GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman, Director

DATE: December 31, 2002

SUBJECT: Waiver of Rules for Late Submission of Office of Planning Final Report
Zoning Commission Case No. 00-02

The attached Final Report on Case No. 00-02, a Second Stage PUD application for MedStar Washington Hospital Center is being submitted less than 10 days prior to the Zoning Commission's consideration of the application at the public hearing. The applicant filed its final pre-hearing information to the Office of Zoning at noon on December 30th. The Office of Planning (OP) requests that the Commission waive its rules to receive the report into the record.

Attachment

aa/sc

ZONING COMMISSION
District of Columbia
Case 02-43
Exhibit 17

ZONING COMMISSION
District of Columbia
CASE NO.02-43
EXHIBIT NO.17

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director

SUBJECT: Case No. 00-02, MedStar Health/ Washington Hospital Center
Final Report, Stage 2 PUD Application

DATE: December 30, 2002

BACKGROUND

The Zoning Commission (the Commission) gave final approval to MedStar Washington Hospital Center's 1st Stage PUD request on October 25, 2002. The final order, Zoning Commission Order 969, was published on November 1, 2002.

On November 4, 2002, the Commission agreed to schedule a public hearing for MedStar's Second Stage PUD application to construct approximately 800,000 new square feet on a portion of the Hospital Center's campus. On November 8, 2002 the applicant transmitted pre-hearing information to the Commission and on December 16, 2002, the Office of Planning (OP) met with the applicant to discuss what additional pre-hearing information might be useful. The applicant filed this information with the Office of Zoning on December 30, 2002.

RECOMMENDATION

OP recommends the Commission approve the 2nd Stage PUD application, provided the District Department of Transportation (DDOT) registers no objection to the information provided by the applicant concerning the implementation of the transportation improvement and transportation management plan provisions required by Condition 13 of Order 969[1].

DISCUSSION

The requested 2nd Stage PUD would add approximately 800,000 square feet of zoning-countable floor area to the Hospital Center. The Hospital Center currently has approximately 1.7 million square feet of gross floor area. In the 1st Stage PUD order the Commission permitted the addition of approximately 2.59 million square feet of additional floor area.

[1]OP will fax the applicant's December 30th filing, and Order 969, to DDOT today.

The project has received extensive review and comment over the last three years. It has been supported by the Advisory Neighborhood Commission (ANC) on several occasions.

In its preliminary report, OP had recommended the applicant submit the following prior to the public hearing

- A more detailed circulation plan showing all driveways and walkways, including widths, grades, and curb cuts, as well as detailed parking and loading plans. (11DCMR §2406.12(f)). Much of this is described generally in the Master Plan 2000 adopted by the Hospital Center's Board of Directors, and in the 1st Stage PUD application. However, the 2nd Stage application needs more specific information about widths and materials for exterior vehicular and pedestrian circulation surfaces, and more specific plans showing how the principal pedestrian circulation and orientation plan will work inside of the hospital complex buildings, in what is comparable to a network of interior pedestrian "streets".

- Explicit reference to how the 2nd Stage PUD application addresses the conditions that were adopted as part of the 1st Stage order, particularly those governing transportation management plans and transportation infrastructure improvements.

OP is satisfied that the requested external circulation information is contained in the applicant's drawings dated October 18, 2002, as supplemented by the information enclosed with the applicant's December 30, 2002 letter to the Zoning Commission. With respect to the internal circulation or wayfinding system that will be used by the Hospital Center prior to the construction of the planned new East Building, OP and the applicant discussed alternatives on December 16, 2002. These are summarized in the December 20, 2002 enclosure to the applicant's December 30, 2002 letter. OP is confident that the applicant has initiated a process that will lead to a better system in the near future.

With respect to the procedures for implementing the transportation improvements and transportation management plans specified by Condition 13 of Zoning Commission Order No. 969, OP will be satisfied that the applicant provides enough information on page 2 of its December 30, 2002 letter unless DDOT indicates otherwise.

Aa/slc