Washington Hospital Center

Minor Modification
September, 2005
to
PUD and Map Amendment
Zoning Commission Order No. 02-43



ZONING COMMISSION
CASE No. 02-43
EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO.04-17A
EXHIBIT NO.2

Narrative Summary of Minor Modification

Zoning Commission Order No. 02-43, effective July 18, 2003, approved a PUD and Map Amendment for this site which limited density within the SP-1 and SP-2 zones created under the Order as follows:

	SP-1	SP-2
Land Area	623,866 SF	836,985 SF
Floor Area Ratio	x 1.9	x 3.4
Permitted Gross Floor Area	1,185,345 SF	2,845,749 SF

Current gross floor area within the SP-2 zone is 902,972 square feet.

This is a revision to the minor modification the Hospital received in June of 2004 for the construction of a new electrical substation to the West of the existing hospital in the SP-1 zone. After several months of additional engineering investigation and campus planning it has been determined that the location previously proposed will cause the significant rerouting of underground utilities and could block the future expansion of the Hospital. The new location for the substation would be to the South of the existing 'E' Wing of the Main Hospital and located within the SP-2 zone.

This revision also includes the one-story infill of the existing courtyard between the 'D' & 'F' Wings of the Main Hospital. The one story infill of the courtyard is and internal project within the Main Hospital, with 4-5 story buildings on all four sides of the new construction. Within this submittal we have included a section cut through the Main Hospital to graphically describe this and show the infill will not be seen from outside the Hospital. The hospital staff and visitors that are using this courtyard will now use the courtyard between the 'D' Wing and the Cancer Suite, as well as other outside patio areas that are located around the facility.

The approved PUD included Addition A, hospital and parking expansion, with a gross floor area of 50,000 square feet for parking use within the SP-1 zone and 197,600 square feet for hospital use within the SP-2 zone. At the time of the PUD no specific reference was made indicating the need for an electrical substation. This substation is required before any expansion to the existing hospital can take place. It is an accesory use in that it is located on the same lot and is customarily incidental and subordinate to the principal use.

This submittal includes the applicable drawings from the approved PUD; dated October 18, 2002, the revisions to these drawings for the first minor modification; dated June 1, 2004 and the current revisions to these drawings; dated July 11, 2005. The initial substation will be a below-grade structure attached to the existing 'E' Wing of the Main Hospital. Once the expansion to the Hospital is complete as shown in additions 'A' & 'B' the substation will be enclosed within the Hospital. The courtyard infill project will be constructed within the existing walls of the Hospital and will not be visible from outside the Hospital.

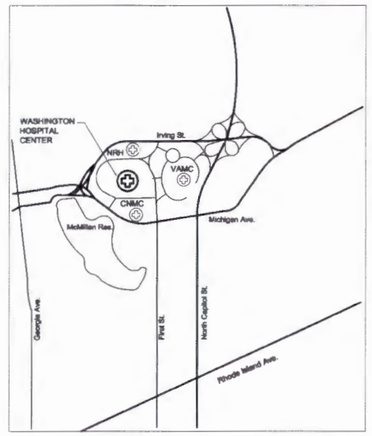
The electrical substation will add 5,700 gross square feet and the courtyard infill will add 17,200 gross square feet in the SP-2 zone, resulting in a total of 925,872 gross square feet and an F.A.R. of 1.10 versus the permitted gross square feet of 2,845,749 sf and an F.A.R. of 3.4.

Drawing No. 40 shows the revised location for the substation and the location of the courtyard infill. Drawing 41 shows the before and after exterior views of the new substation. There are no exterior views of the courtyard infill so drawing 42 depicts a horizontal cross section through main hospital indicating the location of the infill.

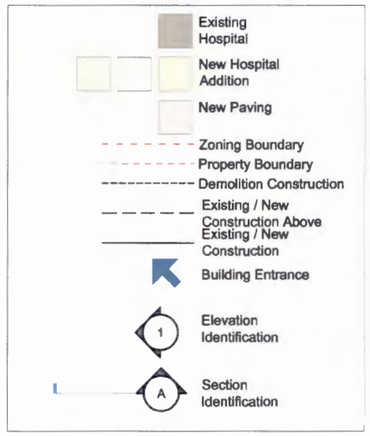
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Location Map



Symbol Key





Washington Hospital Center
MedStar Health
110 Irving Street N.W.
Washington, D.C. 20010

