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
Office of Planning

ZONING COMMISSION
District of Columbia
CASE NO. 04-08
EXHIBIT NO. 19

DATE: September 20, 2004

SUBJECT: Final Report for the New St Elizabeths Hospital Building - ZC #04-08/#02-45
Department of Mental Health
Second Stage Planned Unit Development

APPLICATION

The District of Columbia Department of Mental Health (DMH) (Applicant) has applied for approval of the second stage of a two-stage Planned Unit Development (PUD) for a portion of the St Elizabeths Hospital campus to house a new hospital Subsequently, on September 13, 2004 the Zoning Commission approved an amendment to include an additional 5 19-acre parcel (Lot 234) to the site and application

The amendment adds a parcel of land to the PUD and will be included in the SP-1 zone The additional land is to provide the original parcel (Lot 38) and the hospital with frontage and direct access to Alabama Avenue, a public right-of-way The parcel will have a small guardhouse for security purposes.

OFFICE OF PLANNING RECOMMENDATION

The proposed hospital will allow DMH and the City to fulfill their responsibility of meeting the treatment needs of its mentally ill patients in a hospital whose design and setting is important to its function The application is a refinement of the stage-one PUD and is consistent with the requirements outlined in ZC Order 02-48 The plans indicate a building whose architecture is complementary to the historic buildings on the campus, the landscaping that contributes to the open space surrounding the building and is significant to the rehabilitation of patients, and an overall development that is environmentally sensitive

The Office of Planning continues to work with the applicant and is awaiting information regarding the following:

1 Elevations of the guardhouse
2 Site and Landscaping Plans that included Lot 234
3 Signed Memorandum of Understanding with the Office of Local Business Development

ZONING COMMISSION
District of Columbia
CASE NO.04-08
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If these items are received prior to the public hearing then OP will submit a supplemental report that addresses these items

BACKGROUND

The St. Elizabeths Hospital campus is a 336-acre National Historic Landmark established as the Government Hospital for the Insane in 1855 Over the years, the population has been greatly diminished and today there are 512 patients. In 1987 the federal government deeded the east campus to the District of Columbia government. The proposed site for the new St Elizabeths Hospital (54.54 acres) will be on the eastern portion of the east campus (Parcel 234, Lots 38 and 234).

The site has direct access from Alabama Avenue and secondary access from Martin Luther King, Jr. Avenue (MLK) (Attachment 1). The majority of the property is currently vacant except for the John Howard Forensic Pavilion, an adjacent parking lot, and an existing radio tower. This area of the campus is delineated and separated from the remainder of the campus by a ravine.

The area immediately surrounding the subject property includes the remainder of the hospital campus. The east campus has approximately 50 buildings most of which are not occupied On the northern portion of the east campus, a 10-acre site along MLK will house the District's Unified Communications Center, approved as a PUD in case ZC 01-36 Off-site uses in the vicinity of the subject site are several cemeteries to the north and northeast. There are predominantly residential uses surrounding the site comprised of single-family attached and apartments in the Hillsdale, Douglas and Congress Heights neighborhoods Metro's Green line runs under the east campus and just south and outside of the subject property is the Congress Heights Metro station on Alabama Avenue.

Historic Preservation

The entire St. 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) performed the Section 106 review and concluded that the proposed building is consistent with the preservation act

ST. ELIZABETHS FRAMEWORK PLAN

The Office of Planning continues to work on the Framework Plan for the redevelopment of the St Elizabeths campus. At this time, the first draft is scheduled to be presented to the Steering Committee between late September and mid-October 2004 and the draft Framework Plan will be released for public review in the fall of 2004.

PROPOSAL

The Department of Mental Health is consolidating the hospital on the east campus in a new, 293-bed hospital building that will replace the existing John Howard Pavilion. The John Howard Pavilion will be demolished subsequent to the occupancy of the new building and the land converted to the parking lot for the new hospital. However, the recreational "yard" will remain and be used along with the new

building The new hospital will serve both non-secure and secure mental health patients. The proposed St. Elizabeths Hospital building will be a state-of-the-art, mental health facility to serve the District's mental health needs and will incorporate the newest ideas and innovations in institutional design for mental health care that will most effectively serve the patients, caregivers, and employees. The building will have portions that are one-story and portions that are 2-stories designed to serve the different needs of their non-secure and secure populations.

