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DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

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To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: September 27, 2004

Subject: **ZC No. 04-08/02-45 - Saint Elizabeth's Hospital Second Stage PUD**

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The District Department of Transportation (DDOT) has reviewed the application and attached materials for the subject site. This report addresses the transportation impacts of the proposal.

The applicant, the DC Department of Mental Health, seeks second-stage Planned Unit Development (PUD) approval and a zoning amendment in order to construct the Saint Elizabeth's New Hospital on a portion of the existing Saint Elizabeth's Hospital campus (Campus).

Slight modifications have been included since the first stage PUD was approved including increasing the total PUD site by 5.19 acres to accommodate the access road to the New Hospital and a slight repositioning of the structure. The site is currently un-zoned based on Federal land ownership and the applicant seeks to have a SP-1 zoning designation set by the Zoning Commission.

The main entrances into the Saint Elizabeth's Campus, located at Alabama Avenue, SE and Martin Luther King Jr., Avenue, SE, provide access to a network of internal roadways that lead to the project site. The site is less than half a mile away from the Congress Heights Metrorail Station.

The New Hospital will replace the John Howard Pavilion and other facilities providing mental health services at the Campus. The existing hospital will be demolished and replaced with a new two-story, 427,000 GFA hospital. The construction will occur in two phases beginning with the construction of the realignment of Dogwood Drive, an internal circulation roadway, the accessory surface parking lot and utility modifications and upgrades. The second phase will include construction of the new hospital and

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subsequent demolition of the existing hospital. A proposed new pedestrian pathway will be constructed to provide a route between the site and the Congress Heights Metro Station.

The New Hospital will provide 293 beds compared to 540 in the existing hospital. The applicant hired a traffic consultant to evaluate parking demand for the site that determined that the existing hospital had a total peak demand of 554 parking spaces for administrative and nursing staff. The new surface parking lot will be constructed with a total of 339 parking spaces. Zoning regulations require one parking space per hospital bed, thus the applicant has exceeded the accessory parking requirements.

During construction, the applicant will provide several alternatives to accommodate employees, as the existing parking lot will be fenced-off during construction. The parking management proposals include: encouraged use of mass transit, preferred spaces for carpoolers, shuttle bus service from the Congress Heights Metrorail Station, and providing parking at three existing underutilized parking lots on a separate part of the St. Elizabeth campus with shuttle bus service connecting the lots to the New Hospital.

The project will have a negligible impact on existing traffic conditions, traffic volumes and on-street parking supply. Accordingly, DDOT has no objections to the project as proposed.

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d. *District Department of Transportation*