ARNOLD & PORTER

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Zoning and Land Use Specialist
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555 Twelfth Street, NW
Washington, DC 20004-1206

Not Engaged in the Practice of Law.

December 21, 2001

Jerrily Kress, Director
Office of Zoning
441 4th Street, NW
Washington, D.C. 20001

Re: Application for a Consolidated Planned Unit Development
Unified Communications Center, at St. Elizabeth's Campus

Dear Ms. Kress:

Enclosed please find an application on behalf of the D.C. Office of the Chief Technology Officer for a consolidated planned unit development to construct a new Unified Communications Center for the District of Columbia on a site on the St. Elizabeth's Hospital campus. The materials include:

(1) A completed form entitled *Application for Final Approval of a Planned Unit Development*;

(2) Twenty copies of a booklet containing the rationale for the proposed PUD, supporting documentation, and the requisite architectural plans;

(3) One full-size set of architectural plans; and

(4) A list of all property owners and their addresses within 200 feet of the PUD site.

Please contact the undersigned if any additional materials are needed.

Sincerely,

Nathan W. Gross

Cynthia A. Giordano

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO.01-36C
EXHIBIT NO.1

Z.C. Form #3 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Final Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.
5586S	132

Address or description of the premises: _____

Area of the Site: 513,755 square feet or 11.80 a. acres.

Baist Atlas No. ____, Page ____.

Brief description of the proposal: Proposed Unified Communications Center for the District of Columbia - low-density office building, and zone change from unzoned to C-2-B.

Date of Preliminary Approval: _____ Case No.: _____

Zoning Commission Order No.: _____

Concurrent change of zoning requested (check one): ___ Yes ___ No

---

The above information and attached documents are true to the best of my knowledge.

Nathan W. Gross
Owner's Signature

12/21/01
Date

Owner's Printed Name

Daniel, Mann, Johnson & Mendenhall
Name of Architect

703-807-2500
Telephone Number

1525 Wilson Blvd.
Address

Arlington, VA 22209-2412
Zip Code

Person to be notified of all actions:

Nathan W. Gross
Name

202-942-5956
Telephone Number

Arnold & Porter
555 12th St., N.W.
Address Washington, D.C.

20004-1206
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

List of Property Owners Within 200 Feet
and Advisory Neighborhood Commission 8A Members

Consolidated Planned Unit Development Application
District of Columbia Unified Communications Center

National Park Service
Regional Headquarters
1100 Ohio Drive, S.W.
Washington, D.C. 20024

District of Columbia Government
Office of Property Management
441 4th Street, N.W.
Suite 721N
Washington, D.C. 20001

Dorothea M. Ferrell
1335 Stevens Road, S.E.
Washington, D.C. 20020

Juanita W. Jefferson
1421 Morris Road, S.E.
Washington, D.C. 20020

Charles Wilson
1808 Morris Road, S.E.
Washington, D.C. 20020

Alfonso L. Freeman
2672 Martin Luther King Ave., S.E.
Washington, D.C. 20020

Wanda D. Glover
2712 Douglas Place, S.E.
Washington, D.C. 20020

Cheryl E. Starks
2815 Pomeroy Road, S.E.
Washington, D.C. 20020-5911

Matthews Memorial Baptist Church
2616 Martin Luther King Ave., S.E.
Washington, D.c. 20020-7715

WMATA
600 5th Street, N.W.
Washington, D.C. 20001-2610

George W. Brent
2620 ½ Martin Luther King Ave., S.E.
Washington, D.c. 20020-7715

Shirley Thomas
2638 Martin Luther King Ave., S.E.
Washington, D.C. 20020-7715

Florence J. Warner
2628 Martin Luther King Ave., S.E.
Washington, D.C. 20020-7715

Frances G. Croom
2624 Martin Luther King Ave., S.E.
Washington, D.C. 20020-7715

Joseph & C. Horton
2819 Pomeroy Road, S.E.
Washington, D.C. 20020-5911

George E. Hill
P. O. Box 64256
Washington, D.C. 20029-4256

Horner Corporation
1339 Pennsylvania Ave., S.E.
Washington, D.C. 20003-3027

Calvin Arthel
2735 Omisol Road
Woodbridge, VA 22192-3830

Arnett Smith
Gloria Turner
2808 Pomeroy Road, S.E.
Washington, D.C. 20020-5931

District TLC 1996 Trust
1620 L Street, N.W. #900
Washington, D.C. 20036-5931

James Carvan
15400 Cruse Street
Detroit, Michigan 48227-3229

Michael N. & Arlene Shapiro
2806 Pomeroy Road, S.E.
Washington, D.C. 20020-5932

New Parkchester Housing Cooperative
2905 Pomeroy Road, S.E.
Washington, D.C. 20020-5939

