THE NEW ST. ELIZABETHS HOSPITAL BUILDING

D.C. OFFICE OF ZONING
2002 OCT 23 PM 2:27

STATEMENT IN SUPPORT OF APPLICATION FOR A PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

District of Columbia Department of Mental Health, Applicant

October 23, 2002

ZONING COMMISSION
District of Columbia
Case 02-45
EXHIBIT 6

ZONING COMMISSION
District of Columbia
CASE NO.02-45
EXHIBIT NO.6

PUD PROJECT TEAM

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I. INTRODUCTION

This document is an application to the District of Columbia Zoning Commission for approval of the first stage of a two-stage planned unit development ("PUD") for a 49.4-acre property constituting part of the St. Elizabeths Hospital - East Campus in Southeast Washington. This application also requests a zoning map amendment for the site from unzoned government property to SP-1. The site includes an existing building, located at 2700 Martin Luther King Jr. Avenue ("MLK") SE, known as the John Howard Forensic Pavilion ("JHP"), a five-story building serving as a mental health hospital. The proposed use for the development is the new St. Elizabeths Hospital Building ("SEHB"). The Applicant plans to build a one- and two-story, state-of-the-art mental health facility to service the District's mental health needs. This location is within Ward Eight (8) and Advisory Neighborhood Commission ("ANC") 8A.

A. The Applicant

The Applicant is the D.C. Department of Mental Health ("DMH"). This agency regulates the District's mental health system for adults, children and youth, and their families and provides mental health services directly through the Community Service Agency and St. Elizabeths Hospital. The entire St. Elizabeths campus is an integrated mental health complex established in 1855. St. Elizabeths has participated in and witnessed almost one hundred and fifty years of progress in the field of mental health care. The hospital has contributed significantly to the development of methods to protect and care for the mentally ill in the United States, and architecturally its buildings have embodied the evolution of institutional architecture in the field of mental health care.

The construction of this new mental health facility that incorporates the newest ideas and innovations in institutional design and mental health care is of crucial importance to the St. Elizabeths patients, care givers, employees and the District as a whole.

B. Historic Background of the St. Elizabeths Campus

The Saint Elizabeths campus is a 336-acre National Historic Landmark property located east of the Anacostia River in Washington, DC. The hospital complex is located on a hill overlooking the Potomac and Anacostia rivers and the monumental core of the District of Columbia. The hospital was founded by Dorothea Dix, a leading mental health reformer, to provide the "most humane care and enlightened curative treatment of the insane of the Army, Navy and the District of Columbia."[1]

The East Campus was known as "Shepherd's Farm" when it was acquired in 1869, and was originally used as a farm to increase the self-sufficiency of the hospital and provide therapeutic activity for the patients. 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, including the subject site which currently contains the John Howard Forensic Pavilion, adjacent parking lot and vacant land. By the early 1960s, over 7,000 patients were cared for at the hospital. The current secure facility is five stories, was built in 1959 and remains in current use for approximately 190 forensic patients.

When the East Campus was transferred from the federal government to District of Columbia ownership in 1987, a Memorandum of Agreement ("MOA") was signed by the

[1] Urban Land Institute Advisory Services Panel Report, May 5-10, 2002.

two governments, 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 has met several times with Office of Planning (OP) staff and has also conducted initial meetings with National Capital Planning Commission (NCPC) and Commission of Fine Arts (CFA) staff in early 2002 and on September 26, 2002. As the exterior design is developed, the Applicant will also initiate consultations with the State Historic Preservation staff and the federal Section 106 Advisory Council on Historic Preservation.

C. Site Description

The proposed PUD site is located on the southeastern part of the St. Elizabeths East Campus. It has access from Martin Luther King Jr. ("MLK") Avenue near Pecan Street and is also accessible from Alabama Avenue, SE. The St. Elizabeths East campus is legally identified as Parcel 234, Lot 38.[2] The Property is irregular in shape and has substantial vacant and open areas together with the John Howard Forensic Pavilion and adjacent surface parking lot. This part of the St. Elizabeths campus was developed early in the twentieth century, so that much of the natural vegetation has been cleared over the years for the construction of buildings, streets and roadways.

The building site lies generally northeast of a deep ravine that bisects the East Campus of Saint Elizabeths Hospital. That ravine effectively provides clear demarcation

[2] See Appendix A for metes and bounds description.

between the site and the remainder of the East Campus, and although it is included in the PUD area no development is proposed in the ravine itself. The ravine has heavy tree cover, and several additional trees are in scattered locations on the Property. Lawn grass covers the open spaces between the existing buildings and the paved areas. Most of the site is vacant.

In general, trees and shrubs buffer the perimeter of the site. Some views exist to the remainder of the Saint Elizabeths East Campus, the extent of the views being largely dependent on the season. Views are mostly eliminated when trees at the ravine are in foliage.

The only substantial existing building on the site is the John Howard Forensic Pavilion ("JHP"). JHP is an outdated and deteriorated brick, multi-story facility built in 1959. It currently houses Saint Elizabeths' Secure patient population. It occupies much of the northwest portion of the site and must remain in uninterrupted operation until completion of the new facility. This effectively limits the site area available for new construction. JHP residents will be relocated to the new facility at its completion and the building will be demolished. An existing antenna tower in the triangular wooded area referenced below includes antennas that serve District of Columbia Police and Fire Departments as well as other District and Federal agencies.

