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Sibley Memorial Hospital Expansion: Medical Office Building



BY SIBLEY MEMORIAL HOSPITAL

**APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED REVIEW AND APPROVAL OF A
PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT**

December 22, 2005

ZONING COMMISSION
CASE No. 05-42
EXHIBIT No. 1
ZONING COMMISSION
District of Columbia
CASE NO.05-42
EXHIBIT NO.4

DEVELOPMENT TEAM

APPLICANTS:

Lucy Webb Hayes Training School for
Deaconesses and Missionaries
c/o Sibley Memorial Hospital
5255 Loughboro Road, NW
Washington, DC 20016

ARCHITECTS AND ENGINEERS:

Wilmot Sanz Architects and Planners
Project Architect
18310 Montgomery Village Avenue
Suite 300
Gaithersburg, MD 20879

Gorove/Slade Associates
Traffic Consultant
1140 Connecticut Avenue, NW
Suite 700
Washington, DC 20036

LAND USE COUNSEL:

Pillsbury Winthrop Shaw Pittman
2300 N Street, NW
Washington, DC 20037

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PREFACE

This statement and the attached documents support the application of the Lucy Webb Hayes Training School for Deaconesses and Missionaries, doing business under the name Sibley Memorial Hospital, to the Zoning Commission in support of an application for the consolidated review and approval of a Planned Unit Development and a related amendment to the Zoning Map of the District of Columbia for the property known as Square N-1448, Lot 26, to allow the construction of a medical office building and accompanying parking facility, in order to improve the quality and efficiency of health care provided by the hospital.

The Applicant has met with representatives of the Office of Planning, Advisory Neighborhood Commission 3D, and numerous neighbors. The Applicant has also made formal presentations to ANC 3D and the Palisades Citizens' Association regarding the proposed application.

This PUD and Zoning Map Amendment application is consistent with the District of Columbia Comprehensive Plan, D.C. Law 12-275, 10 DCMR (Planning and Development) § 100 et seq. (1998) (the "Comprehensive Plan"), as well as numerous goals and policies of the District of Columbia. This project will benefit the District by allowing the Applicant to upgrade and expand its facilities so that it may provide its patients with the best possible care. The medical office building will attract top physicians to Sibley and provide patients and doctors alike with a convenient, efficient structure that intelligently complements the hospital's mission and attracts doctors to the District. The medical office building will also provide Sibley's patients with an array of integrated outpatient service alternatives. As D.C. doctors continue to leave the city, the District must make it a priority to allow the remaining medical care facilities to make necessary competitive improvements to provide the highest level of care for their patients.

Submitted in support of this application are completed application forms, a notice of intent to file a PUD (with property owner list and certification of mailing), architectural drawings, plans, and elevations, and a map depicting the Zoning District for the property and the surrounding area. As set forth below, this statement and the attached documents meet the filing requirements for a PUD and Zoning Map Amendment application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. Summary of Requested Action

This document is the application of the Lucy Webb Hayes Training School for Deaconesses and Missionaries, doing business under the name Sibley Memorial Hospital (“Applicant”, “Sibley” or “Hospital”), to the Zoning Commission of the District of Columbia (“Commission”) for the review and approval of a Planned Unit Development (“PUD”) and a corresponding amendment to the Zoning Map for the site. The project site is Lot 26 in Square N-1448 (the “Subject Property”). The Subject Property is located in the Kent neighborhood of Ward 3 in Upper Northwest and consists of approximately 20.48 acres of land area within the R-5-A Zone District. The Applicant’s PUD project proposes to modernize and expand the medical services provided on the Subject Property to meet the continuing medical needs of the surrounding community and the District. The Applicant seeks consolidated review and approval of the construction of a new medical office building (“MOB”) and a new four-level, 600 space parking garage (“Parking Garage”).

