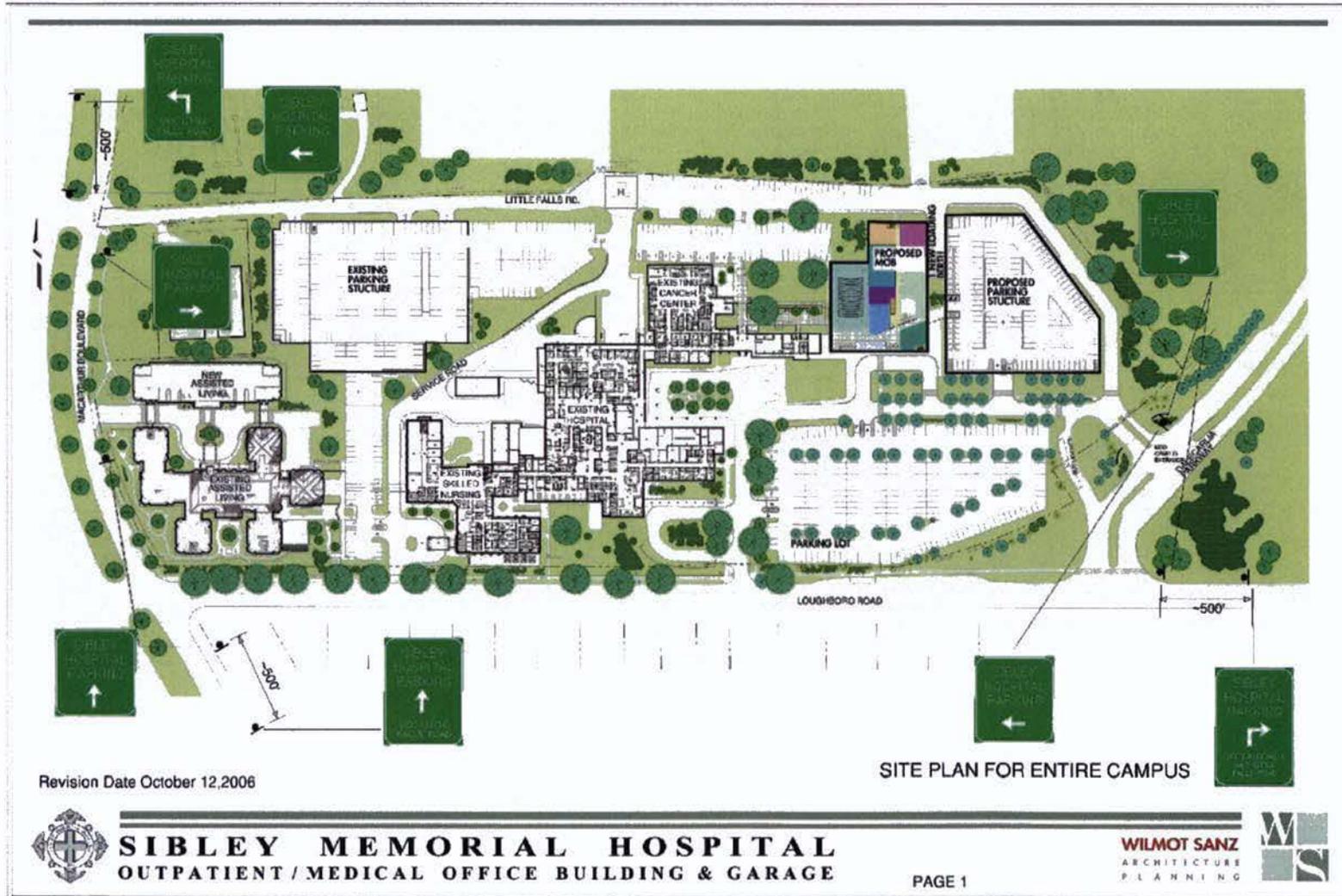
## Vehicular Travel Paths

- Employee
- Doctor
- Visitor



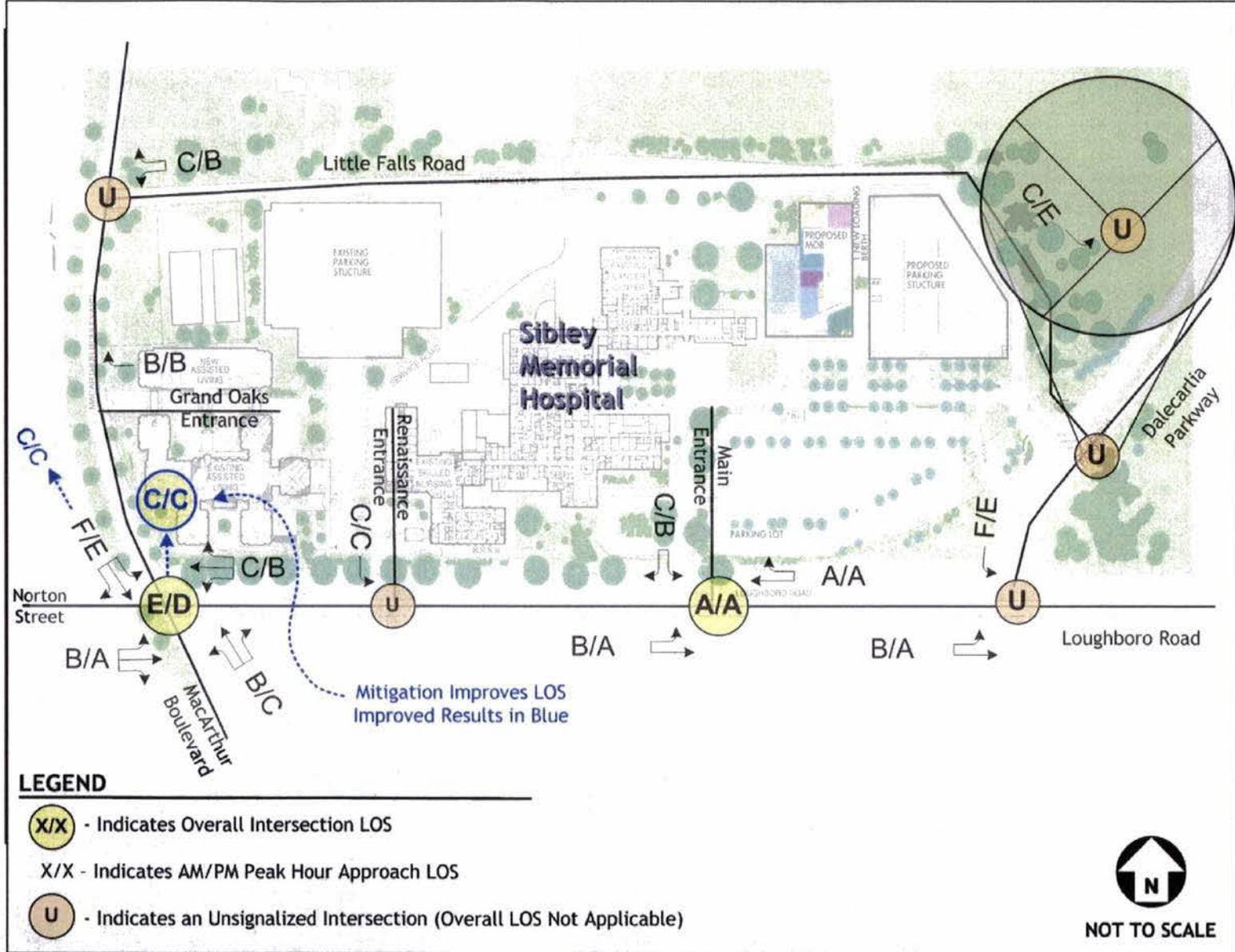
**GOROVE/SLADE ASSOCIATES, INC.**  
*Transportation, Traffic and Parking*

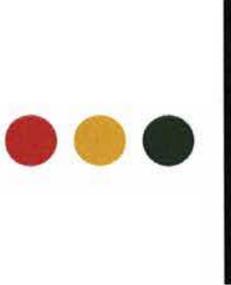
# Proposed Traffic Routing Plan



**GOROVE/SLADE ASSOCIATES, INC.**  
*Transportation, Traffic and Parking*

# Total Future Capacity Analysis Results

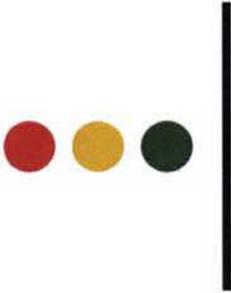




## Proposed Traffic Impact Mitigation Measures

- Provide abundant parking – the parking plan exceeds the most conservative estimates for what will be required.
- Relocate and design the Little Falls Road intersection with Dalecarlia Parkway to improve safety conditions.
- Provide a redesign of the intersection of Dalecarlia Parkway with Loughboro Road.

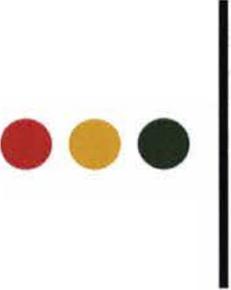




## Proposed Traffic Impact Mitigation Measures (continued)

- Modify directional signs and other motorist information to shift Hospital traffic from Loughboro Road to Little Falls Road.
- Provide a ridesharing information database and matching service for employees.
- Encourage employees to carpool by providing carpool parking spaces.

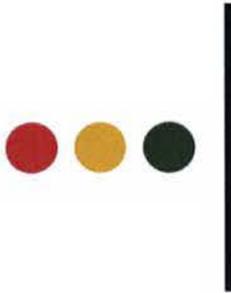




## Proposed Traffic Impact Mitigation Measures (continued)

- Provide shuttle bus service to Friendship Heights Metrorail station.
  - Suggested route would be along Western Avenue to Dalecarlia Parkway to Little Falls Road.
  - Shuttle service would be from 6 a.m. to 5 p.m. Monday through Friday.
  - Shuttle will operate free of charge to riders.
  - Service would be available to Hospital employees and visitors, as well as community.





## Additional Analysis Per DDOT

- Pedestrian Level of Service Analysis
- Pedestrian Safety Impacts
- Speed Survey Analysis
- Loughboro Rd/Dalecarlia Pkwy Intersection Redesign
- Signal Warrant Analysis
- Stop Sign Warrant Analysis
- Summary of Additional Intersection Analyses
- Trips based on Peak Hour of Generator







# Sibley Memorial Hospital Medical Office Building



**Photo Simulation**