An existing ravine roughly parallel to the front of John Howard, visible in earlier topographic surveys, was reportedly filled during excavations by the Washington Metropolitan Area Transit Authority ("WMATA") to construct the Green Line serving Congress Heights. A portion of that Metrorail line travels roughly under the larger existing ravine.

The nearest campus entry to the site is at Alabama Avenue. The hospital expects to maintain access to the Alabama and Martin Luther King Avenue entries under any East Campus redevelopment scheme. Vehicular access to the site is currently provided via a macadam road crossing the ravine near the south boundary of the site near the recently opened Congress Heights Metrorail Station. A footpath crosses through the ravine from the John Howard parking lot and links John Howard to the rest of the East Campus.

The hospital anticipates continued use, at least in the short term, of three existing buildings (RMB, CT-7, and CT-8) while the overall facility census declines. All three buildings, and adjacent related parking areas, are outside the PUD area.

A recently completed archeological assessment of the site does not raise any issues of concern.

D. The Surrounding Neighborhood

The surrounding neighborhood includes the St. Elizabeths Hospital campus itself (both East and West Campus), federal and highway property, and nearby residential and commercial development in the Congress Heights, Douglass and Shipley Terrace neighborhoods. The predominant surrounding land use context is the St. Elizabeths campus itself, which abuts the Property for an extended distance to the north and west. The 336-acre campus is developed with institutional buildings, many of them historically designated, together with open spaces and trees. Martin Luther King Jr. Avenue, SE, a major thoroughfare, bisects St. Elizabeths to form the approximately 173-acre East Campus and the approximately 163-acre West Campus.

The Federal government deeded the East Campus to the District of Columbia government in 1987. The U.S. General Services Administration (GSA) is currently

managing the disposition of the West Campus that has been vacated by the U.S. Department of Health and Human Services. Metro's Green Line runs through the East Campus (underground) with the Congress Heights Metro station located at the southeast perimeter of the property and the Anacostia Metro station located farther north.

There are approximately 50 existing buildings situated on the East Campus. In addition to construction of the new hospital, a 10-acre site at the northern edge of the campus along MLK has been approved for construction of the District's Unified Communications Center ("UCC"). This project, sponsored by the D.C. Office of the Chief Technology Officer ("OCTO"), was recently zoned in conjunction with a Planned Unit Development ("PUD").

The site is bordered by an existing federal graveyard (located on Saint Elizabeths property) to the northeast and by a group of Jewish cemeteries, including the Adas Israel Hebrew Congregational Cemetery, to the northwest. A wooded triangular area on the proposed site adjacent to the Jewish cemeteries contains several small, deteriorated buildings associated with an abandoned U.S. Navy radio facility. Farther east is Suitland Parkway, a four-lane expressway with federally owned open space on either side. Alabama Avenue runs along the southern border of the Property, and is improved with a commercial strip, zoned C-2-B. The adjacent residential neighborhood is developed with a mixed housing pattern, including garden and mid-rise apartments, as well as row, semi-detached and detached dwellings. To the far north and northeast of the Property is a moderate density residential area on either side of MLK Avenue. The above residential areas are zoned R-5-A, a designation that allows the various types of residential development noted above. The proposed new hospital will continue to use the gated

entrances to the campus from Alabama and MLK Avenues, and the existing driveway to approximately the point where the driveway reaches the PUD site.

E. Existing and Proposed Zoning

The PUD site is unzoned property owned by the District of Columbia, described by zoning regulations as "not included in any zone district" but still subject to zoning requirements when "any change or expansion in the use of land or buildings or any new construction" is contemplated. *See* D.C. CODE ANN. §§ 11-106.4, 106.5(a) and (b) (2001).

The Applicant requests SP-1 (Special Purpose – Medium Density) zoning in conjunction with this PUD. This zone would readily accommodate the height and bulk of the proposed mental health hospital even under matter-of-right standards of 4.0 FAR and 65 feet. However, the Applicant has elected to pursue the planned unit development approach, which provides beneficial site planning and design flexibility, while allowing the Zoning Commission, the Office of Planning and community interests to review the plans and affect the actual development that is built. In conjunction with a PUD, the SP-1 District allows a building height of up to 75 feet and a density of up to 4.5 FAR. D.C. CODE ANN. §§ 2405.1 and 2405.2 (2001).

II. THE PROJECT

A. General Description

The Applicant intends to construct a new hospital building on the subject property, to be known as the St. Elizabeths Hospital Building. The new 290-bed hospital will consist of a one- and two-story building that will provide mental health services for

Non Secure and Secure mental health patients. The main building will have 274 beds while a separate building on the site will provide 16 beds for transitional housing. The existing John Howard Forensic Pavilion ("JHP") will be demolished after construction and occupancy of the new building. Numerous features of JHP are obsolete and substandard in terms of care and rehabilitation of the mentally ill. The demolition will also create more open space, allow more light to reach the new building and alleviate the increasing maintenance costs for the severely deteriorated John Howard building.

B. Proposed Site Plan and Massing

1. Functional Design/Site Organization

The new St. Elizabeths Hospital Building is designed first and foremost to serve the functions of the building, including the needs of patients, caregivers and visitors to the Non Secure and Secure components of the hospital. These factors, in turn, significantly affect the organization of the site.