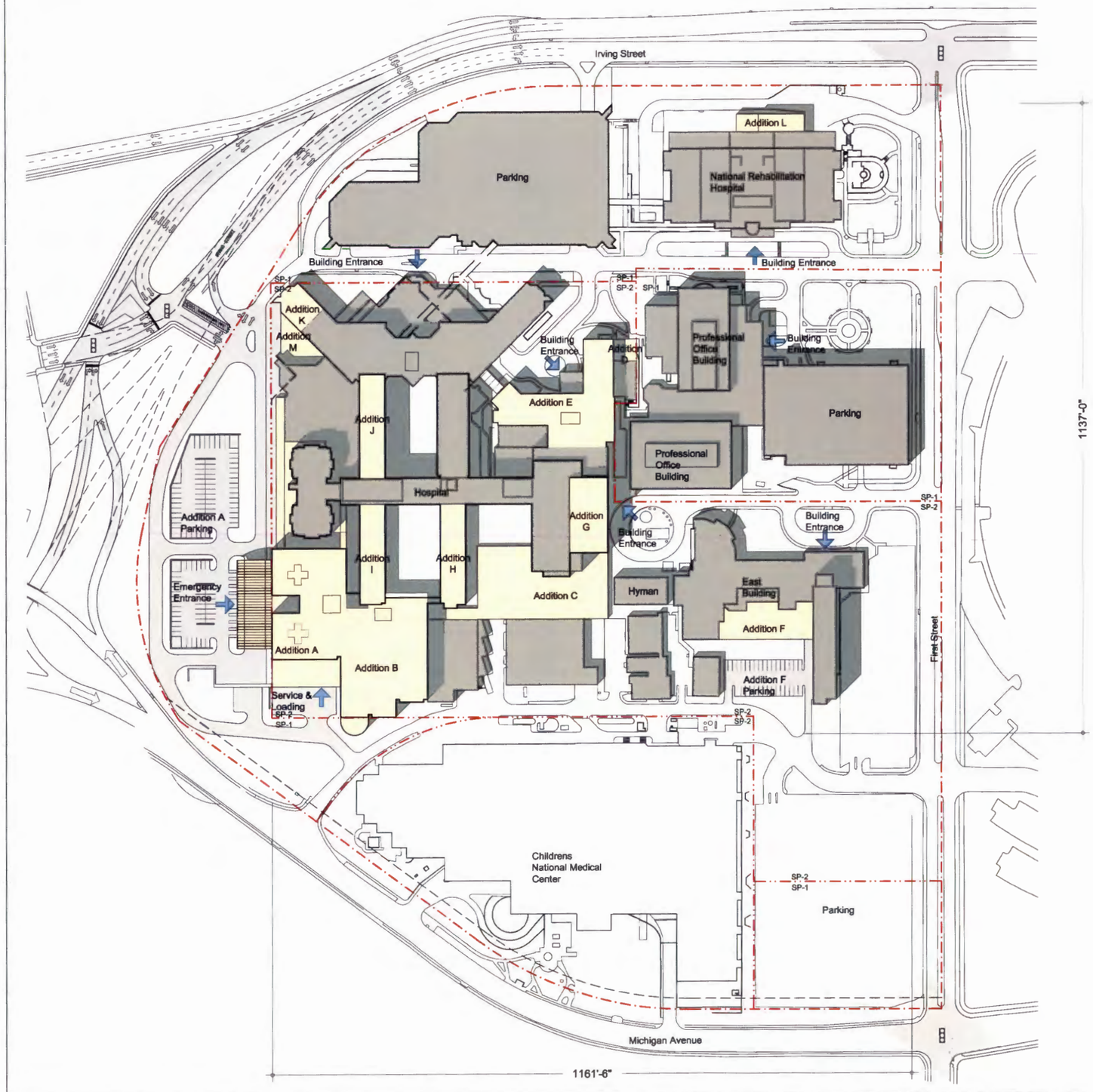
Planned Unit Development
Second Stage Application

06.01.04 Revised
Date: September 2005

Scale:

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Washington Hospital Center

MedStar Health

110 Irving Street N.W.
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Symbol Key

- Existing Hospital
- New Hospital Addition
- New Paving
- Zoning Boundary
- Property Boundary
- Demolition Construction
- Construction Above
- Existing / New Construction
- Building Entrance
- Elevation Identification (1)
- Section Identification (A)