The Subject Property is currently zoned R-5-A. The Applicant requests a Zoning Map amendment for a portion of the Subject Property from the R-5-A District to the SP-1 District to accommodate the proposed development plan. The Zoning Map amendment will allow for the new uses of the MOB (which is not permitted in the R-5-A District) and the Parking Garage (which is permitted in the R-5-A District only with special exception approval) as well as the additional density essential for the provision of efficient modern health care services. Rezoning a portion of the site to the SP-1 District is consistent with the Subject Property’s Institutional land use category designation on the Generalized Land Use Map, and with the overarching goals and policies of the Comprehensive Plan of the District of Columbia, as discussed in detail herein.

This PUD application is intended to serve a number of goals. First, the MOB greatly expands the quality and efficiency of care at Sibley. It provides expanded and convenient outpatient services, and helps to attract the region's best physicians with much-needed office space. Second, the utilization of the PUD process demonstrates the Applicant's commitment to neighborhood input, participation, and integration. The Hospital has listened to the comments and concerns of the community and adopted a site plan that balances construction and design needs with neighborhood preferences. Moreover, the Applicant will continue to seek additional input from the community. Consideration of all the elements of this project together will allow the District and community to appreciate the numerous benefits offered by the proposed PUD. The improvements are necessary for Sibley to keep pace with the high standards of care it seeks to provide to the District and its residents.

B. The Applicant

Sibley is a private, non-profit, full-service community hospital that has served the residents of the District for over a century. The Applicant has had a significant presence along Loughboro Road, N.W. since 1961. Also on the property is Grand Oaks, an assisted living residence with a residential Alzheimer's unit. Grand Oaks opened in 2000 with 135 living units, and will soon be expanded to add 36 new units. The medical center also houses Sibley Renaissance, which includes the Center for Rehabilitation Medicine and Sibley Senior Services, a 44-bed skilled nursing home.

As noted in its Mission Statement: "The mission of Sibley Memorial Hospital is to provide quality health services and facilities for the community, to promote wellness, to relieve suffering, and to restore health as swiftly, safely, and humanely as it can be done, consistent with the best service they may give at the highest value for all concerned." Sibley serves a critical

need in the community as one of the few full-service hospitals in the District. The hospital features state of the art surgery, orthopedic, obstetric, and oncology services, and a 24-hour Level II emergency room. It also provides significant uncompensated health care; in 2005 it will provide about \$6.4 million in free health care.

C. Project Goals and Objectives and Benefits of Using the PUD Process

The Applicant's goal is to improve the Hospital's physical infrastructure so that it may continue to serve the health care needs of Upper Northwest and the entire District. The most pressing need is for the MOB and the accompanying Parking Garage; the Applicant therefore seeks consolidated review and approval for these structures. Together, they will allow the Applicant to retain high quality medical personnel and provide its patients with integrated outpatient services that improve care and efficiency. The PUD process allows for the participation of the Zoning Commission, Office of Planning ("OP"), Advisory Neighborhood Commission ("ANC"), and neighborhood residents in the planning and development process for the Hospital.

D. Development Timetable

The Applicant hopes to start construction on the MOB and Parking Garage by early 2007 and expects that the total construction period will last approximately 18 months.

II. THE PROJECT SITE

A. Site Location

The proposed PUD site is composed of approximately 20.48 acres. It is known as Square N-1448, Lot 26. The Subject Property is located at 5255 Loughboro Road, NW in the Kent

neighborhood of Ward 3 in Northwest Washington. The Subject Property is generally bounded by MacArthur Boulevard on the west, Loughboro Road on the south, Dalecarlia Parkway on the east, and Little Falls Road on the north. The Subject Property currently contains the Sibley Memorial Hospital at its center, the Grand Oaks Assisted Living Facility in its southwest corner, and the Renaissance Skilled Care Nursing Facility between the Hospital and Grand Oaks. Surface parking lots fill the northwest, east, and southeast ends of the Subject Property. To the south are the Kent and Palisades residential neighborhoods. The rest of the Subject Property is surrounded by land associated with the Dalecarlia Reservoir. The reservoir itself lies to the north, straddling the Maryland-D.C. border.