U.S. Department of Housing
and Urban Development
451 7th Street, S.W.
Washington, D.C. 20024

THE DISTRICT OF COLUMBIA
UNIFIED COMMUNICATIONS CENTER

APPLICATION TO THE

DISTRICT OF COLUMBIA
ZONING COMMISSION

FOR A

CONSOLIDATED PLANNED UNIT DEVELOPMENT

Application of:
D.C. Office of the Chief Technology Officer
1111 19th Street, NW
Washington, D.C. 20036

By:
Arnold & Porter
Cynthia A. Giordano
Nate Gross

December 21, 2001

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Notice of Intent to File a PUD, Certificate of Notice ..... Exhibit B

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Topographic Survey

UNIFIED COMMUNICATIONS CENTER
PLANNED UNIT DEVELOPMENT

Project Team

APPLICANT:	Office of the Chief Technology Officer, District of Columbia Washington, D.C.
ARCHITECTURE	Daniel, Mann, Johnson & Mendenhall (DMJM) Arlington, Virginia
HISTORIC PRESERVATION	URS Corporation Gaithersburg, Maryland
	Voith & MacTavish Philadelphia, Pennsylvania
CIVIL SYSTEMS	TRW Systems Washington, D.C.
CIVIL ENGINEER	Delon Hampton & Associates Silver Spring, MD
LANDSCAPE ARCHITECT	Lee & Liu Associates, Inc. Washington, D.C.
BLAST CONSULTANT	Human Consulting Engineer San Francisco, CA
LAND USE COUNSEL	Arnold & Porter Washington, D.C.

COMPLIANCE WITH CONSOLIDATED PUD REQUIREMENTS

1. Area Requirement:

The project site of 11.80 acres complies with the minimum area requirement of 15,000 square feet for a PUD in the C-2-B District.

2. Notice:

The Certificate of Notice included herein states that land use counsel, as agents for the Applicant, mailed a Notice of Intent to File a Zoning Application dated December 10, 2001 to owners of property within 200 feet of the project perimeter and to the Advisory Neighborhood Commission (8A) in which the subject property is located, as required by Section 2405.7 of the Zoning Regulations.

3. Filing Requirements:

A. First Stage (§ 2406.11):

Requirement ..... Page or Figure Number

Completed Application Form iv

Map showing location of project and zoning..... Exhibit A

Statement of Purposes and Objectives

- How the project meets PUD Evaluation Standards 11-18
- General site, landscape and development plan ..... Plans
- Tabulation of development data 9-10
- Circulation plan ..... Plans
- Landscaping plan ..... Plans
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B. Second Stage (§ 2406.12):

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Detailed landscaping and grading plan ..... Plans
Typical floor plans, sections and elevations ..... Plans
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CHAPTER I
INTRODUCTION

A. Background and Applicant

This document is an application to the District of Columbia Zoning Commission for approval of a consolidated Planned Unit Development ("PUD") for an 11.80-acre (513,755 square feet) site on the St. Elizabeth's Hospital campus in Southeast Washington. This location is in Ward 8 and within the area of Advisory Neighborhood Commission ("ANC") 8A. The proposed use and development is the District of Columbia's Unified Communications Center ("UCC"), to be accommodated in a low-density office building with specialized communications equipment in a campus setting.

The Applicant. The Applicant is the D.C. Office of the Chief Technology Officer ("OCTO"). This agency develops and enforces policies and standards for information technology in the District government. OCTO identifies where and how technology can systematically support the business and citizen services functions of the District's 68 agencies. Agencies can draw upon OCTO's expertise to get the most out of their technological investments. OCTO also assesses new and emerging technologies to determine their potential application to District programs and services. Finally, OCTO promotes the compatibility of computer and communications systems throughout the District of Columbia government. Clearly, in the current time period technology is evolving at an extremely rapid pace, offering the opportunity and the challenge to select technologies that have the greatest potential for increasing the efficiency and effectiveness of the District government.

The Office of the Chief Technology Officer is the specialized, point agency to accomplish these goals. The UCC project, described later in this statement, is a very

important initiative of OCTO designed to enable the District to make a quantum leap forward in a wide range of its communications technologies and services and in centralizing like functions for maximum efficiency.