Planned Unit Development
Second Stage Application

Proposed Site Plan

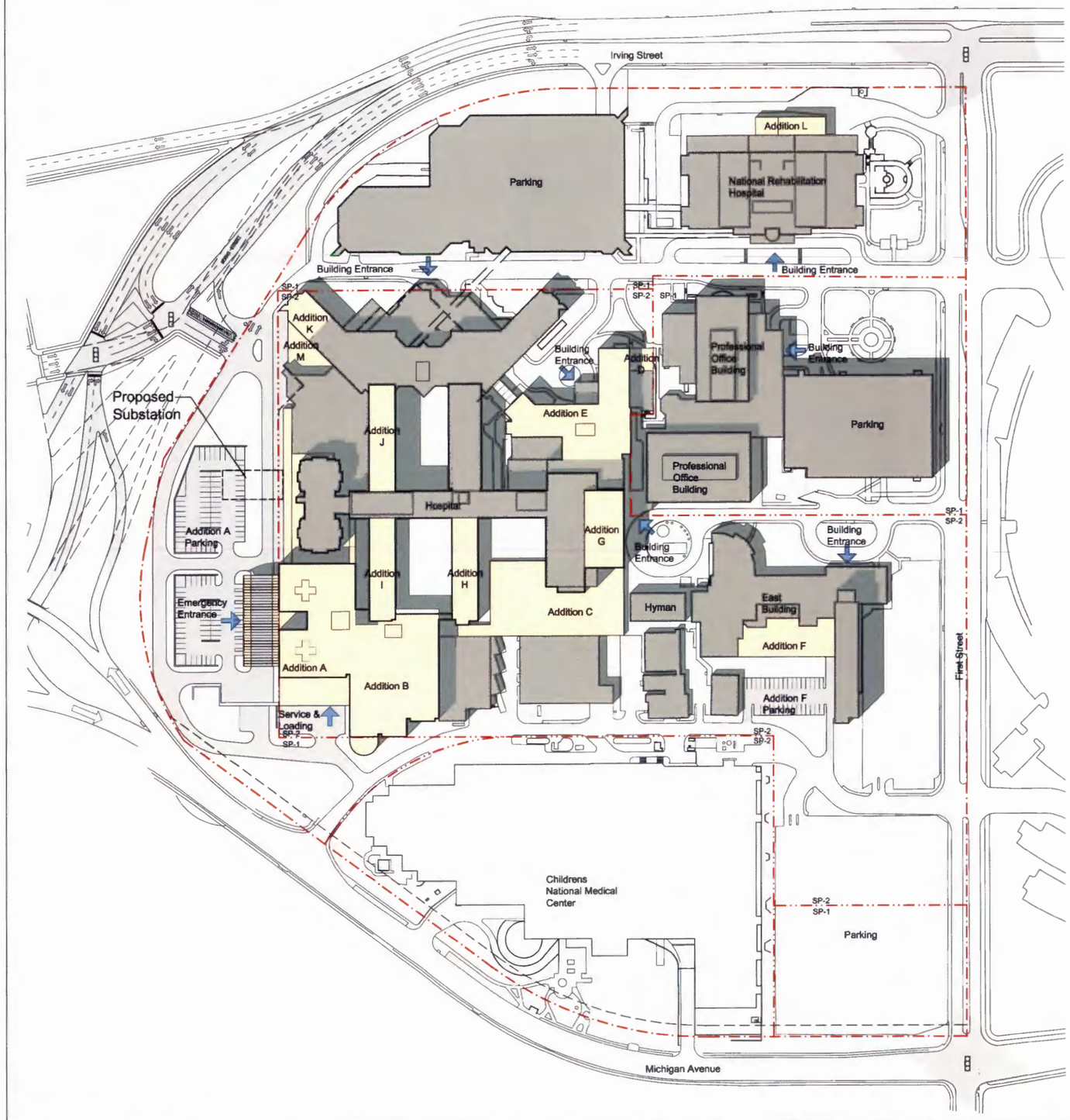
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6