The existing, winding roadway from Alabama Avenue, SE, will continue to provide vehicular access to the site. The site plan provides a setback and visual buffer to the new building from the arrival point where the access road crosses the ravine. Higher security functions and their access points are located farther from the site entry and are visually shielded by other functions and landscape. Parking areas are located to maximize green space in front of the building and to maintain views from the building across the ravine toward the remainder of the campus. The parking area and associated landscape are also used to buffer the existing secure yard (surrounded by a high wall) associated with the Secure component.

The three wings of the building are oriented to maximize privacy for residential areas and to take advantage of views across open space to the ravine from public spaces, office areas and treatment areas. Necessary exterior walkways adjacent to the building will be developed with hardscape elements and plantings to structure exterior space for use by staff, visitors, and where appropriate, residents.

2. Building Organization and Massing

Organization and massing for this building type are by necessity functionally driven. The requirements for ongoing respectful observation of residents, the size and requirements of treatment and residential groups, and the security needs of the facility significantly impact the building form.

The need to balance the seemingly competing needs for observation vs. privacy, for security vs. respect for residents as individuals, and for freedom vs. control present a unique challenge. The desire to provide readily accessible, readily observable, secure green space at each residential unit is central to addressing this challenge. This requires that the vast majority of units have direct, on-grade access to the outside.

In general, the building massing reflects the functional organization of the facility. A one-story wing at the rear of the site houses Secure functions. A two-story wing at the portion of the site nearest the site entry point contains Non Secure patient care and residential functions at the entry level, as well as residential units, staff education and medical library functions above. These two wings are connected by a two-story building element that includes public functions on the entry level (lobby, auditorium, food service) and shared functions on the upper level. A partial lower level includes engineering and limited building support functions.

3. Functional Description of the SEHB (Interior)

The new St Elizabeths Hospital Building is intended to be a model psychiatric inpatient facility. The facility's central mission will be the delivery of high quality, recovery-based treatment. This approach requires that resident psychiatric care consumers be prepared for reintegration into society. The facility will integrate the residential and treatment environments, and the administrative and support functions to bolster that mission.

The new facility includes two hundred ninety (290) beds. These beds are distributed among general Non Secure care, pre- and post-adjudication Secure (court-related) care, and a Transitional Housing component for individuals preparing to re-enter the larger community. Bed distribution by use is as follows:

Unit Type	Number of Beds	Unit Quantity and Size
Non Secure Admissions Unit	10	One 10-bed unit
Non Secure Residential Units	96	Four 24-bed units
Secure Residential Units	168	Seven 24-bed units
Transitional Housing	16	One 16-bed unit
TOTALS	**290**	**13 residential units**

Both the Non Secure and Secure sections of the hospital include residential and treatment facilities for their respective populations. In general terms, this means that each will include the residential beds referenced above and a "Treatment Mall".

The Treatment Mall approach provides a destination for residents each day and a location for active, recovery-based treatment. This approach will enable residents to model daily behavior that mirrors the rhythm of the non-hospital world. Typically

residents will have breakfast in the unit, leave the residential areas each day to attend various activities in the treatment mall, and return to the residential areas "after work". The mall provides a variety of spaces for therapy, training, education, and recreation for the residents. In addition, the residential units include areas for educational, social, and therapeutic activities outside treatment mall hours, as well as secure outside green space.

In general, the Non Secure and Secure portions of the hospital provide similar facilities. There are, however, some unique characteristics to each area. The Secure component includes a higher level of security, consistent with the resident population, including the use of "man-traps" and "sally-ports" that control pedestrian and vehicular circulation respectively. The Secure area also includes a secured perimeter made up of a combination of building mass, high security fencing, and electronic security systems. Functions within that perimeter are limited to those specifically required to support the Secure functions. The number and type of penetrations of the Secure perimeter are controlled and restricted.

The area that includes the Non Secure component also includes some "shared functions" that might be available as community amenities. These include the sloped-floor auditorium and related multi-purpose room, and the Non Secure gymnasium. Obviously, any community or other non-hospital uses would need to be consistent with the operations of the hospital.

Additional Shared Functions include administrative functions (Hospital Administration, Medical records, Training, etc) and Support functions (Food Service, Building Engineering, etc.) that serve both the Non Secure and Secure components.

C. Vehicular and Pedestrian Circulation

Separate pedestrian entries, vehicular drop off points and building lobbies are provided for the Secure and Non Secure sides of the complex. Shared Functions will be accessed through the Non Secure arrival point. Pedestrian and vehicular access through the secured perimeter associated with the Secure functions is tightly controlled. Service and deliveries to the building will be accommodated at a service yard located between the Secure wing and the Shared Services wing.

Parking is provided on grade. The majority of parking will be located approximately at the location of the existing John Howard Pavilion. This will require phased completion of the new parking after completion of the majority of the project and temporary use of other existing parking on the East Campus. The main parking area is oriented to allow pedestrian circulation along the aisles and ready supervision of the parking areas. A limited amount of dedicated parking may be provided closer to the building entrances.