The applicant obtained approval of the first stage PUD in ZC Order #02-45 on November 28, 2003 (Attachment 2) and has now submitted the Stage II PUD Plan for review. The submissions include more detailed plans regarding the architectural design of the building and floor plans, landscaping, access, parking and stormwater management. The applicant has made some changes to the plans in response to the Zoning Commission in the first-stage application which include·

1. A redesign of the secure wing of the building to reduce its impact on the U.S. Navy radio building and place the District of Columbia antenna tower outside of the secure perimeter.
2 Removal of the mechanical and electrical units from the basement of the building into a new above grade building.
3 An increase in the height of the building by two-feet in order to minimize grading and the use of retaining walls. The increased height of the building (67-feet) is still within the height allowed in the SP-1 Zone with an accompanying PUD. The shape of the building is refined to reduce the area of the penthouse space.
4. A revised the stormwater management to include a stormwater management pond that will be located outside of the PUD area. The plan also includes the use of bio-retention areas.
5. A circulation plan for parking and a plan for parking during the construction period and when the project is completed.

ANALYSIS

Development Data

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 Since the Stage I PUD the acreage of the site has changed. Basic data about the proposed development are presented in the chart below

	Allowed	Proposed
PUD Site Area	15,000 sq ft	2,377,601 sq. ft./54.45 acs.
FAR	3 5/4.5 FAR	0 15 FAR
Building Height	65/75 feet	46 feet
Lot Occupancy	80%	11 3%
Parking	290	339

Urban Design and Architecture

The new hospital will be an attractive facility built at a scale that will be compatible with the surrounding community. 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

Since the Stage 1 application the building has been slightly redesigned in order to reduce the building's impact in the area of the U.S Navy radio buildings, two of the secure patient units are now stacked onto the second story This change also shortened the corridor for the secure wing of the building. Secondly, the secure wing was slightly rotated clockwise to move the District of Columbia antenna tower outside the secure perimeter.

The building was raised approximately two feet to minimize and eliminate a significant number of retaining walls. The shape of the building was refined to significantly reduce the area of the penthouse spaces. The major mechanical and electrical spaces were moved from the basement to a new on-grade building that provides a visual buffer for the service yard The building elevations will be primarily mason with punched openings with large areas of glazing to identify public entry points. The auditorium that will be used by both the hospital and the public will have a roof with a distinctive sloped oval.

Landscaping, Grading and Stormwater Management

The building is located to preserve open space in front of the building. Additionally, six landscaped courtyards will be visible and accessible from the patients living areas at grade These landscaped, open space areas have been created to allow a pleasant and rehabilitative environment that builds on the tradition of open space and plantings at mental hospitals in general and the naturalistic Olmstead influenced landscape at St. Elizabeths in particular. These areas will be planted with a mixture of grass and large to small shade and evergreen trees.

A large portion of the site has steep slopes that will be retained in their natural state. The ravine area consumes a large portion of the site acreage and will also be left in its natural state The conservative use of the land leaves a large amount of open space on the property and minimizes the amount of grading of the site and the number of retaining walls required. Graded areas will be limited to slopes less than 15% and will be replanted to minimize runoff. A reforestation area is identified south of the parking lot in to fill in an area that is currently grassed Plantings in this area will create a defined line of trees along the parking lot and driveway.

The major stormwater management (SMW) facility to serve the site will be located offsite adjacent o the existing Metro's SMW pond in the ravine to the southeast of the site. Additional stormwater management facilities such as bio-retention areas will be incorporated into the landscaping within the parking lot. The applicant is proposing to further reduce runoff by incorporating approximately 27,000 square feet area of green roof space on the roof adjacent to the gymnasium and on the roof of the southern portion of the secure wing.

Parking and Pedestrian/Vehicular Circulation

Parking is provided at grade and will be in the general area of the existing John Howard Pavilion. Because the John Howard Pavilion will not be demolished until after completion of the majority of the project, phased completion of the new parking and temporary use of other existing parking on the East Campus will be required. The figure below, submitted by the applicant, shows the possible locations of existing parking lots on the campus that will be used in the interim. OP has requested a count of the number of parking spaces will be available for interim parking. However, the applicant has responded by stating that there will be sufficient spaces.

