GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: January 4, 2002

TO: Zoning Commission

THROUGH: Andrew Altman, Director
Ellen McCarthy, Deputy Director

FROM: Jennifer Steingasser, AICP

RE: Setdown Report for the Unified Call Center Map Amendment and Consolidated Planned Unit Development for property on the Saint Elizabeth Hospital East Campus, Martin Luther King Boulevard, S.E. (Lot 132 Square S5868)

SUMMARY

The D.C. Office of the Chief Technology Officer (OCTO) is the coordinating and lead agency for the city's planned Unified Call Center (UCC) to be built on the east campus of the Saint Elizabeth's Hospital. The UCC will centralize the city's critical communication operations in one secured, state-of-the art building, and will include a supporting food court and day care facility.

The application proposes a map amendment to C-2-B medium density commercial in conjunction with a consolidated Planned Unit Development (PUD). The property is currently unzoned.

RECOMMENDATION

The Office of Planning recommends the Zoning Commission set the map amendment and consolidated PUD down for public hearing.

BACKGROUND

The proposed UCC site is located on the northern end of Saint Elizabeth's Hospital east campus, Lot 132 Square S5868. The Saint Elizabeth's property was originally a federal facility and therefore unzoned; Section 106.4 of 11DCMR stipulates "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." Ownership of the

ZONING COMMISSION
District of Columbia
Case No. 01-36C
Exhibit No. 11

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property transferred to the city in 1989 and the property has remained unzoned. Section 106.5 of 11DCMR sets out the applicability of zoning to district owned properties and Section 106.5 (b) triggers the zoning requirement for this project. It reads in part "...any change or expansion in the use of land or building, or any new construction or additions to buildings shall be subject to zoning;" The property has been used for hospital purposes since the early 20th century.

C-2-B Zone District

The applicant, in consultation with the Office of Planning and the Zoning Administrator determined that the most appropriate underlying zone for the UCC project would be C-2-B. The C-2-B allows for medium-density office development, hospitals, and residential development. The table below identifies the development standard permitted as a matter of right, through the PUD process and as proposed by this application.

	C-2-B	C-2-B PUD	UCC Project
Minimum Area	N/A	15,000 sf	513,755 sf
FAR Non-residential Uses	1.5	2.0	0.28
FAR Residential Uses	2.0	2.5	0.00
Total FAR	3.5	4.5	0.28
Height	65 ft	90 ft	65 ft
Principal Permitted Uses	Office, retail, service and food business, residential, CBRF for7-15, entertainment, assembly hall, universities, daycare, telephone exchange, antennas, hospitals		Office w/accessory food court and daycare

It was determined that the C-2-B zone would accommodate the proposed UCC communication and office use, the supporting cafeteria and the accessory daycare, and would be compatible with existing campus uses and surrounding residential neighborhood.

Other zone districts were considered and have been discussed in the applicant's statement (page 7). In brief, it was determined that the UCC use was not consistent with the intent of the C-1, Neighborhood Shopping District; the use is consistent with the intent of the

SP zone, and the SP zone provides a public review process, however, the SP zone accommodates an excessive amount of development and requires a separate BZA hearing. The proposed intensity and uses are most consistent with the intent of the C-2 Community Business District, which is to "be located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers." (Sec 720.3)

The project and the site meet this intent in the following ways:

1) The site will be located with frontage along Martin Luther King Boulevard, SE, a dedicated arterial roadway;
2) The surrounding neighborhood is predominantly zoned R-5-A and is developed as moderate density residential including apartments, semi-detached units and row houses; and
3) The use will be an office use with significant employment.

The Office of Planning and the Office of Zoning recommended that a PUD accompany the proposed map amendment because the map amendment is intended to facilitate a site-specific project. The PUD will provide assurance of the site's development and use in the absence of a completed redevelopment plan for the campus.

A redevelopment plan for St E's east campus will be funded by OCTO and conducted by the Office of Planning in the next year. OCTO is proposing to fund the planning of the remainder of the east campus as part of the PUD's public benefits and amenities.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose and standards for Planned Unit Developments are set out in Chapter 24 of 11DCMR. A PUD is "designed to encourage high quality developments that provide public benefits." This UCC project will be a state-of-the-art development that will provide secure and critical communication operations for the entire city. The collocation of the communication operations will provide increased efficiency of emergency services including fire, police, and emergency medical services. The UCC will also house the advanced communications operations of varying traffic management and emergency management services. This advanced technology and collocation will benefit the entire city through more effective, efficient and advanced operations. The UCC will benefit the immediate neighborhood by an increased public safety presence and potential economic spin-off to the neighborhood from the daily presence of employees.