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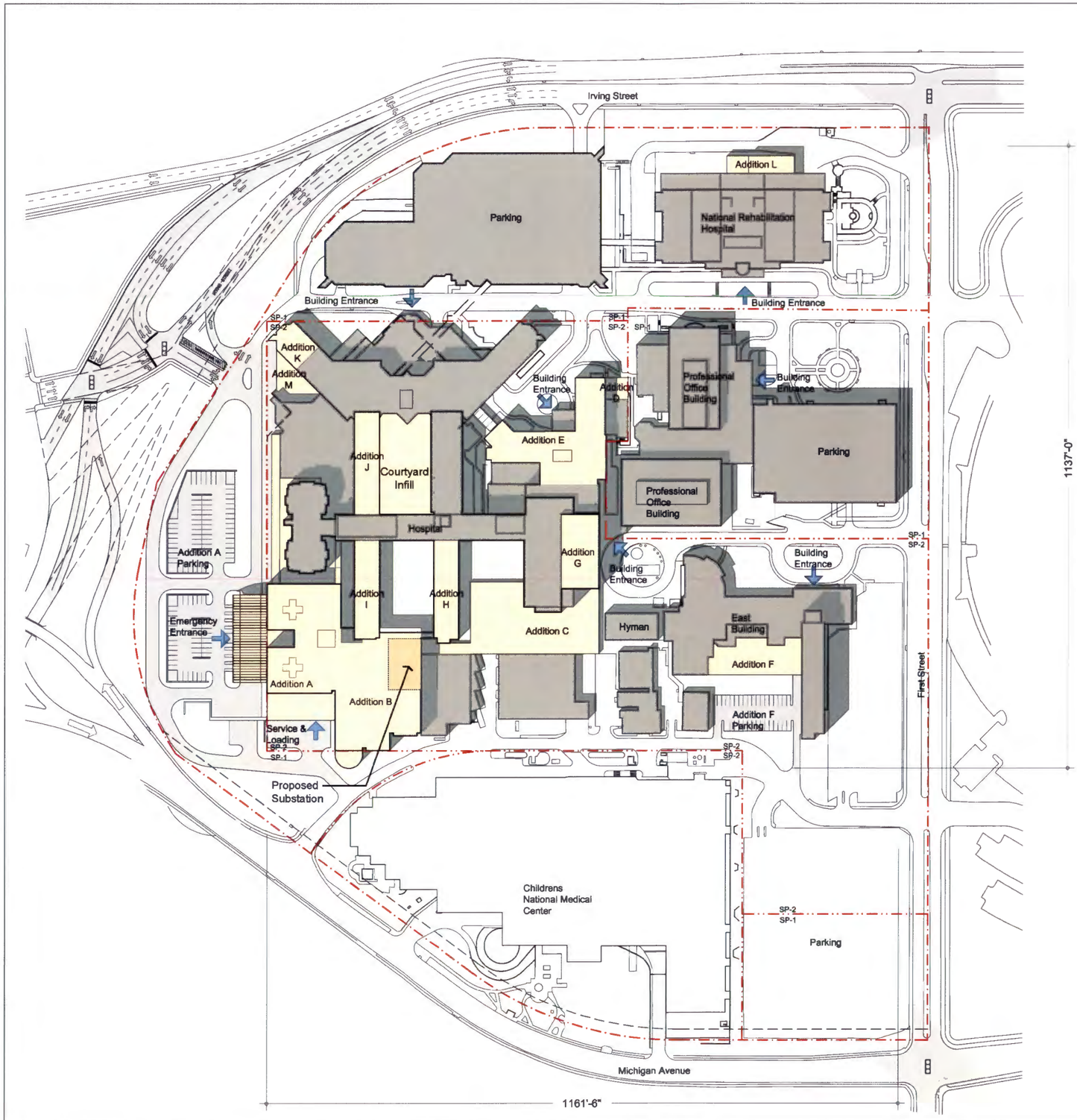
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Planned Unit Development
Second Stage Application

Proposed Site Plan

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Date: September 2005

6R2

Scale: 1" = 200'-0"

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868

SP-1
SP-2

SP-1
SP-2

SP-1

171'-0"

Addition A Parking
280 spaces

SP-2
SP-1

SP-2
SP-2

N

0 25' 50' 100'



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Planned Unit Development
Second Stage Application

Sub Basement Floor Plan

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Scale: 1" = 100'-0"

16

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SP-1
SP-2

SP-1
SP-2

SP-1

Substation

Addition A Parking
280 spaces

SP-2
SP-1

SP-2
SP-2

N

0 25' 50' 100'