B. Site Description

The site is located on the northern part of the East Campus of St. Elizabeth's Hospital. It has street frontage on Martin Luther King, Jr. Avenue, near Pomeroy Road, SE, and is legally identified as Lot 132 in Square S5868 ("the Property"). See the *Site Location and Zoning Map* in *Exhibit A*. The Property is irregular in shape and has substantial vacant and open areas together with several older, existing buildings, some of which have historic status. This part of the St. Elizabeth's campus was developed beginning in the mid-19th century, so that the natural vegetation has largely been cleared over the years for construction of buildings, streets, driveways and farming areas. Several large trees, including oak, walnut, cherry and magnolia trees are located on the Property. Lawn grass covers the open spaces between the existing buildings and the paved areas. Most of the site is vacant, a key factor in the District's selection of this site for the new development. Nonetheless, the site also has historic elements that must be respected and enhanced.

Historic Status. St. Elizabeth's Hospital (both East and West campuses) is listed as a historic landmark on the National Register of Historic Places. The National Register designation occurred in 1990, but because the site has no local historic designation, the local Historic Preservation Review Board and Mayor's Agent for Historic Preservation process does not apply. Instead, the federal Section 106 historic preservation review process is the applicable review.

St. Elizabeth's was the federal government's first mental hospital and was intended to serve military personnel. It was built as an East Campus and a West Campus, divided by Nichols Avenue (now Martin Luther King, Jr. Avenue). Construction on the East Campus commenced in 1852, but it remained largely agricultural until the early 20th century. Thus the West Campus was the center of development activity. The East Campus was known as "Shepherd's Farm" when it was acquired in 1869, and continued as a farm to increase the self-sufficiency of the hospital and provide therapeutic activity for the inmates.

In the early twentieth century, institutional buildings were constructed on most of the East Campus, and these buildings continue in use today as a mental health facility, leaving the northernmost portion with vacant land and some vestiges of the historic agricultural use. Four wood frame "cottages" built in the 1880s remain on the Property and they are within sight (approximately 500 feet) of two large, historic barns – the 1902 "Horse Barn" and the 1885 "Dry Barn" – located on the adjacent part of the East Campus. The subject site was selected for the UCC in part because it is the only available part of the District-owned campus that can accommodate a new building of moderate size without extensive demolition.[1]

While there are no direct effects of the UCC project on the barns, the new building and its security buffer would require the relocation of two or more cottages and demolition of the remaining one or two, together with grade modification and removal of

[1] The selection of the St. Elizabeth's East Campus as a whole was made only after a review and analysis by District agencies of all District-owned sites. None of the existing institutional buildings on the East Campus lends itself to serving as the new Unified Communications Center.

some trees. The Property is also improved with two twentieth-century corrugated steel structures with no contributing historic designation.

When the East Campus was transferred from federal to District of Columbia ownership, a Memorandum of Agreement ("MOA") was signed by the parties, the Advisory Council on Historic Preservation, and the State Historic Preservation Office ("SHPO"). The MOA requires activities of the District government potentially affecting specified historic resources to be reviewed by the SHPO and the Advisory Council.

The Applicant and its historic preservation consultants have met a number of times with the District of Columbia historic preservation staff. The first formal meeting with the Advisory Council on Historic Preservation and the SHPO took place on December 18, 2001. Meetings among the parties are continuing as of the date of filing of this zoning application. The end result will be a Memorandum of Agreement specifying the specific historic preservation and mitigation actions that will occur on the site. (See the further discussions of historic preservation under the following section, "The Project" and under "Public Benefits.")

C. The Project

The Unified Communications Center is part of the Mayor's Government Centers initiative, which locates government facilities in neighborhoods to bring services close to citizens and to support community revitalization and economic development. The UCC plan is to centralize in one secure facility the critical telecommunications functions for the District of Columbia. The UCC will be a state-of-the-art, three-story, 144,000 square foot office building, together with specialized communications equipment, landscaping, parking and historic features.

The key functions that will be accommodated in the building are as follows:

- Police, Fire and Emergency Management Agency 911 and 311 (non-emergency) Call Takers;
- The Mayor's Call Center (727-1000) and the Mayor's Command Center;
- "Answers Please" Call Takers;
- Traffic Management;
- St. Elizabeth's Call Center; and
- Administrative Functions for the above and offices of the Emergency Management Agency.

The UCC will include a call taking-dispatching area, dining area, a childcare center for approximately 75 children, conference rooms for meetings and the media, administrative offices and staff training. There will be approximately 139 communications consoles. The building is designed to accommodate functional growth to the year 2015. In summary, the UCC will serve the District's Police Department, Fire Department and Emergency Preparedness functions and answer all emergency and nonemergency calls.