STANDARDS FOR PLANNED UNIT DEVELOPMENT

As demonstrated in the table above, the application meets the minimum 15,000 square foot area requirements of Sec. 2401.1 (c). Pursuant to Section 2402.3, the applicant has elected to file a single application for consolidated review.

The PUD standards state that the "impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable..." Rather the application must be favorable, capable of mitigation or acceptable based on the projects's public benefits.

Based on the information provided and the improvements in critical communications that will result from the project, OP believes that the project will be favorable and, in and of itself, an improvement to city operations and services. The proposed PUD site is relatively under-developed and it is anticipated that the impacts from the UCC development will be acceptable with the campus context. The project will result in the immediate clean up of the site with the removal of trash and abandoned cars and trailers.

COMPREHENSIVE PLAN AND PUBLIC POLICIES

Section 2403.4 requires that the application is "not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject site." The PUD is also consistent with other sections of the Comprehensive Plan including the following Major Themes of the Comprehensive:

- Section 102 Stabilizing and Improving District Neighborhoods,
- Section 106 Respecting and Improving the Physical Character of the District,
- Section 108 Preserving the Historic Character of the District,
- Section 110 Promoting Enhanced Public Safety, Specifically:
  (d) The District government must continue to improve responsiveness both to public requests for emergency police, fire, or medical assistance, and to other emergency situations ranging from infrastructure and public utility failures to natural disasters. Moreover, the District must engage in appropriate planning and capital projects that reduce the likelihood or severity of such emergencies in the future.

Specifically, the application is consistent with Chapter 6, Public Facilities, of the Comprehensive Plan (10DCMR), including:

- Section 601, Public Facilities Goal, which is 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 objectives," and
- Section 604, Increased Cost-Effectiveness In Public Facilities, which "is to improve the cost-effectiveness of public facility construction, maintenance, and rehabilitation,"
- Section 606, Location Of Public Facilities, which states that the "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." And
- Section 1911, Ward 8 Plan, which calls for the environmentally sensitive treatment of fly ash deposited on site, prevention of further soil erosion,

restoration of eroded areas and enforcement against illegal dumping and other destructive practices.

The UCC PUD is also consistent with the Mayor's Government Centers Program, which aims to locate government services and centers in neighborhoods to support community revitalization and improve service delivery. The UCC will bring a twenty-four hour employee base to the neighborhood, an increased public safety presence, a redevelopment of the immediate streetscape along Martin Luther King Blvd., and an historic preservation effort which recognizes the significance of Saint Elizabeth's and complies with the federal Section 106 requirements for historic preservation.

Historic Preservation Efforts
The entire Saint Elizabeth's Hospital is a designated federal historic landmark on the National Register of Historic Places. The property, however, is not a local landmark. Therefore, only the federal Section 106 preservation review is required. The Advisory Council on Historic Preservation and the State Historic Preservation Officer (SHPO) performs the Section 106 review. The applicant is working with the city's historic preservation staff and the SHPO on a preservation plan that will address the existing dry barn dated 1885, the horse barn dated 1902 and the relocation of at least two of the cottages located on the site of the future UCC.

Public Benefits and Amenities
Section 2403.5 through 2403.13 discusses the definition and evaluation of public benefits and amenities. Proposed amenities provided by this project include a significant monetary contribution for a development plan for the remainder of the east campus which will address "restoration, infill development and revitalization of the campus," landscape improvements on the property which will reflect the agricultural history of the site, landscape improvements along MLK Boulevard, an historic preservation plan including the relocation of at least two of the cottages, environmental elements that include the containment of the fly ash that was deposited on the site, an on-site bio-retention pond and an energy efficient building.

The design of the building is reflective of the same size and massing as existing historic buildings on the campus. The building design issues will be further discussed through the historic preservation review process. The project also requires review by the Commission of Fine Arts because of its inclusion on the landmark campus.

OP has worked extensively with the applicant's design team to arrange the internal circulation and driveway to accommodate future development of the adjacent campus property to the south. Sheet L-001 depicts the agreed upon internal road arrangement. The parallel parking along the southern edge of the road allows for future road intersections from the southern property and maintains the security needed for the UCC.

The site plan has been designed to minimize any adverse traffic impacts through the alignment of the internal road with the existing southern gate of the west campus and location of the parking lots at the rear of the site (the eastern side of the lot). The

approximate 480-foot entrance road allows for stacking approximately 25 automobiles ahead of the security gate.

HOUSING LINKAGE

The project is not subject to the housing linkage requirements of Section 2402 because the project does not exceed the matter-of-right FAR for non-residential uses of the C-2-B zone.