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Second Stage Application

Sub Basement Floor Plan

10.18.02
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Scale: 1" = 100'-0"

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434

SP-1
SP-2

SP-1
SP-2

SP-1

171'-0"

Addition A Parking
280 spaces

Proposed
Substation

SP-2
SP-1

SP-2
SP-2

N

0 25' 50' 100'



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Sub Basement Floor Plan

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16R2

Scale: 1" = 100'-0"

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SP-1
SP-2

SP-1
SP-2

SP-1

Hospital Use

Hospital Use

Parking

171'-0"

Addition A Parking
280 spaces

Hospital Use

Hospital Use

Addition A
Hospital Use

Addition C
Hospital Use

Addition B
Hospital Use

SP-2
SP-1

SP-2
SP-2

N

0 25' 50' 100'



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Planned Unit Development
Second Stage Application

Basement Floor Plan

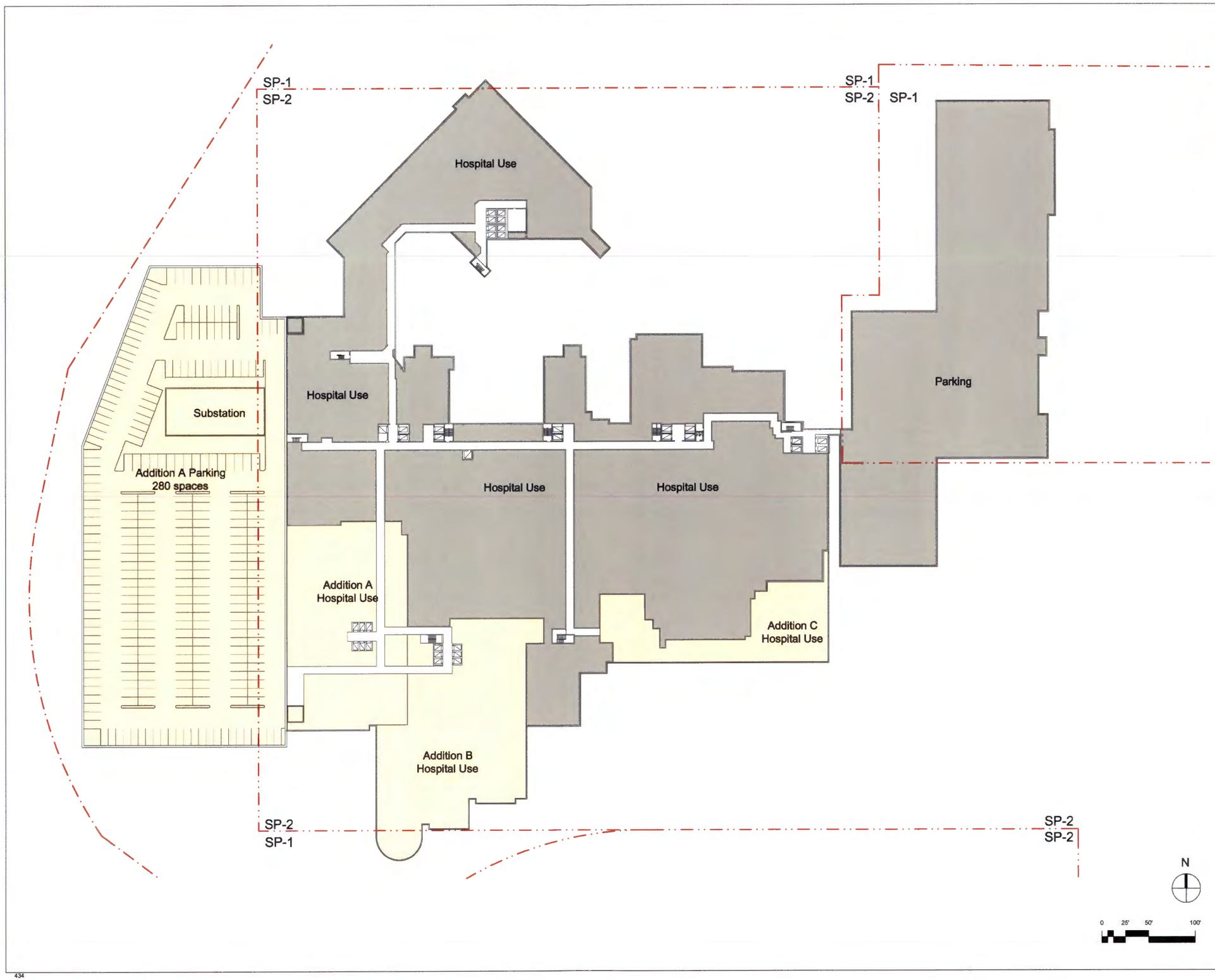
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Second Stage Application