Figure 1

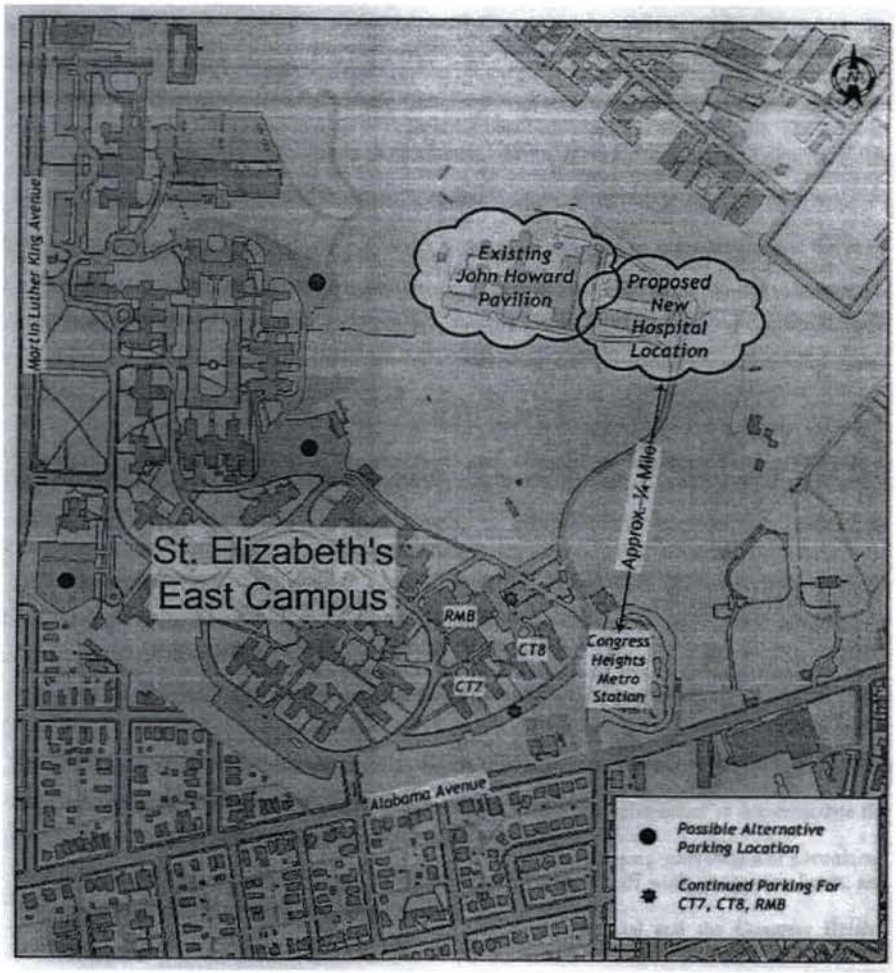
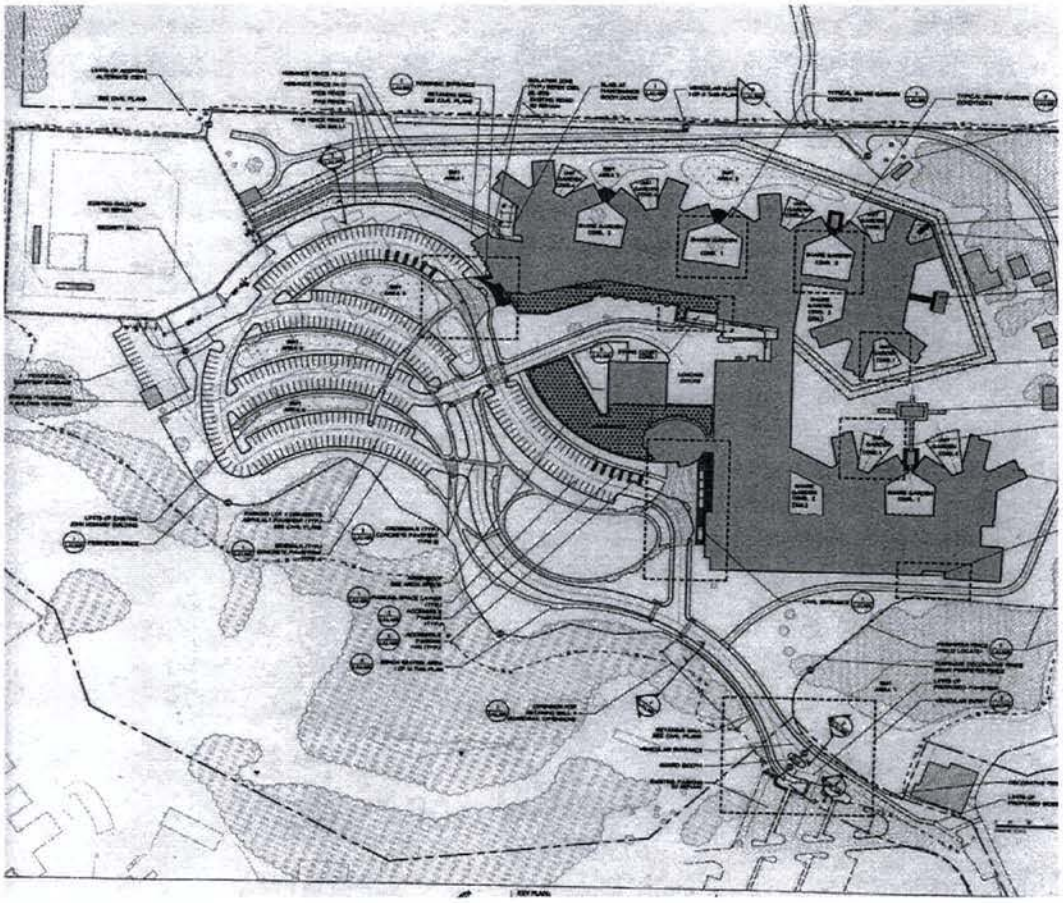