COMMUNITY INVOLVEMENT

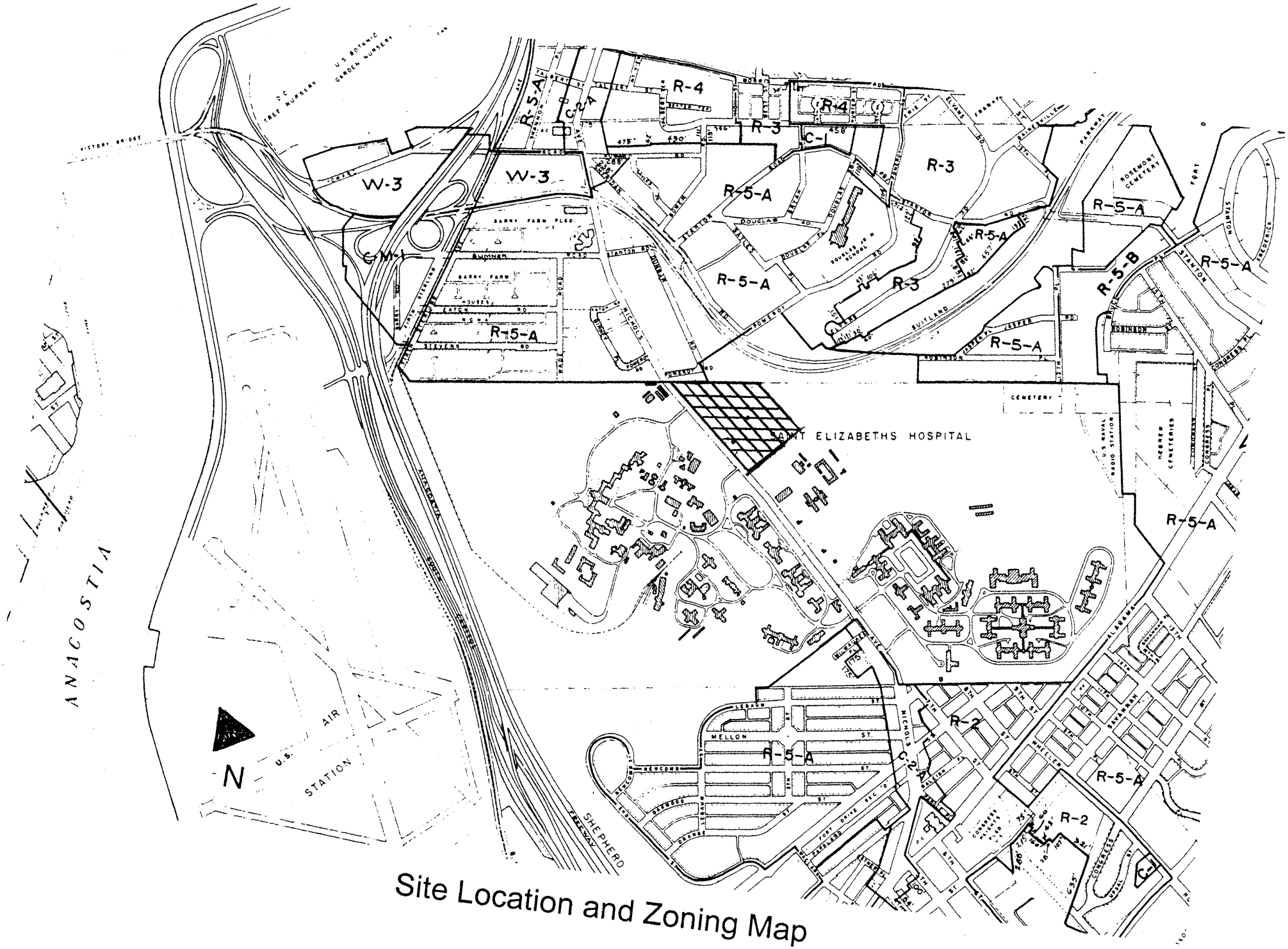
The applicant has met with the ANCs and the Community Development Corporation in Ward 8 to inform them of the project.

RECOMMENDATION

The Office of Planning has been working with and will continue to work with the applicant on the project design including access to the adjacent property, the historic preservation efforts, and a detailed public benefits package that includes community amenities.

OP believes the application is consistent with the requirements of Chapter 24, 11DCMR and elements of the Comprehensive Plan, 10DCMR. OP therefore recommends that the application for a map amendment to C-2-B with a consolidated PUD be set down for public hearing.

AA/jls$_{AICP}$



Site Location and Zoning Map