As previously stated and shown in the Zoning Map, included as Exhibit A, the Subject Property is located within the R-5-A District. The Subject Property is also located in the Institutional land use category as shown on the District of Columbia Generalized Land Use Map. The Kent and Palisades neighborhoods to the south are located in the Low Density Residential land use category. The Dalecarlia Reservoir land to the west, north, and east is located in the Parks, Recreation, and Open Space land use category.

B. Project Description

The plans, elevations, and drawings of the proposed PUD project are attached as Exhibit B. The Applicant intends to enhance the Hospital's medical campus with the construction of the MOB and Parking Garage on the northeast portion of the Subject Property which is currently used as a surface parking lot. The Applicant has sited these structures on the Subject Property so as to maintain a large buffer area from the existing homes on Loughboro Road. The MOB will consist of offices for physicians and will also contain ground and first floor facilities that are designed to provide integrated outpatient services for medical patients. These

services will include laboratory and radiology clinics for blood work and x-rays, and potentially a commercial pharmacy and optometrist, as well as a deli-type eating facility. These services, combined with the presence of the doctors themselves, will greatly expand the health care options for Sibley's patients. They will also provide convenient, quality medical care opportunities for the residents of Kent, Palisades, and Upper Northwest. The MOB will also include a new auditorium to replace the existing Ernst Auditorium on the Subject Property.

As shown in the site plan included in Exhibit B, the MOB will be seamlessly integrated with the rest of the medical campus. The 90-foot height of the MOB is commensurate with the existing buildings on the Subject Property, such as the patient tower and Hayes Hall, that have heights of 83.4 feet and 79.5 feet respectively. The exterior design character of the MOB and Parking Garage will be sympathetic with existing campus architecture. On the proposed facades, a re-use of brick colors, bond patterns, and pre-cast concrete horizontal banding treatments used on existing campus buildings will help to create a cohesive continuity of design in the campus infill. A combination of aluminum curtain wall and windows will be used to add a contemporary quality to the façade compositions. Horizontal window fenestration patterns borrowed from the existing patient tower will also be utilized.

The Parking Garage is designed to blend in with the rest of the campus and surrounding green space. On the south elevation, visible to the public, special attention will be paid to develop an attractive façade, borrowing brick colors, precast accent banding, and fenestration opening patterns from the new MOB and create an articulated streetscape face. Moreover, the Parking Garage will utilize brick veneer and spandrel walls with punched openings to add architectural interest and minimize the visual impact of the garage and parked automobiles.

Additional boulevard street tree plantings and upper deck level planter screening will further screen the garage face from the neighborhood across Loughboro Road.

The Applicant will improve the existing entrance to the Hospital off Dalecarlia Parkway and will create a beautifully landscaped entry to the Campus. Additionally, the Applicant will enhance Little Falls Road so that it can continue to route service and emergency traffic to the back of the site. To complement these transportation improvements, the open space buffer between the MOB and the Hospital's neighbors to the south will include significant landscaping. As part of this enhancement, the Applicant will create a park at the southeast corner of the Subject Property, at the intersection of Loughboro Road and Dalecarlia Parkway.

The Parking Garage will include approximately 600 parking spaces. However, the location of the Parking Garage on the site of existing surface parking spaces and the proposal to create a bus turnaround on the Subject Property results in a net gain of approximately 233 parking spaces. The Applicant has engaged Gorove/Slade Associates to prepare a traffic and parking analysis to address the impacts that the MOB and Parking Garage will have on traffic or parking in the area. Their preliminary Traffic Impact Analysis is attached as Exhibit J.