Figure 2 shows the parking lot in relation to the building. The main parking area is oriented to allow pedestrian circulation along the aisles and ready supervision of the parking areas. Separate pedestrian entries, vehicular drop off points and building lobbies are provided for the secure and non-secure 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. A limited amount of dedicated parking may be provided closer to the building entrances.

Figure 2



The applicant has stated that they will encourage the use of transit and carpooling particularly during construction and this policy will continue after construction. The new building will be a replacement of beds and therefore there will be no reduction in patient or staff over the current number. The number of parking spaces (339) provided is justified in that parking has to be provided for those employees that work at night or leave the facility at odd hours when public transportation is not readily available. Secondly, enough parking spaces have to be provided to accommodate the overlap of shifts. Additionally, parking is also needed for visitors who come to use the recreational facilities. During construction when nearly all of the existing parking spaces will not be available the applicant will implement shuttle buses between the temporary lot on other portions of the campus, the metro station, and the John Howard Pavilion.

The Congress Heights Metro station is located just outside of the proposed hospital along Alabama Avenue. Currently, the station is fenced off from the campus due to security concerns. When the new

hospital is open, the fence will be removed and a more direct access will be provided via a pedestrian walkway.

COMPLIANCE WITH GUIDELINES, CONDITIONS AND STANDARDS OF THE FIRST STAGE PUD

1. ***The final design of PUD shall be developed in accordance with the site plan and preliminary architectural and landscape plans submitted as Exhibit 30 in the record of this case, and as modified by the guidelines, conditions, and standards of this Order.***

The submitted design is generally in accordance with the Stage I PUD. The proposed changes are consistent with the guidelines, conditions, and standards of the Order.

2. ***The project shall include the demolition of the existing, John Howard Pavilion hospital and construction of a new facility, together with public spaces, generally as depicted in the preliminary plans submitted in this first-stage application.***

The proposed Stage II Plan includes the demolition of the existing John Howard Pavilion subsequent to the construction of the new hospital. The final plans submitted were improved to reduce the footprint of the building to be able to operate more efficiently The revised plan shows additional landscaping around the perimeter of the parking lot. Additionally, stormwater management facilities now include a dry pond, bio-retention areas within the parking lot, green roofs, and an off-site pond

3. ***The Applicant shall submit with the second-stage application detailed plans and elevations indicating the design treatment of the proposed PUD project, including but not limited to building and landscape materials, color, architectural and landscape details, and zoning data as required for a second-stage PUD application.***

The applicant has submitted detailed plans and elevations and a landscape plan for review. OP has requested plans and elevations for the guardhouse to assess its size and compatibility with the new hospital.