III. PUBLIC BENEFITS OF THE PROPOSED PUD

Section 2403 (Evaluation Standards) of the PUD regulations states that the Zoning Commission must find that the proposed PUD is "not inconsistent" with the Comprehensive Plan and other adopted public policies for the subject site (§2403.4); that the proposed development includes public benefits and project amenities as set forth in §2403.9; and that the proposed project's impacts on the surrounding area and on public facilities and services shall be commensurate with the public benefits of the PUD or capable of mitigation (§2403.3). These factors are discussed below.

A. Public Plans And Policies

1. Major District of Columbia Initiative - High-Quality Mental Health Services

The new, state-of-the-art hospital building will represent a major advance in the care and treatment of mentally ill persons in the District of Columbia. This is a major District of Columbia and federal government policy initiative that will substantially alleviate and overcome problems in mental health service delivery that led to a period of years in which the city's mental health services were under court supervision.

The new hospital is functionally designed to meet the special needs of Secure patients as well as Non Secure patients, and to provide an excellent environment for caregivers and visitors. The physical and social environment will be more conducive to patient recovery and for many, a return to a normal lifestyle in the community. The Department of Mental Health is committed to achieving a superior level of service that is consistent with the distinguished history of St. Elizabeths as the nation's first, and for many years foremost, mental health treatment facility. The funding has been secured to make this high-priority project a reality.

2. Comprehensive Plan: Compliance with Major Themes

The proposed new hospital complex exemplifies many of the 10 Major Themes set forth in the Comprehensive Plan in § 101.1[3], including:

a. "Stabilizing and improving the District's neighborhoods;"

b. "Preserving and promoting [cultural and] natural amenities;"

[3] Citations are from the codified version of the Comprehensive Plan in 10 DCMR (1999).

c. "Respecting and improving the physical character of the District;"

d. "Promoting enhanced public safety;" and

e. "Providing for diversity and overall social responsibilities."

3. Comprehensive Plan: Public Facilities Element

The *Comprehensive Plan* lists improvement of public facilities as one of its major goals, including the provision of "adequate and energy-efficient public facilities in good condition to support the cost-effective delivery of municipal programs and services . . ." § 601. One of the main objectives underlying this goal is "the construction, rehabilitation, and maintenance of facilities essential for public service delivery." § 602.1. This PUD project advances these elements of the comprehensive plan.

4. Comprehensive Plan: Land Use Element

The Generalized Land Use Map of the Land Use Element designated the East Campus of St. Elizabeths Hospital for "Local Public Facilities." This is defined as, "Land and facilities occupied by the District of Columbia government . . ." The proposed new St. Elizabeths Hospital Building is a District of Columbia government facility directly consistent with this land use policy and an efficient use of existing government-owned property.

5. Comprehensive Plan: Ward 8 Element

This project is true to the focus of the Ward 8 plan, which requires that the city "[g]ive priority to upgrading existing public services and facilities." § 1901.1. The Ward plan specifically calls for the District to "[e]nsure that new development in the Saint Elizabeth Hospital Treatment Area is compatible, in terms of its use, design, scale,

circulation and landscaping, with the mental health treatment activities housed at the hospital while contributing to the economic revitalization of Ward 8." § 1930.1(e).

6. St. Elizabeths Framework Plan

As stated previously, for a number of years the District's mental health services were operating under Court supervision and orders. Recently, the Department of Mental Health has been able to make the improvements needed to return to independence from court orders. Although previous court rulings remain in effect the Receivership has been vacated and the Department is now proceeding with orders for "Exit Criteria" that must be met before the original 1974 lawsuit can be fully dismissed. It is essential for the city to spend appropriated federal dollars expeditiously so as to remain in compliance with court-ordered requirements. Thus, the project must proceed before a framework plan for St. Elizabeths has been completed. However, the Department of Mental Health is committed to and actually financing the framework plan. The Office of Planning ("OP") is the lead agency on the plan and DMH is continuing its close consultation with OP and its consultants as the process moves forward. This is a two-stage PUD, allowing several months of time for coordinating site planning and preliminary design matters with the planning team prior to submission of the specific architectural design to the Zoning Commission for approval of Stage Two of the PUD application. The Applicant believes that this extended period of time will enable a high degree of planning coordination and compatibility with the framework plan to occur.

B. PUBLIC BENEFITS AND PROJECT AMENITIES

The Zoning Commission, pursuant to the PUD regulations at §2403.5, must evaluate the specific 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." Section 2403.9 lists nine potential public benefits and amenities in Paragraphs (a) through (i), plus an "open-ended" category in (j). The PUD's public benefits and amenities include the following:

1. "Urban Design, Architecture, Landscaping, Creation or Preservation of Open Spaces" (2403.9(a)); "Site Planning, Efficient and Economical Land Utilization" (2403.9(b))

The proposed development will assist in the consolidation of mental health service functions that began with transfer of personnel and patients from the West campus of St. Elizabeths to the East Campus. The new complex proposed in this PUD contains attractive institutional and urban design features and new landscaping. The project ensures that open space will be maintained and upgraded to create a more pleasant and rehabilitative environment for patients, employees and guests.

The new hospital will be compatible with the historic buildings on the East Campus, and by consolidating functions from several older buildings will enable the latter to be programmed for new uses and building restoration as part of the Office of Planning's preparation of a "framework plan" for the St. Elizabeths campus. Given the high vacancy rate of buildings on the East Campus, the new hospital is expected to begin

some momentum for new uses, renovation of buildings and new vitality for historic St. Elizabeths. The site of the new hospital contains no historic buildings or artifacts to be removed or adversely affected, and the John Howard Pavilion has been identified as a non-historic building that should be demolished when its functions are accommodated elsewhere.