C. Proposed Zoning Map Amendment

Initially, the Applicant sought to rezone the entirety of the Subject Property to the SP-1 Zone District. Some members of ANC 3D and the surrounding community raised concerns about this proposal. In response to these concerns, the Applicant has agreed to rezone only the portion of the Subject Property that includes the MOB and the Parking Garage. The proposed area to be rezoned to the SP-1 Zone District consists of 124,434 square feet of land area and is located in the northeast portion of the Subject Property. A plan depicting the portion of the Subject Property to be rezoned to the SP-1 District is included in Exhibit B.

D. Development Parameters Under Existing and Proposed Zoning

The Subject Property is located in the R-5-A Zone District. The R-5-A District, as a matter of right, permits a maximum building height of 40 feet¹, a maximum FAR of 0.9, and a maximum lot occupancy of 40%.

The SP-1 District, as a matter of right, permits a maximum height of 65 feet, a maximum FAR of 2.5 for nonresidential permitted uses, and a maximum lot occupancy of 80% for residential use. In the SP District, construction of a new office building and a parking structure are only permitted if approved by the Board of Zoning Adjustment (“BZA”) as a special exception. The PUD guidelines for the SP-1 District allow a maximum height of 75 feet², a maximum FAR of 3.5 for non-residential uses, and a lot occupancy of 80% for residential use.

E. Flexibility under the PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Zoning Commission to approve any zoning relief that would otherwise require the approval of the BZA. In this case, pursuant to Sections 506.1 and 508.1 of the Zoning Regulations (Parking Garages (SP) and Office Uses (SP), respectively), special exception approval is necessary for the proposed uses of the Parking Garage and the MOB. Additionally, the PUD project will be built on a single record lot with multiple buildings. Pursuant to Section 2516.4 of the Zoning Regulations (Exceptions to Building Lot Control (Residence Districts)), multiple buildings are permitted on a single record lot as a matter-of-right, provided that each building satisfies applicable zoning requirements (such as use, height, bulk, and open spaces around each

¹ Institutional buildings “may be erected to a height not exceeding ninety feet (90 ft.); provided, that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each foot of height in excess of that authorized in the district in which it is located.” See 11 DCMR § 400.9.

² Again, institutional buildings may be erected to a height of 90 feet with appropriate setbacks. See supra note 1.

building). Both the MOB and Parking Garage satisfy the applicable SP-1 District zoning requirements. In order to locate the multiple structures on the Subject Property as proposed in this PUD project, it is necessary to obtain special exception approval pursuant to Section 2516.1 of the Zoning Regulations. The Zoning Commission has the authority to grant approval of both special exceptions pursuant to Section 2405.7 of the Zoning Regulations. The Zoning Commission is not required to apply the special exception standards normally applied by the BZA (see Section 2405.8 of the Zoning Regulations).

III. PLANNING ANALYSIS

A. Land Use Impact

The proposed PUD project will expand and enhance the Hospital's ability to provide high quality care for an array of medical needs in an efficient and affordable manner. The height and massing of the MOB is consistent with other buildings on the Subject Property, and seeks to focus development at the back of the medical campus. This preserves the development buffer with neighbors to the south. On the proposed SP-1 portion of the Subject Property, the MOB and Parking Garage will have an FAR of 2.3; the rest of the Subject Property will have a FAR of 0.89. Please note the tabulation of development data attached as Exhibit C. Overall, this PUD project is consistent with the site's historical use and relationship to the surrounding residential community.

B. Zoning Impact

The proposed Zoning Map Amendment application can be granted without affecting nearby and adjacent Zone Districts. The proposed SP-1 Zone District is consistent with the Institutional land use designation for the Subject Property, and the site plan maintains the

Hospital's strong relationship with the surrounding residential and institutional uses. Moreover, the rezoning of only a portion of the Subject Property to SP-1 preserves the R-5-A Zone District classification of the rest of the site.