The applicant did not submit any zoning data. However, from conversation with the applicant and OP's review the application meets all the requirements of the zoning requirements of the SP-1 district regarding FAR and building height The height of the building has increased by two-feet since the Stage I Plan. The applicant has not requested any flexibility to reduce the zoning requirements

	SP-1	SP-1 PUD	HOSPITAL
Minimum Area	N/A	15,000 sf	2,151,864 sf
FAR (Overall)	4 0	4 5	0.18
FAR Non-Residential Uses	2 50	3 5	N/A
Height	65 ft	75 ft	67 ft

4. ***The PUD Site shall be zoned SP-1, encompassing a land area of 2,151,864 square feet (49.4 acres) as depicted in Exhibit 30 of the record.***

The size of the PUD site has been increased by 5 19-acres (Lot 234) for a total of 54 54-acres The additional property will accommodate a small gatehouse to assure security and public safety following the removal of the gate between the property and the Metrorail station. Secondly, the additional property will give the hospital direct access to Alabama Avenue, a public right-of-way. The applicant has requested that this site also be zoned SP-1 OP is awaiting the elevations of the guardhouse to assess its compatibility with the hospital

5. ***The Applicant shall execute the following agreements prior to the adoption of the final Zoning Commission order of the initial second-stage PUD in this case: (a) A First-Source Employment Agreement with the Department of Employment Services; and (b) A Memorandum of Understanding with the District of Columbia Office of Local Business Development ("LSDBE") to ensure minority vendor participation.***

The applicant has submitted a signed First Source Agreement and a letter stating that they are currently engaged in conversations with the District of Columbia Office of Local Business Development ("LSDBE") to execute a Memorandum of Understanding (MOU) to ensure minority vendor participation. At this time it is anticipated that at least a draft of the MOU should be provided prior to the public hearing,

6. ***This first-stage PUD approval by the Zoning Commission shall be valid for a period of one (1) year from the effective date of this order. Within such time, the Applicant shall file the second-stage PUD application in order for this first-stage application to remain in effect.***

The applicant has submitted the application for a Stage II PUD prior to the expiration of the Stage I PUD on November 28, 2004.

7. ***The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the act. In addition, harassment based on any of the above-protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this order.***

The applicant states that they comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended and the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq.

8. ***The second-stage PUD application shall include an interim-parking plan describing the phased completion of the new parking and temporary use of existing parking on the East Campus during construction.***

The applicant has includes an interim-parking plan as required. The applicant proposes to encourage workers to increase transit use and will provide shuttle buses between the Congress Heights Metro station and the hospital. Additionally, employees will be encouraged to carpool and parking locations will be identified off-site on the East Campus.

9. ***The second-stage PUD application will include a proposed pedestrian route from the new hospital to the Congress Heights Metrorail station. The Applicant will also provide a status report on when the gate between the station area and the St. Elizabeths campus will be opened.***

The applicant states that there is an existing sidewalk from the gate to the road on the campus side of the fence. This application includes a proposed walkway from that point to the entrances of the new building. It is intended that the gate will be opened once the new perimeter of the hospital is established. However, it will be necessary to review that decision as occupancy approaches. In order to maintain security at the remainder of the East Campus prior to redevelopment the gate cannot be opened earlier.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND OTHER PUBLIC POLICIES

Section 2403.4 of the Zoning Regulations 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 Generalized Land Use Map recommends the subject site for local public facilities. The hospital was zoned SP-1 in the Stage I application and the hospital is a permitted use and a local public facility. Additionally, the Generalized Land Use Policies Map designated the overall St. Elizabeths Hospital as a Special Treatment Area. The creation for a Framework Plan for the entire campus will meet the requirements of the Special Treatment Area.

The PUD is consistent with many of the Major Themes of the Comprehensive Plan as shown below:

- Section 102 - Stabilizing and Improving District Neighborhoods

The St. Elizabeth hospital has been an institution in this community for generations and is of great importance to the community in that it has provided jobs for many residents of the community. Although the new hospital will be reduced in size for the existing facility, it will continue to provide jobs to residents of the community. The hospital intends to keep its good relationship with the community by making the auditorium and gym available for use. The applicant will work out the details of this relationship after the hospital opens for operation.

- Section 106 - Respecting and Improving the Physical Character of the District

The development of the hospital will respect the physical character of the site by keeping grading which changes the topography to a minimum. The natural topography of the site helps to provide additional security to the hospital and it provides a natural buffer from the remainder of the campus. The landscaping plan shows that the removal of the existing vegetation will be minimized and in fact will be enhanced by additional landscaping through the use of trees, shrubs, grasses and reforestation of an existing grassy area. The applicant has also incorporated ways of minimizing stormwater runoff through the use of green roof and bio-retention areas.