2. "Effective and Safe Vehicular and Pedestrian Access" (2403.9(c))

The creation of a new building that consolidates administrative offices and patient care/residential functions in one facility will reduce the automobile trips generated by hospital staff, who must now travel to other buildings on the East Campus to perform their duties. The close proximity of the Congress Heights Metrorail station and bus lines along Alabama and MLK Avenues will improve the percentage of employees commuting by public transit and reduce automobile dependence. An improved street and pedestrian access network on this part of the East Campus will be created as a result of the development.

3. "Social Services and Facilities" (2403.9(g))

The importance of a modern, state-of-the-art mental hospital for the District of Columbia was discussed previously.

4. "Uses of special value to the neighborhood or the District of Columbia as a whole." (2403.9(i))

St. Elizabeths Hospital has been a landmark and major facility in Southeast Washington for almost 150 years. It is an important element of Ward 8 and the neighborhoods immediately surrounding the hospital campus. The maintenance and revitalization of the campus is important to the well being of the neighborhood.

At the citywide level, the new hospital is clearly a use of special value to the District of Columbia as a whole, for reasons cited elsewhere in this application.

5. "Environmental Benefits, such as storm water runoff controls and preservation of open space or trees" (2403.9(h))

Given the hilly nature of the site and challenging soil conditions, the plans carefully address storm water runoff, slope stability, open spaces and related matters. The new hospital is sited so as to preserve the adjacent ravine and the heavy tree cover that exists there.

C. POTENTIAL FOR ADVERSE EFFECTS ON SURROUNDING AREA AND CITY SERVICES

Because the development will take place entirely on the grounds of the current St. Elizabeths East Campus there will be no adverse impacts on the surrounding community. The scale of facilities, operations, patients, caregivers and visitors will be similar to the existing condition, perhaps even somewhat smaller. There will be no disruption of traffic or unsettled expectations for local residents. In addition, the development will provide greater public transportation use by St. Elizabeths staff and visitors, and improved safety for patients and neighborhood residents. The positive impacts on public facilities have been discussed throughout this application.

IV. COMMUNITY PARTICIPATION

The Department of Mental Health and the staff at the St. Elizabeths Hospital are in regular communication with the organized community associations, Advisory Neighborhood Commissions ("ANCs") and individuals in the surrounding neighborhoods. The PUD site is located within the boundaries of ANC 8A, and the

Applicant has had preliminary discussions with the ANC and other community groups regarding the plans for the new hospital. Now that development of the design is proceeding, additional meetings for presentations and coordination will be scheduled, with ample time for full community input given the two-stage PUD process proposed herein.

V. CONCLUSION

For the reasons set forth in this statement, 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; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; is not inconsistent with the Comprehensive Plan; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully that the Zoning Commission schedule a public hearing to consider adopting the PUD.

Respectfully Submitted,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

Damon Smith

Enclosures

Appendix A

A-1 Metes and Bounds Description

METES AND BOUNDS DESCRIPTION
OF PROPOSED NEW HOSPITAL BUILDING PARCEL

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATED AND BEING LOCATED IN THE DISTRICT OF COLUMBIA, S.E., SAID PARCEL BEING A PORTION OF THE PROPERTY THE OF SAINT ELIZABETH'S HOSPITAL AS IDENTIFIED AS PARCEL 234/38 ON MAP NO. 3302, RECORDED IN THE OFFICE OF THE SURVEYOR IN SURVEY BOOK 152,AT PAGE 172:

COMMENCING AT A CALLED FOR STONE, BEING THE EASTERLY MOST CORNER OF THE AFOREMENTIONED PARCEL 324/38;

THENCE, S36°49'55"W 260.33' TO THE POINT OF BEGINNING,

THENCE, CONTINUING WITH A PORTION OF EASTERLY LINE OF THE AFOREMENTIONED PARCEL 324/38 LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
THENCE, S36°49'55"W 412.35' TO A POINT AND S36°45'39"W 659.98' TO A POINT,

THENCE, DEPARTING THE AFORESAID EASTERLY LINE AND RUNNING THROUGH THE AFOREMENTIONED PARCEL 324/38 THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

THENCE, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.27' AND A CHORD BEARING OF N63°11'54"W, 65.96' TO A POINT;

THENCE, N32°58'51"W, 168.28' TO A POINT;

THENCE, S58°37'46"W, 103.11', TO A POINT;

THENCE, WITH THE ARC OF A CURVE TO THE RIGHT, A OF RADIUS OF 486.54' AND CHORD BEARING OF N14°21'36"W, 217.69' TO A POINT,

THENCE, S84°22'25"W, 303.90' TO A POINT,

THENCE, N58°17'40"W, 407.93' TO A POINT,

THENCE, N23°58'16"W, 542.25' TO A POINT,

THENCE, N18°11'19"E, 169.25' TO A POINT,

METES AND BOUNDS DESCRIPTION
OF PROPOSED NEW HOSPITAL BUILDING PARCEL

THENCE, N14°08'55"W, 218.44' TO A POINT,

THENCE, N29°56'10"E, 217.12' TO A POINT,

THENCE N20° 54'03"W, 274.79' TO A POINT,

THENCE, N33°26'28"E, 623.73' TO A POINT ON THE EASTERLY LINE OF THE AFOTEMENTIONED SAINT ELIZABETH'S PARCEL 234/38;