The city's goal is to improve public safety and in many ways to enhance the provision of first-class customer services to city residents. The UCC is designed and intended to generate efficiency as well as cost savings from the consolidation of like functions, personnel, equipment and systems. The timing results in part from the current need to replace the existing 911 and emergency management response facilities and equipment with new technology. The estimated completion date is late 2003.

Because of the nature of risk associated with this type of facility, UCC will also have 72-hour emergency self-sustaining capability. The design is energy efficient, following federal design guidelines. The site is designed with a 100-foot security perimeter barrier and a gully and berm in the setback area from Martin Luther King, Jr. Avenue. This is designed to stop vehicle entry without the use of construction that would

be out of character with the site. This area will also be planted with naturalized grasses as part of the historic preservation program, which plantings will soften the appearance of the gully-and-berm contours.

The historic preservation proposal to the Advisory Council and the D.C. Historic Preservation Office (and included in this PUD application) is to relocate two, and potentially three, of the cottages to locations closer to the barns to create a stronger historic setting. Today, since there are no planted crop areas between the cottages and the barns, the historic setting is diluted by the substantial vacant area between the cottages and the barns. The relocated cottages (two of which were previously relocated to the Property) will be stabilized on their new sites in preparation for restoration and re-occupancy when new uses for them are identified by the city.

Likewise, the District of Columbia government plans to stabilize the two barns and refurbish them for future use (not part of this PUD). The other cottage(s) are proposed to be demolished to allow construction of the new UCC building. The historic preservation plan also proposes to plant grasses in a linear pattern in the setback area between the Avenue and the UCC building. Because of the historic nature of the St. Elizabeth's campus, an archeological consultant was retained to survey the site. The findings have been submitted to the Advisory Council on Historic Preservation. The historic preservation program also includes a $500,000 contribution towards a master plan for the East Campus. The campus planning process will begin in early 2002.

D. PUD Site Zoning

The Property and the remainder of the St. Elizabeth's campus is unzoned, as specified in the Zoning Regulations at 11 DCMR § 106.4: "Properties owned by the

government of the United States and used for or intended to be used for a federal public building or use . . . shall not be included in any zone district." Since the East Campus was transferred to District of Columbia ownership in 1989, no zoning has yet been applied to the Property. Subsection 106.7 prescribes simply that "Zoning shall be established after a public hearing in the manner prescribed by the Zoning Act . . ."

This application requests a rezoning from unzoned to C-2-B for the Property in conjunction with a consolidated planned unit development. The Applicant also requests that the C-2-B District be established as the base, matter-of-right zoning for the Property.[2] C-2-B is a medium-density mixed-use zone that allows a maximum density of 3.5 FAR for residential or mixed uses and a maximum of 1.5 FAR for commercial and nonresidential use and development. With a PUD the maximum density limitation is 4.5 FAR and a maximum of 2.0 FAR for commercial uses. The maximum permitted building height is 65 feet as a matter of right and 90 feet with a PUD. This zone will readily accommodate the low building density and proposed height of the UCC building.

The Applicant proposes C-2-B because this zone, with its mixed residential-commercial character and moderate to medium permitted scale of development, will be compatible both with the remainder of the St. Elizabeth's campus and the adjacent residential neighborhoods to the northwest, which are zoned R-5-A. The C-1 zone was also considered, but was ruled out as being designed for neighborhood convenience retail

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[2]The Applicant assumes a procedure like that followed in the Map Amendment and PUD at Capitol Point on former federal land adjacent to Fort McNair in the Buzzard Point area. In that case, Zoning Commission Orders Nos. 623 and 623A dated July 6, 1989 granted a zone change from unzoned to W-1 and W-3 and approval of a first-stage PUD. Order No. 700 dated February 10, 1992 adopted a second-stage PUD including CR zoning. The matter-of-right zoning remained W-1 and W-3. In the instant case, C-2-B is proposed as both the base zoning and the PUD zoning, and the PUD is a consolidated application.

centers. Similarly, C-2-A is intended to be a strip commercial zone and thus somewhat inappropriate to this property, whereas the C-2-B District is designed to be "compact and located on arterial streets" (11 DCMR § 720.7). The Property may be described as compact rather than linear, and its location is on Martin Luther King, Jr. Avenue, a major arterial street. Finally, the SP-1 zone was considered, but the permitted office density in this zone is significantly higher, at 2.5 FAR, and unnecessarily high. Thus, on balance, the Applicant proposes C-2-B zoning.