Basement Floor Plan

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SP-1
SP-2

SP-1
SP-2
SP-1

Hospital Use

Hospital Use

Parking

Hospital Use

Hospital Use

171'-0"

Addition A Parking
280 spaces

Addition A
Hospital Use

Addition C
Hospital Use

Proposed
Substation

Addition B
Hospital Use

SP-2
SP-1

SP-2
SP-2

N

0 25' 50' 100'



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Second Stage Application

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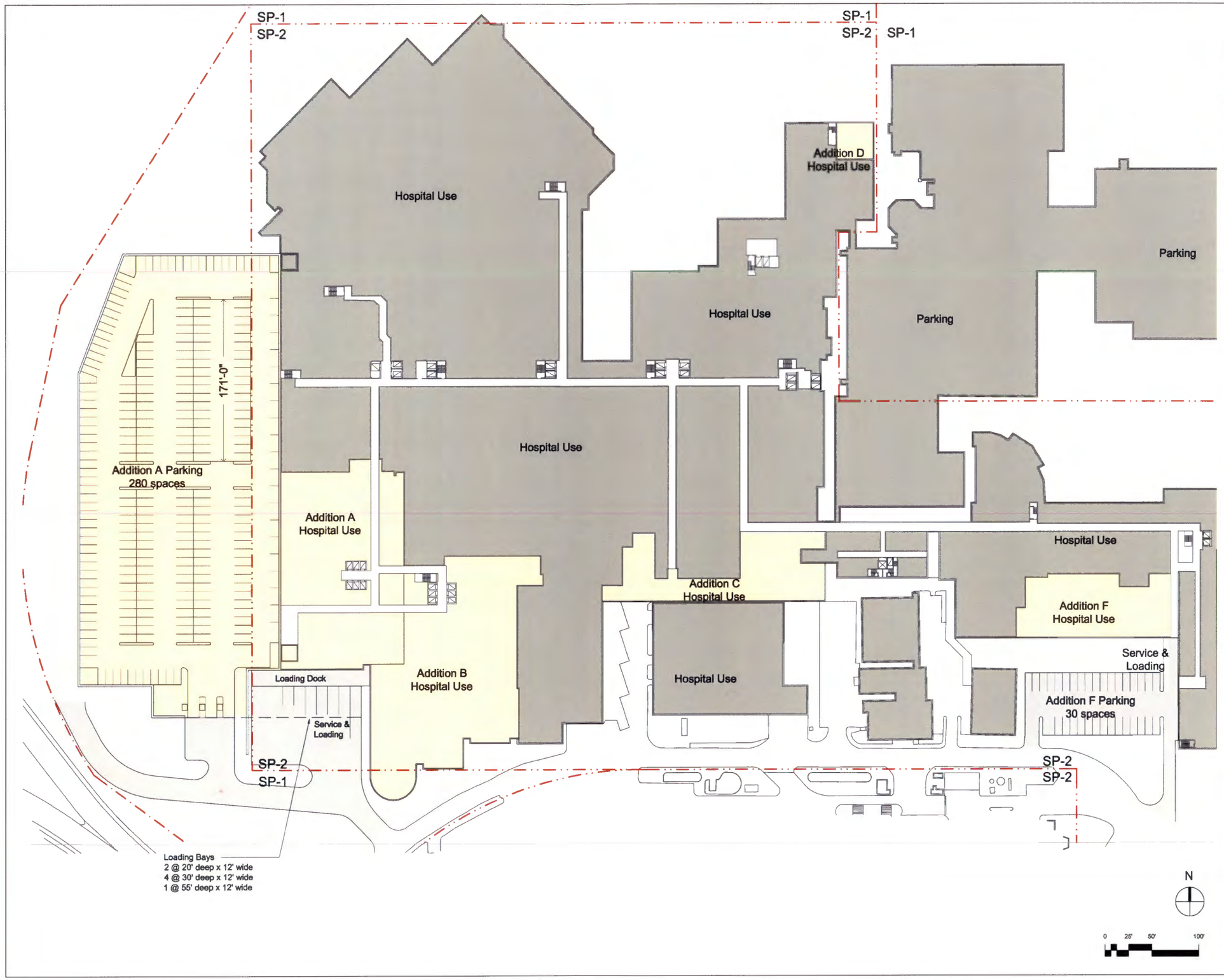
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Planned Unit Development
Second Stage Application

