GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director

02-43

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

ZONING COMMISSION
District of Columbia
Case 02-43
Exhibit 7

DATE: October 31, 2002

BACKGROUND AND OFFICE OF PLANNING RECOMMENDATION

The Zoning 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 due to have been published in the D.C. Register on October 25, 2002.

MedStar has now applied for a Second Stage PUD to construct approximately 800,000 new square feet on a portion of the Hospital Center's campus. The application appears to be consistent with the approved 1st Stage PUD and nearly identical to documents dated July 31, 2002 that the applicant previously submitted to the Commission and the Office of Planning (OP).

OP recommends that the Commission set the case down for a public hearing as soon as possible. The Hospital Center has pressing expansion needs that are important to the Hospital, the District and the region.

Because OP did not receive the application until October 30, 2002 we will provide a more thorough analysis later, if the Commission does schedule a public hearing.

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.

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 the past. It is OP's understanding that the applicant has met with the ANC for the 2nd Stage PUD request and that a letter of support will be forthcoming.

ZONING COMMISSION
District of Columbia
CASE NO.02-43
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OP review of the application indicates that it that the applicant will need to provide the following additional information if the application is set down:

- 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 applications addresses the conditions that were adopted as part of the 1st Stage order, particularly those governing transportation management plans and transportation infrastructure improvements.

Aa/slc