A similar PUD and Zoning Map amendment application for a medical office building at the Washington Hospital Center was previously approved by the Commission (Z.C. Order No. 784, Sept. 11, 1995). In that case, the Commission cited an Office of Planning finding that the proposed zoning change of a portion of the site from R-5-A to SP-1 was "consistent with the designation of the site as Institutional on the Generalized Land Use map of the Comprehensive Plan." Recently, in Zoning Commission Case No. 02-43—approved February 24, 2003 for MedStar Health—the Zoning Commission again approved the rezoning of property used by medical facilities (including the Washington Hospital Center and the Children's National Medical Center) from the R-5-A District to the SP-1 and SP-2 Districts.

C. Environmental Impact

As more specifically detailed in Exhibit H, no adverse environmental impact will result from the construction of this project. The project's proposed stormwater management and erosion control plans will minimize impact on adjacent properties and existing stormwater systems. The requisite erosion control procedures stipulated by the District will be implemented during construction of the project.

D. Facilities Impact

The proposed project will not have an adverse impact on the public facilities that it will rely on for service. Indeed, it will improve Metrobus access to and service at the Subject Property, while minimizing the traffic impacts on the surrounding neighbors.

IV. EVALUATION STANDARDS

A. Public Benefits and Project Amenities

The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. Section 2403.9 of the D.C. Municipal Regulations, Title 11, provides categories of those public benefits and project amenities for review by the Zoning Commission. The instant application will achieve the goals of the PUD process by improving the quality, efficiency, and variety of patient services at Sibley on a planned campus that is sensitive to surrounding properties, yet also yields significant public benefits to the neighborhood and the District as a whole.

1. Urban Design and Architecture

Section 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. This project uses high quality design to create an attractive addition to the Hospital in a campus-like setting on the Subject Property. It also provides ground-level outpatient service such as radiology and blood work clinics that supplement the physician office uses above, and potential amenities such as a commercial pharmacy, deli-style eating facility, and optometrist. The Parking Garage replaces unattractive surface parking with a sensitively landscaped structure that ensures ample parking onsite.

2. Site Planning

Pursuant to Section 2403.9(b) of the Zoning Regulations, “site planning and efficient and economical land utilization” are public benefits and project amenities to be evaluated by the Zoning Commission. The Applicant has sited the new structures at the back of the Subject

Property to minimize the impact on the surrounding neighbors and maintain the development buffer along Loughboro Road. At the same time, the Hospital is a logical site for a physicians' office building that promises increased efficiency and expanded care options, particularly for outpatient services. The Applicant will also build a landscaped pedestrian park at the southeast corner of the Subject Property to define the streetscape and enhance this open space area. This proposed campus demonstrates that the Applicant has presented a considerate but economical site plan that complements the Hospital's advanced medical facilities while minimizing its impact on its residential neighbors.

3. Effective and Safe Vehicular and Pedestrian Access

The Zoning Regulations, pursuant to Section 2403.9(c), state that "effective and safe vehicular and pedestrian access" can be considered public benefits and project amenities of a PUD project. This project improves the vehicular access and circulation at the Subject Property. It will improve the entrance to the Hospital off Dalecarlia Parkway near the proposed MOB; it also enhances Little Falls Road to encourage service traffic to use the back of the Subject Property, where the new development is situated.

As noted in the Gorove/Slade preliminary Traffic Impact Analysis, "the roadway network and the intersections of the study area will continue to operate at overall acceptable conditions with growth in traffic, as well as with the addition of traffic forecasted, for the Sibley improvements." The preliminary Traffic Impact Analysis also states that the amount of parking provided by this application will be "adequate to serve the practical needs of the public and employees and will ensure that the MOB doesn't cause parking encroachment on neighborhood streets."