E. The Surrounding Neighborhood

The surrounding neighborhood includes the St. Elizabeth's Hospital campus itself, federal park and highway land, nearby residential development, and the Barry Farms neighborhood. The predominant surrounding land use context is the St. Elizabeth's campus itself, which abuts the Property for an extended distance to the south and west. The 336-acre campus is developed with gracious institutional buildings, many of them historically designated, together with open spaces and trees.

Abutting the Property to the east is Suitland Parkway, a four-lane expressway with federally owned open space on either side of the highway. There is no vehicular access from Suitland Parkway to St. Elizabeth's Hospital. To the northeast of the Property is a moderate density residential area on either side of Martin Luther King, Jr. Avenue, developed with a mixed housing pattern including garden and midrise apartments, as well as row, semi-detached and detached dwellings. Farther to the west is the Barry Farms neighborhood of row dwellings and garden apartments. The above residential areas are zoned R-5-A, a zone that allows the various types of residential development noted above.

Martin Luther King, Jr. Avenue is a major arterial street providing ample vehicular access to the proposed UCC building. Numerous bus lines run along this Avenue, including some that provide a connection to the Anacostia Metrorail station located approximately one-half mile to the north. The Applicant has retained a traffic consultant, whose report will be submitted with the Pre-Hearing Submission.

F. Tabulation of Development Data[3]

Subsection 2403.11 of the Zoning Regulations requires a PUD applicant to submit a chart comparing the proposed development with matter-of-right development under existing zoning. In this case, the property is unzoned, government property. Because the predominant development pattern of St. Elizabeth's Hospital is that of a large hospital complex with three-story institutional buildings, the existing land use controls may be deemed to be institutional and governmental in a general sense, and a precise comparison of existing zoning standards with the proposed development is not feasible. It can be stated, however, that the proposed building has three stories, similar to most of the existing buildings and a very low density at 0.280 FAR. Basic data about the proposed development are presented in the chart below.

Development Data Chart

Total PUD Site Area	513,755 s.f. (11.80 acres)
Required Minimum for PUD (C-2-B)	15,000 s.f.
Gross Floor Area (g.f.a.)	144,000 g.f.a.
Floor Area Ratio (FAR)	0.280 FAR
Permitted – C-2-B (Matter-of-right/PUD)	1.5/2.0 FAR

[3] See the Project Plans attached to this statement.

Building Height	65 feet
Permitted – R-5-A (Matter-of-Right/PUD)	40/90 feet (PUD)
Minimum Lot Width and Lot Area	None prescribed
Lot Occupancy	12% percent
Maximum Permitted	100 percent
Side and Rear Yards - None Required	Ample Setbacks Provided
Parking	276
Required	77
Water Demand	9,825 gallons/day
Sewer Demand	9,825 gallons/day

CHAPTER II
PUBLIC BENEFITS OF THE PROPOSED PUD

A. Public Benefits and Project Amenities

Section 2403 of the Zoning Regulations for PUDs sets forth the evaluation standards for approval of PUDs. The Zoning Commission must find that, "[t]he impact of the project on the surrounding area and upon the operation of city services and facilities shall not be found to be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project" (§ 2403.3). Second, a planned unit development must be found to be "not inconsistent with the Comprehensive Plan and other adopted public policies and active programs related to the site" (§ 2403.4).

Finally, the Zoning Commission must evaluate the range of public benefits and project amenities of the proposed PUD. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater degree than would likely result from development of the site under matter-of-right provisions." A project amenity is defined as one type of public benefit, "specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors."

1. Public Safety and Public Service. The new centralized, advanced-technology communications center for the District of Columbia will greatly improve both emergency (especially the Fire and Police departments) and non-emergency service response to District constituents. Some of the improvements will be due to a common,

centralized facility for different agencies having a strong need for advanced communications technology, and some of the improvements will be due to the new technology itself. Advanced technology will provide for more effective and efficient operations among all functions of the Unified Communications Center.

It is a major public benefit that this facility will greatly improve emergency responses by the Metropolitan Police and the Fire and Emergency Medical Services departments as a result of consolidation and integration of critical public safety communications functions. These are obviously vital services, where faster responses save lives and property. Other high-priority services to be located here are advanced communications for traffic management and the numerous functions of the Emergency Management Agency. Finally, the UCC provides a 24-hour public safety presence in this area.