- Section 110 - Promoting Enhanced Public Safety

The existing facility is obsolete and substandard both in terms of patient treatment and the facility itself. The new hospital will provide greatly improved metal health service to its patients. With the improved facilities will come improved services to patients and provide a safer community. Security is of great importance and the fencing has been incorporated to be effective but integrated into the landscaping and topography in order to minimize its effect when viewed from outside of the property.

- Section 111 - Providing Diversity and Overall Social Responsibilities

Over the years, the housing and treatment of the District's mental health patients have been below the national standard. The improved facility will allow the District Government to meet its social responsibility by providing the best and latest techniques in housing and treatment of mental health patients. The design, landscaping, and open space around the building are considered an important part in the rehabilitation of patients.

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

- Section 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 objectives."

The proposed hospital will enable the District to meet this goal. For many years the government was not providing the best facilities and treatment to its mental health patients. Formerly, patients were scattered over the large campus that meant that caregivers and administrators had to move back and forth between buildings. The consolidation of both secure and non-secure patients into one facility will be cost effective and efficient, since the patients, caregivers, food service, and administrators will be in one building. The hospitals will also serve the immediate community as the auditorium and gym will be made available to them.

- Section 606, Location Of Public Facilities

"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."

The proposed hospital will continue to have a presence in the community and make a significant contribution to the community through the provision of jobs. The consolidation of the hospital use will allow the remainder of the campus to be redeveloped and allow for other uses and services to come to the area and lead to further improvement and revitalization of the surrounding neighborhood. The applicant has signed a First Source Employment Agreement with the Department of Employment Services to facilitate the employment and training of District residents during construction. The applicant continues to work with the Office of Local Business Development to develop a Memorandum of Understanding.

The application is consistent with the Ward 8 Plan:

- Section 1930.1(e), Ward 8 Plan

"Ensure that new development in the Saint Elizabeths Hospital Special Treatment Area is compatible in terms of its use, design, scale, circulation and landscaping with mental health treatment activities housed at the hospital while contributing to the economic revitalization of Ward 8."

The Saint Elizabeth Special Treatment Area encompasses both the east and the west campus. The new hospital will be the focus of the Special Treatment Area. To meet the requirement for being compatible to the new hospital and contribute to the revitalization of the neighborhood, OP has undertaken the creation of a Framework Plan for the campus to guide its redevelopment. DMH and OCTO (through the UCC project) each made contributions to fund the study as part of the public amenities and benefits of their respective PUDs. The draft of Framework Plan should be published in fall of 2004. This project is also subject to a Section 106 review that has concluded that the scale and design is compatible with the historic buildings on the campus. The height and scale of the hospital is consistent with the surrounding neighborhood even though it is setback a great distance from any residence or business in the neighborhood.

PUBLIC BENEFITS AND AMENITIES

Section 2403.5 through 2403.9 discusses the definition and evaluation of public benefits and amenities.

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

The new hospital will be an attractive facility built at a scale and intensity that will be compatible to the surrounding community. The building elevations will be primarily mason with punched openings with large areas of glazing to identify public entry points. The auditorium will have a roof with a distinctive sloped oval. 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 plantings to provide exterior space for use by staff, visitors, and where appropriate, residents.

The building is located so as to preserve open space to the front of the building. Additionally, landscaped, open space areas have been created outside the patients living areas to allow a pleasant and rehabilitative environment. Existing specimen trees will be retained and supplemented by extensive landscaping around the building to include shrubs, grasses, and a variety in tree sizes and types.

(b) Site planning, and efficient and economical land utilization;

Due to the importance placed on security, the facility is fairly compact and facilities that serve both the secure and non-secure patients are centrally located. The ravine area consumes a large portion of the site acreage and will be left in its natural state. The conservative use of the land leaves a large amount of open space on the property.

(c) Effective and safe vehicular and pedestrian access; transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

The applicant is providing parking on site for employees and visitors to the hospital. Walkways are provided between the parking lot and the building. The applicant is encouraging employees to use transit and a sidewalk will be provided between the hospital and the metro station. The applicant has stated that they will encourage the use of transit and carpooling particularly during construction and this policy will continue after construction. During construction when nearly all of the existing parking spaces will not be available, the applicant will implement shuttle buses between the temporary lot on other portions of the campus, the Capitol Heights metro station, and the John Howard Pavilion.

It is not envisioned that there will be any significant traffic changes from the project or that the hospital will have a negative impact on the adjoining community. The site's close proximity to the Congress Heights metro station will encourage employees and visitors to use both metro rail and metro buses to and from the site.