THENCE WITH THE EASTERLY LINE OF THE AFOTEMENTIONED SAINT ELIZABETH'S PARCEL 234/38, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE, S51°22'17"E, 269.81' TO A CALLED FOR STONE, AND;

THENCE, S51°43'19"E, 153.57' TO A POINT;

THENCE, DEPARTING THE AFOREMENTIONED SAINT ELIZABETH'S EASTERLY LINE AND THROUGH THE AFOREMENTIONED PARCEL 234/38 AND THE NORTHERLY LINE OF THE CEMETERY PARCEL, S38°16'41"W, 267.57' TO A POINT,

THENCE, S51°44'21"E, 1120.23' TO A POINT,

THENCE, N37°34'51"E, 73.71' TO A POINT,

THENCE, S08°35'17"E, 107.76' TO A POINT,

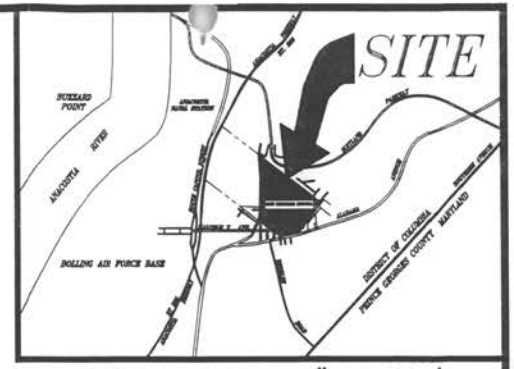
THENCE, S51°44'21"E, 439.08' TO THE POINT OF BEGINNING, CONTAINING 49.4 ACRES MORE OR LESS.

Appendix B

B-1 Vicinity/Proposed Division Map

B-2 Site Plan

B-3 Circulation Plan

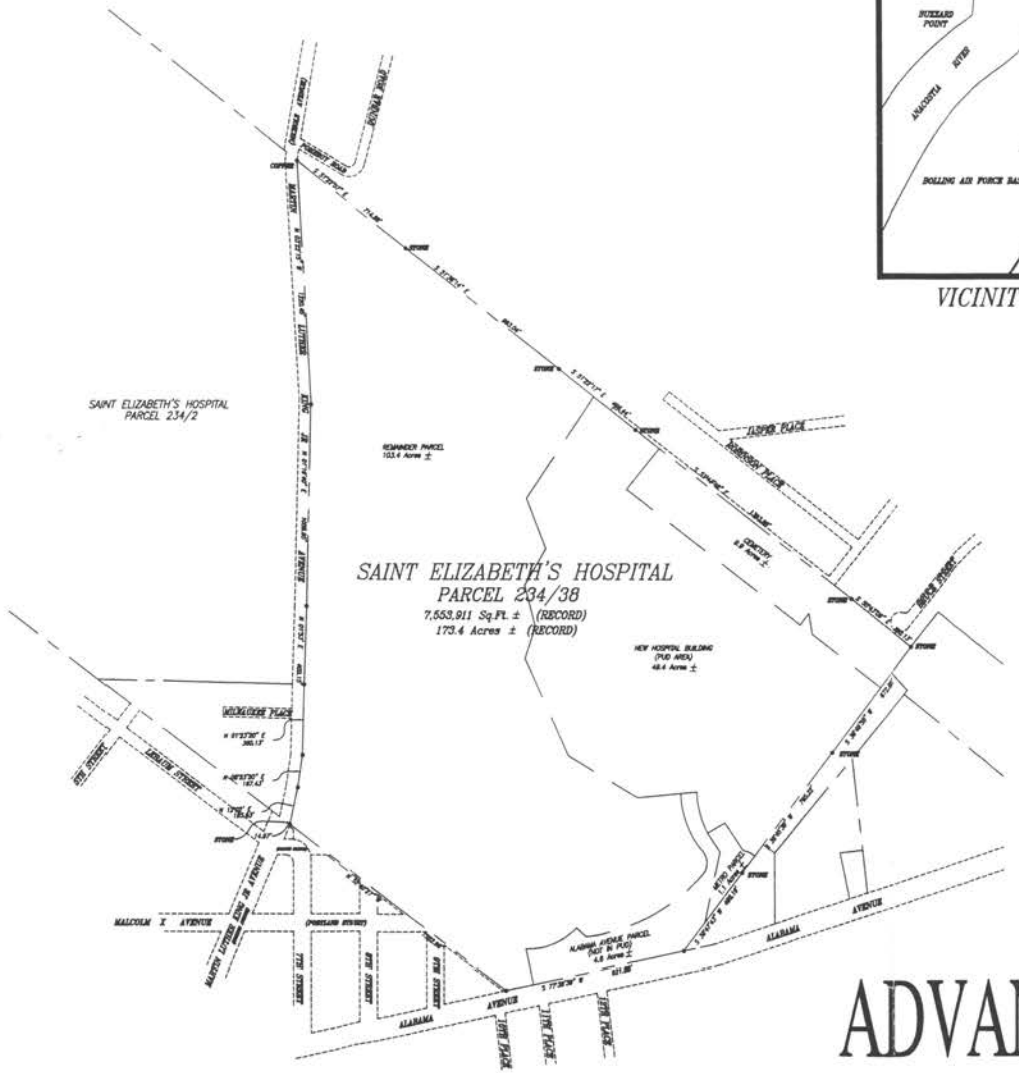


VICINITY MAP 1" = 3000'