The UCC development will significantly advance a number of policies in the *Comprehensive Plan for the National Capital.* These include several policies regarding public safety and public service, including:

> *601 Public Facilities Goal. It is the goal of the District to provide adequate and energy-efficient public facilities in good condition to support the cost-effective delivery of municipal programs and services, and to support economic development and neighborhood improvement programs.*[4]
>
> *606.1 The location of public facilities objective is to locate public facilities to provide optimum service and to support the land use, transportation, economic and social development, and neighborhood improvement objectives.*
>
> *607 Surplus Properties*

[4] All citations from the *Comprehensive Plan* are from 10 DCMR (1999), the District Elements of the *Comprehensive Plan.*

607.1 The surplus properties objective is to maximize the public benefits derived from the disposition of surplus property.

607.2(c) Develop and implement real property disposition strategies that result in creative and effective marketing and use arrangements for the public benefit

608.1 The public action objective is to provide for the coordination of all public actions affecting the location, change of use, and disposition of public facilities.

In summary, the first public benefit of the UCC project is that it will greatly improve community services, including critical services such as public safety.

2. Economic Development and Community Revitalization. The UCC initiative is part of the Mayor's ***Government Centers Program.*** This program strategically locates D.C. government facilities in neighborhood areas to provide community revitalization and economic development, while also improving service delivery to citizens. The new facility will be located on underutilized land at the north end of the East Campus of St. Elizabeth's Hospital. Although the city acquired the East Campus from the federal government in 1989, the 118 total acres continue to be underutilized. Only 29 of the 43 existing buildings are occupied.

The introduction of an attractive new building with landscaping and historic preservation elements, and new human activity on the site on a daily basis, will help stimulate additional activity on the St. Elizabeth's campus and nearby neighborhood areas. The nearby residential areas show signs of aging and deferred maintenance, with little new development or rehabilitation in recent

years. The historic preservation elements of the project are designed to add to the character and setting of the UCC building and to enhance the long-term historic character of the campus as a whole. As discussed later, this PUD provides major funding for a new master plan for the East Campus that will lead to future restoration, infill development and revitalization of the campus, with spin-off benefits to the surrounding neighborhoods. This project will begin the clean-up of the East Campus, including actions like removing abandoned cars, trailers and trash.

An important policy from the "Economic Development" Element of the *Comprehensive Plan* states, "The economic development outside the Central Employment Area objective is to create and expand economic activity and employment centers in target areas outside the CEA" (§ 206.1). The proposed site was selected after a thorough review by OCTO and other city agencies of a large number of city-owned sites around the District. This Property met the physical needs of the UCC facility and was a strategic location for economic development stimulus as well. The UCC facility will generate new contract opportunities for Local, Small and Disadvantaged Businesses, as well as internships and apprenticeship programs.

3. Historic Preservation. Although the 11-acre PUD site is substantially vacant, it does include four 19th-century "cottages," which have the appearance of small, white, wood-frame houses. As stated previously, these cottages and the two large, existing barns outside the PUD site and on the St. Elizabeth's campus property to the south, have historic status. The historic

preservation proposal to the Advisory Council and the SHPO (and included in this PUD application) is to relocate two of the cottages to locations closer to the barns to create a stronger historic setting. Today, since there are no planted crop areas between the cottages and the barns, the historic setting is diluted by the substantial vacant area between the cottages and the barns. These two cottages will be stabilized on their new sites in preparation for restoration and re-occupancy when new uses for them are identified by the city. Likewise, the District of Columbia government plans to stabilize the two barns and refurbish them for future use (not part of this PUD).The PUD plan is to relocate two of the cottages and stabilize them on new sites nearby so that they may be restored when new uses are identified. Two of the cottages would be demolished, although attempts are continuing as of this writing to find a location and a viable use for a third cottage. All four cottages are currently open to the elements; the UCC project will thus salvage either two or three of them.

Second, the economic stimulus of the UCC complex may enable the District government to arrange for permanent adaptive reuses of the two large barns, so that they may be physically restored and placed on a sound, long-term financial footing.

Because of the historic nature of the St. Elizabeth's campus, an archeological consultant was retained to survey the site. The findings have been submitted to the Advisory Council on Historic Preservation.

4. Impacts on the Surrounding Area. No adverse effects are likely to occur on the surrounding area as a result of the proposed PUD. The building has been

designed to be at the same or lower height than most of the buildings on the St. Elizabeth's campus. The density of 0.280 FAR is quite low. Issues of design compatibility will be addressed by the review of the Commission of Fine Arts, as well as, to a degree, by the historic preservation review process.