4. Social Services/Facilities

The Zoning Regulations, pursuant to Section 2403.9(g), include the provision of social services and facilities as public benefits and project amenities. The project provides a host of social services to the community and the District as a whole. Primarily, the MOB enhances the quality of ambulatory care that the Applicant may provide to its patients. It helps draw and retain top-quality physicians and strengthens the financial position of the Hospital. It also provides an integrated set of outpatient services that will provide alternatives to hospitalization. In addition to adding neighborhood physicians, it also adds amenities such as a commercial pharmacy, deli, and a potential optometrist that will provide convenient services to the surrounding community.

Other District hospitals have similar physician office structures and outpatient services. Georgetown University Hospital's Pasquerilla Health Center and Washington Hospital Center's two physicians' office buildings provide doctors with medical office buildings on, or adjacent to, the hospital campus. These medical office facilities, like the Applicant's proposed structure, expand the quality of services available at a locus of advanced health care activity while remaining sensitive to the institution's residential neighbors.

The Applicant currently provides a host of amenities to the surrounding community and city. Foremost is the amount of free medical care Sibley provides to those who need it most; this year, the Hospital will provide \$6.4 million in uncompensated care. Sibley is a Catholic Charities partner; it gives more outpatient surgery and diagnostics than any other D.C. Hospital, and is second in the amount of inpatient care that is given. The Hospital is also affiliated with other District clinics, such as Community of Hope and Healthcare for the Homeless.

Additionally, the hospital promotes its fitness and wellness programs to the neighborhood through ads in the Northwest Current and in quarterly and monthly publications. In particular,

Sibley serves as a home for Ward 3's senior community, through its 8,000 member Sibley Senior Association. Membership in the Senior Association gives access to free parking; health screening for glaucoma and flu shots; health services such as blood pressure checks and pharmacy consults; support groups for cancer, diabetes, Alzheimer's, Parkinson's, and widowed persons; and exercise and recreation programs.

5. Uses of Special Value to the Neighborhood or the District

According to Section 2403.9(i), "uses of special value to the neighborhood or the District of Columbia as a whole" are deemed to be public benefits and project amenities. Foremost, the MOB brings a comprehensive set of outpatient services that makes Sibley a truly full-service community hospital. The provision of new primary care physicians, as well as new specialists, in close proximity to a residential neighborhood is of special value to the residents of Upper Northwest. The Subject Property serves as a community center as well: ANC meetings are currently held in the Ernst Auditorium along with those meetings of a dozen other community support groups. The construction of the new auditorium adjacent to the MOB will allow these community groups to hold their meetings in a more comfortable setting. The MOB's proposed ground-level amenities further enhance the value of this facility. The accompanying Parking Garage increases the number of available parking spaces while replacing unattractive surface parking lots. These changes will improve the overall level of medical care available at Sibley.

The Applicant will continue to work with neighborhood organizations and ANC 3D to identify other opportunities to further support the neighborhood.

6. First Source Employment Program

Again, according to Section 2403.9(e), "employment and training opportunities" are representative public benefits and project amenities. Therefore, the Applicant will voluntarily

enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Employment Program to promote and encourage the hiring of District of Columbia residents.

7. Local Business Opportunity Program

Pursuant to Section 2403.9(e), the use of local firms in the development and construction of the project is a representative public benefit and project amenity. Therefore, the Applicant will enter into a Memorandum of Understanding (“MOU”) with the Office of Local Business Development (“OLBD”) to use the resources of the OLBD to utilize local business enterprises in the development of this project.

8. Comprehensive Plan

According to Section 2043.9(j), public benefits and amenities include ways in which the PUD advances the “major themes and other policies and objectives of any of the elements of the Comprehensive Plan.” As described in greater detail in Section VI below, the PUD is consistent with and furthers many elements and goals of the Comprehensive Plan.

9. Public Benefits of the Project

Sections 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. A Zoning Map amendment is needed to establish a medical office building on a portion of the current R-5-A zoned site. There is no matter-of-right option. As discussed in detail in this statement, approval of this PUD and Zoning Map amendment application provides significant benefits to the surrounding Kent and Palisades neighborhoods and the District of Columbia as a whole.

V. COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed PUD is consistent with and fosters numerous goals and policies enumerated in the Comprehensive Plan.

The purposes of the Comprehensive Plan are to:

(1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization and improvement of each neighborhood and community in the District (D.C. Code § 1-245(b) (1994 Supp.)).

The proposed project significantly advances these purposes by furthering the social and economic development of the District through the improvement of a major institutional provider of health care services. The Applicant will strengthen the District's number of on-site physicians through the construction of the MOB. This project allows the Hospital to strengthen and build upon a century's worth of health care services to the District while preserving a mutually beneficial relationship with its neighbors.

A. Compliance with Major Themes

Three major themes that are applicable to this project were adopted as part of the Comprehensive Plan. The Applicant's proposal is consistent with these themes as follows:

1. Stabilizing the District's Neighborhoods

According to Section 102.3 of the Comprehensive Plan, "[m]any city neighborhoods also include integral commercial and institutional uses that contribute to their character. Neighborhood businesses, schools, park and recreational facilities, churches, and other public facilities all add to the liveability of our communities. These uses too must be protected, stabilized, and improved." This PUD application increases the stability and strength of the

Hospital. The MOB will add comprehensive and integrated outpatient services to the medical campus, making Sibley a true full-service community hospital. This improved level of care benefits the Kent and Palisades neighborhoods as well as all of Upper Northwest, by providing a convenient and efficient physician presence adjacent to the hospital. Again, most hospitals in the District, and in neighboring jurisdictions, feature a major ambulatory care component.

2. Respecting and Improving the Physical Character of the District

This PUD project features a design that matches the architectural style, height, and massing of other hospital buildings on the Subject Property, yet also demonstrates compatibility with the residential community. The Parking Garage's design and landscaping also make that structure appropriate to its surrounding residential neighbors. The MOB and Parking Garage are located at the rear of the Subject Property, away from neighboring residential properties. The new park along Loughboro Road expands and enhances the buffer between the Hospital and surrounding residents. The improvement to the existing Dalecarlia Parkway entrance to the Hospital, enhancement of Little Falls Road, and the potential creation of the new bus turnaround behind the hospital all further this effort to ease traffic on Loughboro Road. Together, the planned construction and transportation circulation improvements shift hospital operations to the back of the Subject Property, and preserve and enhance Sibley's development buffer with its neighbors.

3. Preserving and Ensuring Community Input

The Applicant has engaged the community in the early stages of planning this project. Sibley has made formal presentations to both ANC 3D and the Palisades Citizens' Association. The Applicant has also spoken directly with both community leaders and individual neighbors on

many occasions to assess their reactions and solicit their suggestions for the project. Their comments have been integrated into the design for the proposed campus as well as the decision to rezone only a portion of the Subject Property. As envisioned by the PUD process, the Applicant will continue to engage the community as it goes forward with this PUD application.

B. Compliance with Major Elements

The Comprehensive Plan also contains 11 major elements. The proposed project furthers the objectives and policies of several of these elements as follows:

1. Transportation Element

This project improves the transportation system around the Subject Property in two ways. First, it improves the entrance closest to the MOB off Dalecarlia Parkway to allow for a more efficient traffic flow. Second, it potentially creates a formal bus turnaround behind the Hospital; this replaces the informal use of Loughboro Road and Dalecarlia Parkway as a turnaround for the terminating D3 and D6 lines, and reroutes Metrobus traffic from Loughboro Road to Little Falls Road.

2. Urban Design Element

Again, this project presents a site plan and appearance consistent with contemporary design standards. The MOB is an example of exemplary architecture; moreover, the height and massing of the MOB and Parking Garage are consistent with the existing hospital buildings. The enhanced entrance creates a tree-lined urban boulevard that physically and architecturally links the new MOB and Parking Garage to the rest of the medical campus. The new park in the southeast corner of the medical campus along Loughboro Road enhances the open space buffer between the Hospital and the community. Finally, the concentration of development at the back

of the site enhances the campus feel of the Subject Property while preserving—and indeed improving—the residential character along Loughboro Road.