NORTH
D.C. SURVEYOR'S

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN WASHINGTON D.C., S.E.
2. THE INFORMATION SHOWN HEREON WAS TAKENFROM PUBLIC RECORDS AND DOES NOT CONSTITUTE A CURRENT FIELD RUN BOUNDARY SURVEY. THIS PLAT IS BASED ON MAP NO. 3302, RECORDED IN THE OFFICE OF THE SURVEYOR IN BOOK 152, AT PAGE 172.
3. HORIZONTAL DATUMN IS BASED ON THE D.C. SURVEYOR'S NORTH.
4. CEMETERIES DO EXIST ON THE SUBJECT PROPERTY AND ARE NOT SHOWN HEREON.
5. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLIC STREET OR HIGHWAY.
6. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY.
8. PARCELS AND AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO CHANGE.



ADVANCED COPY

COMPUTED BY:	S.AYLESTOCK	10/21/02 DATE
SURVEY CHK.:	H. HUGES	10/21/02 DATE
QUALITY CONTROL:	S.AYLESTOCK	10/21/02 DATE
PROJECT MGR.:	H.HUGHES, L.S.	10/21/02 DATE
FIELD CREW	N/A	DATE

REFERENCE DRAWINGS

NUMBER	DESCRIPTION
1	MAP 3302, SURVEY BOOK 152, PAGE 172
	S.O. 70922

REVISIONS

DATE	BY	DESCRIPTION
10/21/02	HH	REVISED PER ARCHITECT'S COMMENTS

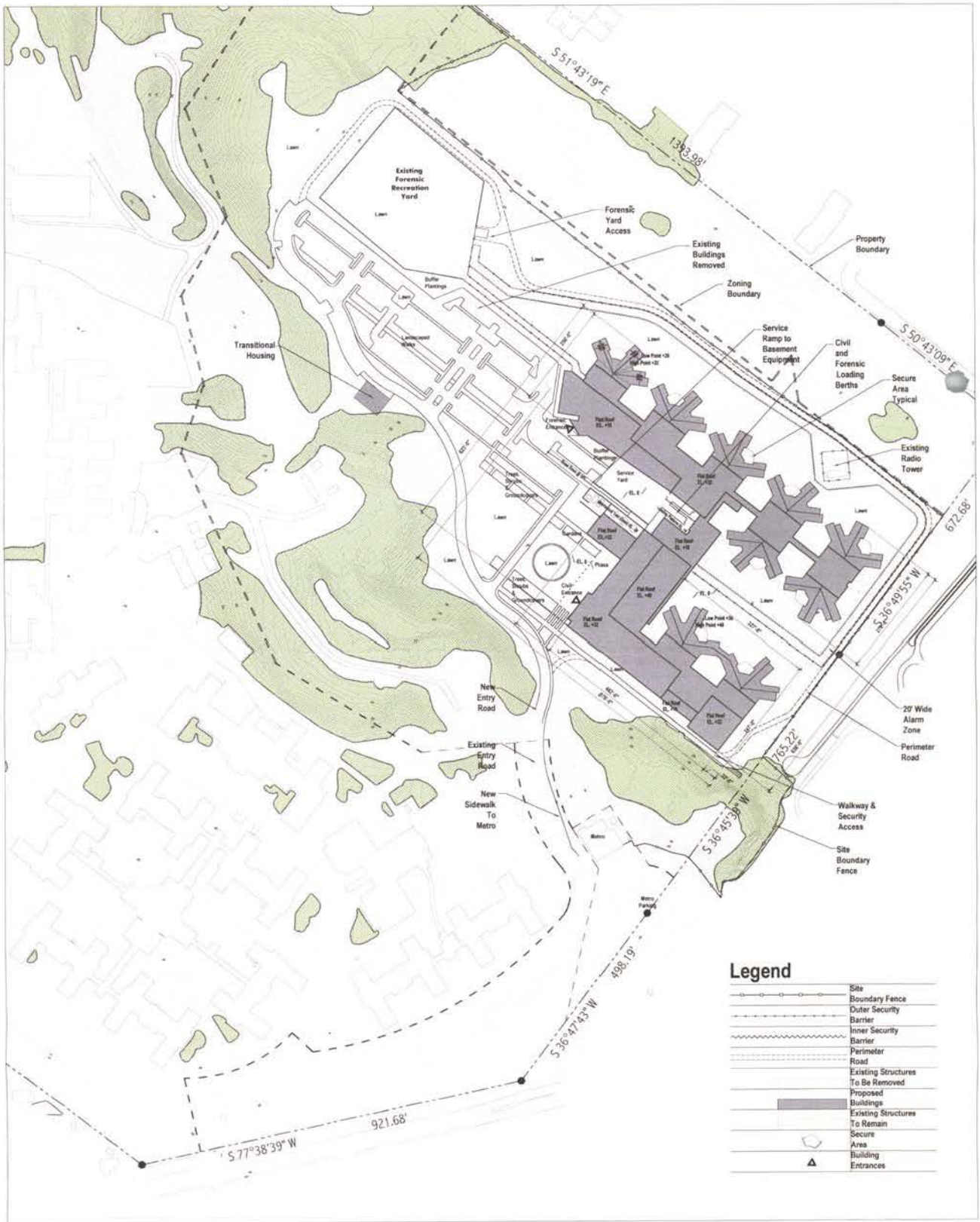
SAINT ELIZABETH'S "NEW" HOSPITAL

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS – PLANNERS – SURVEYORS
10675 MAIN STREET, SUITE 213, FAIRFAX, VA. 22030
OFFICE (703) 352-4453 FAX (703) 352-0403