The site is located on a principal arterial street that functions as a high-volume, four-lane road in this vicinity. The UCC project will represent a modest addition to existing St. Elizabeth's and MLK Avenue traffic, and no additional traffic light will be required. The Applicant's traffic consultant has found traffic, access-egress and parking issues to be entirely workable, and additional Transportation Management measures (car-pooling, shuttle-bus to the Anacostia Metrorail station) are being examined. The UCC will not directly affect the nearest residential development to the site because of some physical separation, absence of adverse traffic or overspill parking conditions, and compatibility of scale. The predominant development pattern nearby is garden apartments, with some row houses and flats.

5. Environmental Benefits. The UCC project incorporates several significant environmental benefits. The first is containment of a large amount of fly ash that was dumped on an L-shaped area of the site over a period of many years. This fly ash was tested and found to be inert material. In order not to disturb it, however, the building does not utilize the fly ash area. Instead, the fly ash is contained by placing the surface parking area on it. Second, the building includes many energy efficient design features. Third, the site plan includes an innovative and effective storm water retention facility, a low-lying area where water runoff accumulates naturally. This stormwater retention area will be planted with the currently-approved mixture of vegetation for successful

functioning of the system as well as for aesthetic appearance. There is no standing water in a properly designed stormwater detention facility. Such a "bio-retention pond" is an alternative to a more "engineered" system of concrete holding tanks.

B. Other Comprehensive Plan Policies and Consistency

In addition to areas of policy consistency with the *Comprehensive Plan* cited earlier in this statement, various other policies are summarized below which support the proposed UCC development.

Major Themes. The proposed PUD is fully consistent with three of the ten Major Themes set forth in the Plan in Chapter 1, including:

a. "Stabilizing and Improving the District's Neighborhoods." (§ 102). The UCC will be the first new development on St. Elizabeth's and in the immediate neighborhood in a number of years, and is expected to have an economic and physical stimulus effect on the vicinity.

b. "Respecting and Improving the Physical Character of the District" (§106). The high quality of the proposed development, together with its historic preservation and landscape features, will help improve the physical character of the East Campus and the adjacent neighborhood.

c. "Preserving the historic character of the District" (§ 108). The historic preservation plans will preserve and stabilize some of the existing cottages on the site, will relate to preservation efforts regarding the two historic barns on adjacent property, and will contribute a significant amount of money towards a master plan for the historic East Campus of St. Elizabeth's Hospital.

Land Use Element. The "Generalized Land Use Map" of the Land Use Element of the Plan sets forth the desired and adopted future development pattern of the city in terms of use and density. This map is intended to be generalized but also serves as a critical guide to zoning and other land use decisions. The land use designation for all of the East Campus is "Local Government Facilities," defined as, "Land and facilities occupied by the District government, excluding parks, recreation centers and open space, are the predominant uses." Clearly, the proposed Unified Communications Center is such a local government facility.

In conclusion, the proposed PUD provides for benefits and amenities that are superior to matter-of-right development, and the project is not inconsistent with the Comprehensive Plan.

CHAPTER III
CONCLUSION

For the foregoing reasons, the Applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations, it is consistent with the purpose and intent of the Zoning Regulations and Map; it will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; it is not inconsistent with the Comprehensive Plan; it provides significant public benefits; and it advances important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully that the Zoning Commission schedule a public hearing on the proposed PUD.