(d) Historic preservation of private or public structures, places and parks;

The entire St. Elizabeths Hospital is a designated federal historic landmark on the National Register of Historic Places. However, the John Howard Pavilion is not a landmark building. Therefore, only the federal Section 106 preservation review is required. The State Historic Preservation Officer (SHPO) performed the Section 106 review and granted approval of the design and scale of the hospital.

(e) Employment and training opportunities;

The hospital currently employees many persons who live in the surrounding community and they will continue to be employed at the new hospital.

(g) Social services/facilities;

The new hospital will be a state-of-the-art facility that will house and treat patients using the latest techniques that will also rehabilitate patients and allow some to recover and return as members of the community. The facility will serve the wider community, as the auditorium and gym are proposed to be available for use by residents of the community.

(h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The nature of the topography on the site will be preserved to the extent possible and careful attention will be given to storm-water run-off, slope stability and the preservation of the existing tree cover. The applicant has reduced the footprint of the building since the Stage I review in order to reduce the grading and the need for retaining walls on the site. The applicant uses a combination of systems to address the quality and quantity of stormwater runoff through the use of stormwater management ponds to contain the runoff and bio-retention systems and green roofs to minimize the runoff. Runoff from the site should also be reduced because of the retention of trees and extensive planning of new vegetation

(i) Use is of special value to the neighborhood or District of Columbia as a whole; and

The City's mental health services have been under federal court supervision for a number of years. The provision of improved facility is one of the requirements of the lifting of that supervision. The new facility will help fulfill the City's responsibility for care and treatment of the mentally ill. The use has been on the site for decades and is the only public mental health hospital in the city that houses both criminal and civil patients.

(j) Other public benefits and project amenities and other ways in which the proposed planned unit development substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

Other proposed amenities provided by this project include a significant monetary contribution for the Framework Plan for the remainder of the east campus to address restoration, infill development, and revitalization of the campus. Additionally, the hospitals will make its approximately 7,000 square feet auditorium and gym available to the community for functions and recreational activities as needed by the community. The approximately 27, 000 square feet of green roof to minimize runoff and preserve the environment is a significant public amenity.

Compliance with the Framework Plan

The zoning and development of the subject property preempts the plan for the redevelopment of the entire campus. This is necessary because of the need by DMH to meet their court ordered requirements that involve the building of a new hospital. In fact, the construction of the new hospital was planned prior to the concept for the redevelopment of the entire campus. The proposed location of the new hospital is on a secluded portion of the campus and therefore its impact on the Framework Plan and the redevelopment of the remainder of the campus should be minimal. To this end, the Office of Planning

recommended that the property be developed as a PUD to allow for additional review prior to the completion of the Framework Plan.

AGENCY REFERRALS

Comments from the Department of Transportation will be submitted under separate cover.

COMMUNTIY PARTICIPATION

The applicant continues to be engaged in discussions with the community regarding the proposed hospital. Additionally, as part of it public benefit, the hospitals will make its approximately 7,000 square feet auditorium and gym available to the community for functions and recreational activities as needed by the community and will be subject to coordination with the programmatic and security requirements of the facility. The specific process for community use will be developed after the new building is occupied and parameters for the gymnasium's use by the Hospital are fully defined.

RECOMMENDATION

The proposed hospital will allow DMH and the City to fulfill their responsibility of meeting the treatment needs of its mentally ill patients in a hospital whose design and setting is important to its function. The application is a refinement of the Stage1 PUD and is consistent with the requirements outlined in ZC Order 02-48. The plans indicate a building whose architecture is complementary to the historic buildings on the campus, the landscaping that contributes to the open space surrounding the building and is significant to the rehabilitation of patients, and an overall that development that is environmentally sensitive.

The Office of Planning continues to work with the applicant and is awaiting information regarding the following:

1. Elevations of the guardhouse
2. Site and Landscaping Plans that included Lot 234
3. Signed Memorandum of Understanding with the Office of Local Business Development

If these items are received prior to the public hearing then OP will submit a supplemental report that addresses these items.

ATTACHMENTS

1. Aerial Photograph
2. Zoning Commission Order 02-45

AA/mbr AICP



Feature Key

- Zoning Boundaries
- Square Index

Zoning Commission - 04-08/02-45
St. Elizabeth' Hospital - Stage II PUD
Department of Mental Health

Scale 1:7150

DC Office of Planning
April 23, 2004

Attachment 1