3. Generalized Land Use Map

The Comprehensive Plan sets the following policy goal for land use:

- “Recognize the specialized land needs and unique economic and human development opportunities presented by colleges, universities, and other institutional users of large tracts and require the development of detailed master plans, if none exist, that incorporate all land and facilities currently in use or currently owned by the institutional and anticipated for future use.” (10 DCMR 1115.1(j)).

The Applicant has gone to great lengths to create a project and vision that improves both the Hospital and the community that borders it. The Applicant seeks consolidated review and approval of its proposed MOB and Parking Garage. The MOB and its array of ambulatory services are a logical complement to Sibley’s emergency care, surgery, and other traditional inpatient services. They are an efficient set of improvements that enhance the competitiveness and quality of care at Sibley.

4. Human Services Element

The Comprehensive Plan sets forth the following policy goals for health care as an essential human service:

Health care:

- “The District must pursue every available opportunity to improve efficiency and effectiveness and to target its resources most appropriately.” (10 DCMR § 1000.4)

Health care cost containment:

- “Improve the efficiency of health service and initiate all appropriate actions to contain the costs of health care, thereby providing quality services at the lowest possible cost.” (10 DCMR § 1003.2(a));
- “Support the development of appropriate alternatives to inpatient hospital care . . . and avoid duplication of expensive services and equipment.” (10 DCMR § 1003.2(b)).

Health care delivery:

- “Refocus the health care system from one of crisis response to one that emphasizes preventing disease and promoting health and well-being by enhancing client capabilities to make informed choices about life styles and health practices, by avoiding disease, disability, and stress, and by establishing local health policies directed at increasing individual responsibility for health.” (10 DCMR § 1004.2(a)).

The addition of the MOB to the Hospital continues the Applicant’s efforts to create a medical campus that attends to the health care needs of all District residents at every stage of life. The MOB increases the availability and quality of outpatient services and therefore improves the preventive care options in the District. Its location at the hospital efficiently and synergistically takes advantage of common resources and facilities. On the whole, this will establish an advanced care facility empowered to tackle a breadth of health care issues while providing exemplary care, convenience, and efficiency to the residents of Upper Northwest and the District.

5. Ward 3 Goals and Policies

The Ward 3 section of the Comprehensive Plan notes that Sibley is a “major institutional activity” (10 DCMR § 1401.2(c)) and is a primary private provider of human services (10 DCMR § 1408.1(e)). The Applicant has designed its site plan to improve Sibley’s provision of essential health care services to the District. The Applicant has chosen to use the PUD process to work with its residential neighbors and District agencies so that it may fully integrate the transportation improvements and public benefits that the project will yield, and involve those parties early on in the planning process. As the Applicant moves forward, it will continue to shape the PUD project into one that will continue Sibley’s mission of service to the District of Columbia for the next century.

VI. CONCLUSION

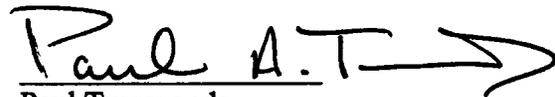
For the foregoing reasons, the Applicant submits that the consolidated PUD and the Zoning Map amendment request meets the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the

health, welfare, and safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of a consolidated PUD and Zoning Map amendment; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the consolidated PUD application and Zoning Map amendment should be approved and adopted by the Zoning Commission.

Accordingly, the Applicant respectfully requests the Zoning Commission set the PUD and accompanying Zoning Map amendment applications down for a public hearing at the earliest possible date.

Respectfully submitted,

Pillsbury Winthrop Shaw Pittman, LLP


Paul Tummonds


David Avitabile*

*Not admitted to practice in the District of Columbia

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