Respectfully Submitted,

ARNOLD & PORTER

CAG ms

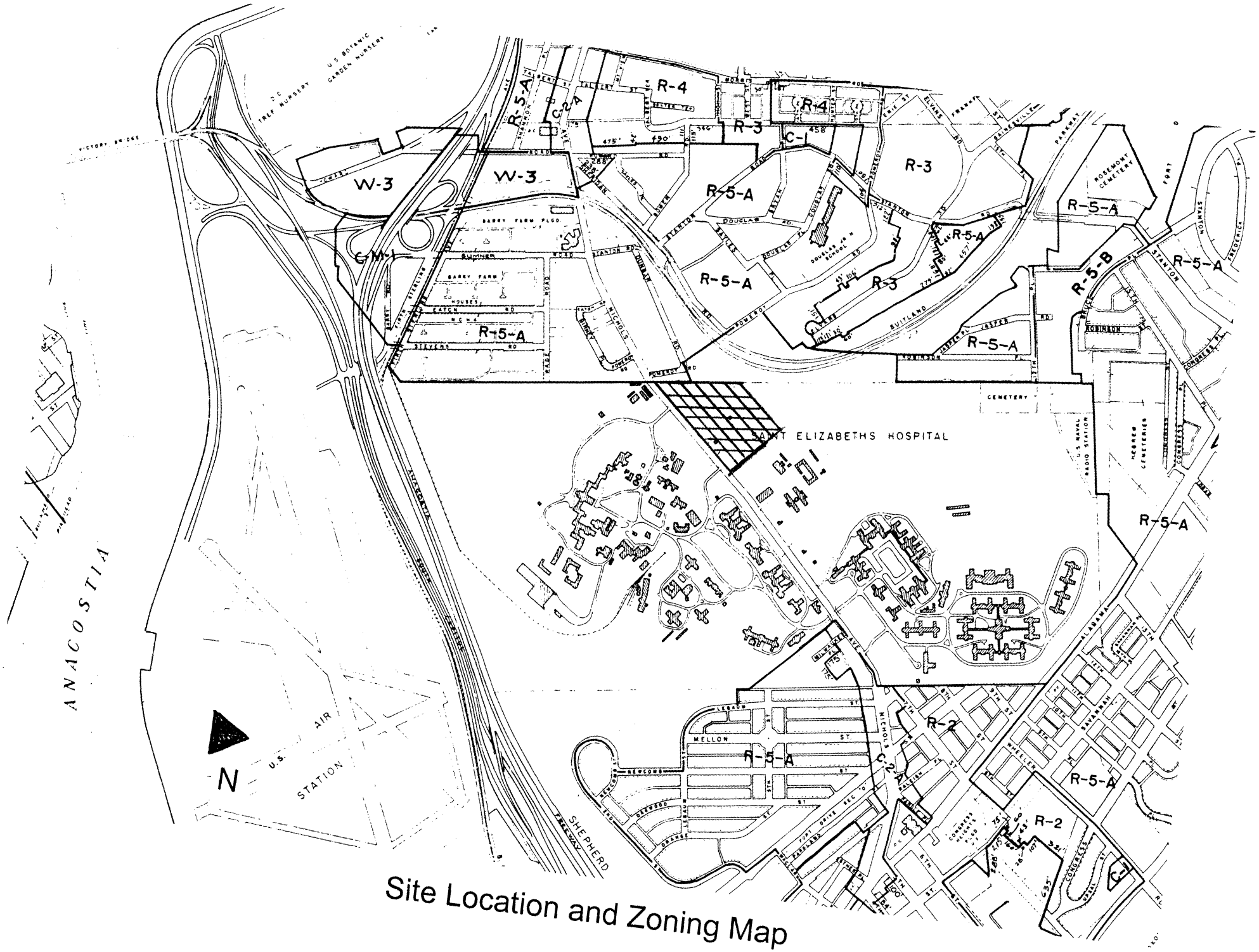
Cynthia A. Giordano

NWGross

Nathan W. Gross, AICP

Enclosures

EXHIBIT A: Site Context and Zoning Map



Site Location and Zoning Map

EXHIBIT B: Notice of Intent to File a PUD
Certification of Intent to File

December 10, 2001

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission For a Consolidated Planned Unit Development

The Office of the Chief Technology Office ("OCTO"), District of Columbia government, hereby gives notice of its intent to file an application for review and approval of a Planned Unit Development ("PUD") with the D.C. Zoning Commission under Chapter 24 of the D.C. Zoning Regulations. The PUD application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice, which is given pursuant to § 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located on the northern part of the East Campus of St. Elizabeth's Hospital. The lot has a land area of 9.44 acres with street frontage on Martin Luther King Jr. Boulevard near Pomeroy Road, S.E. The proposed development is the Unified Communications Center ("UCC") designed to accommodate the offices of the Emergency Management Agency, various emergency and non-emergency call centers, and the Mayor's Command Center. The goal is to provide a centralized, state-of-the-art communications facility for maximum efficiency of emergency and other critical voice and data communications. The building will be three stories in height and will have approximately 140,000 square feet of floor area. The PUD application will include an application to zone the property with the C-2-B zone district.

If you desire further information about the proposed PUD project, please call Nate Gross on 202-942-5956 or Cynthia Giordano on 202-942-5840.

CERTIFICATE OF NOTICE

December 10, 2001

I HEREBY CERTIFY that on December 10, 2001, at least ten (10) calendar days prior to the filing of this application for rezoning and a Planned Unit Development for property in the northern part of the St. Elizabeth's Hospital campus, a Notice of Intent to File an Application for a PUD for Lot ___ in Square ____ was mailed, first-class postage prepaid, to Advisory Neighborhood Commission 8A and to the record owners of all properties within 200 feet of the site as required by §§ 2406.7 – 2406.9 of the Zoning Regulations of the District of Columbia.

Nathan W. Gross

EXHIBIT C: Project Plans