EXHIBIT SHOWING PROPOSED DIVISION
OF
PARCEL 234/38
SAINT ELIZABETH'S HOSPITAL
DISTRICT OF COLUMBIA

SCALE:	DRAWING NO.	PROJECT NO.
1"=300'	1 OF 1	02-070

C:\CDD\-JOBS\02-070.01\Saint Elizabeths 01.dwg

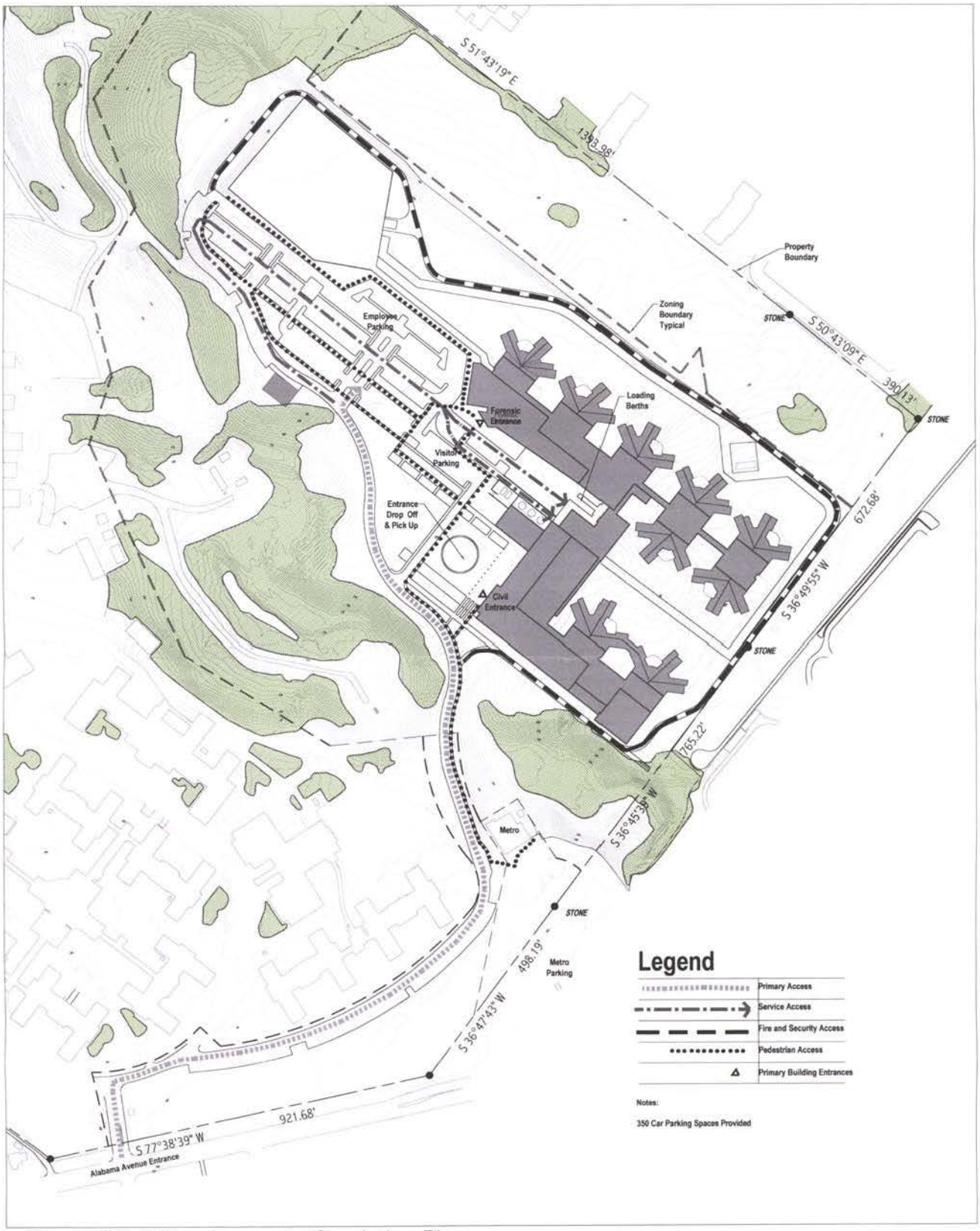


Planned Unit Development Site Plan SP-1 Zone

10.18.02

SAINT ELIZABETH'S NEW HOSPITAL

Einhorn Yaffee Prescott Architects + Engineers Rhodeside & Harwell Planners + Landscape Architects



Planned Unit Development - Circulation Plan

0 40' 80' 160' 320'

10.18.02

SAINT ELIZABETH'S NEW HOSPITAL

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