Ground Floor Plan

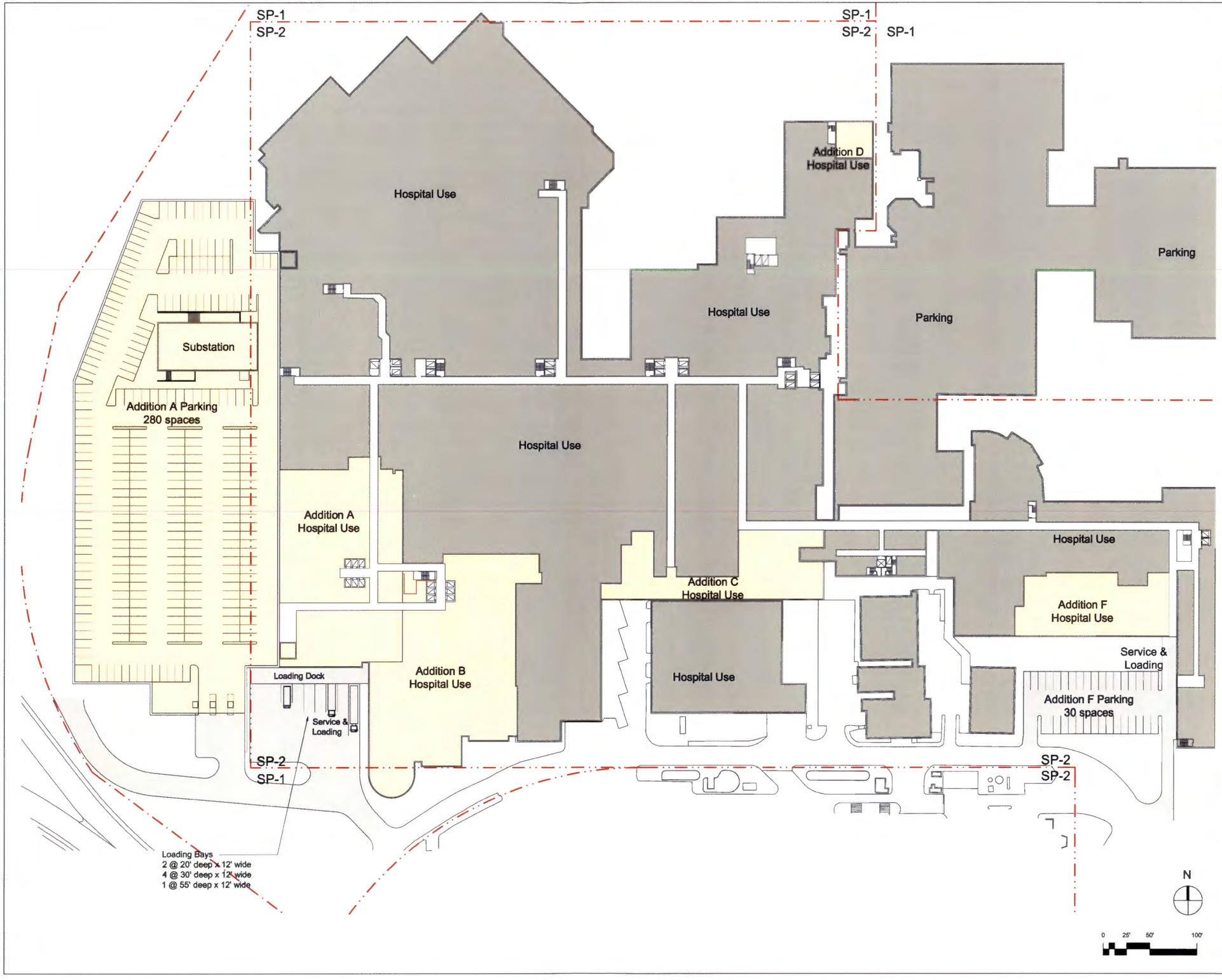
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Planned Unit Development
Second Stage Application

Ground Floor Plan

10.18.02
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Scale: 1" = 100'-0"

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Planned Unit Development
Second Stage Application

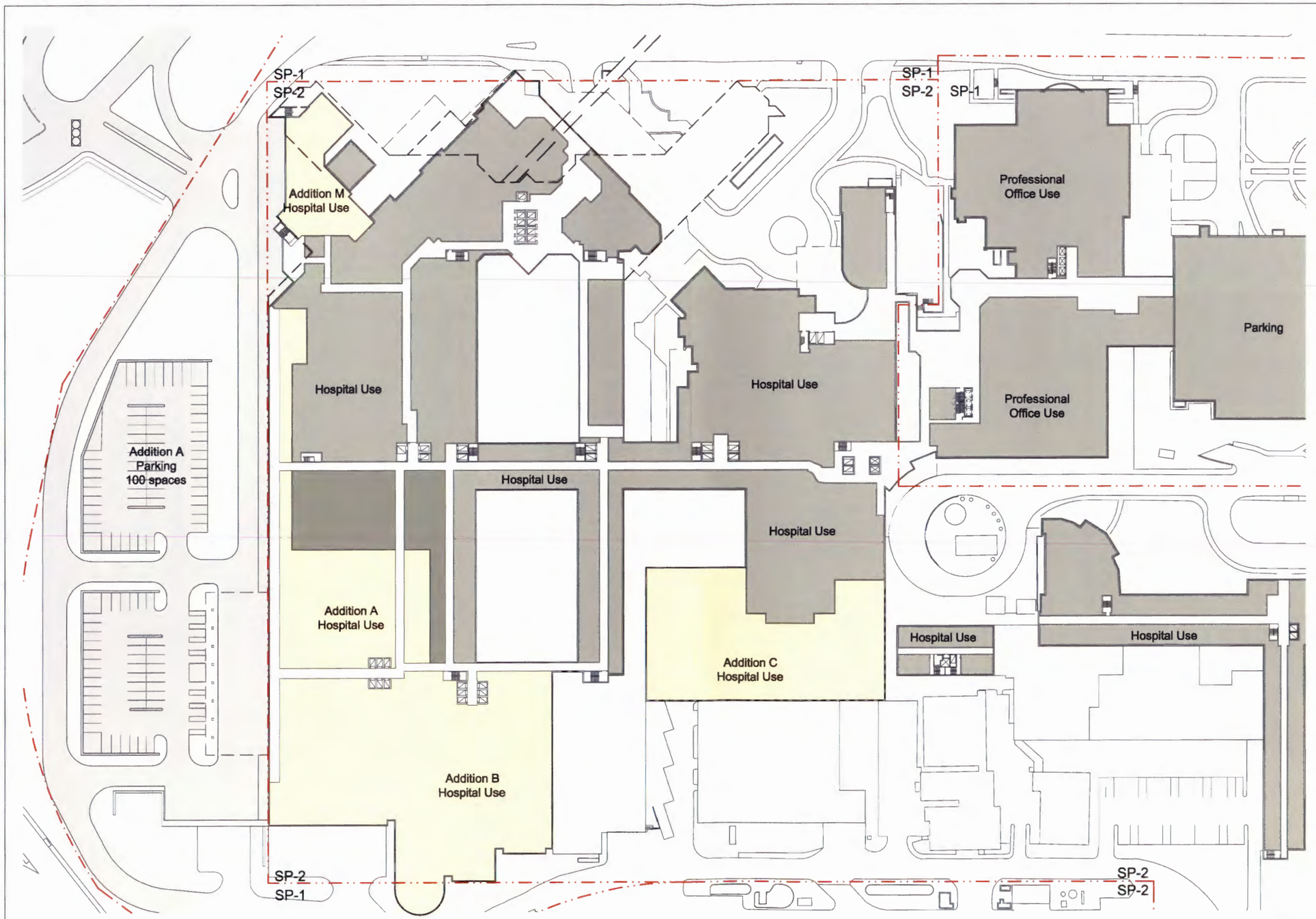
Ground Floor Plan

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Scale: 1" = 100'-0"

18R2

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Second Stage Application

First Floor Plan

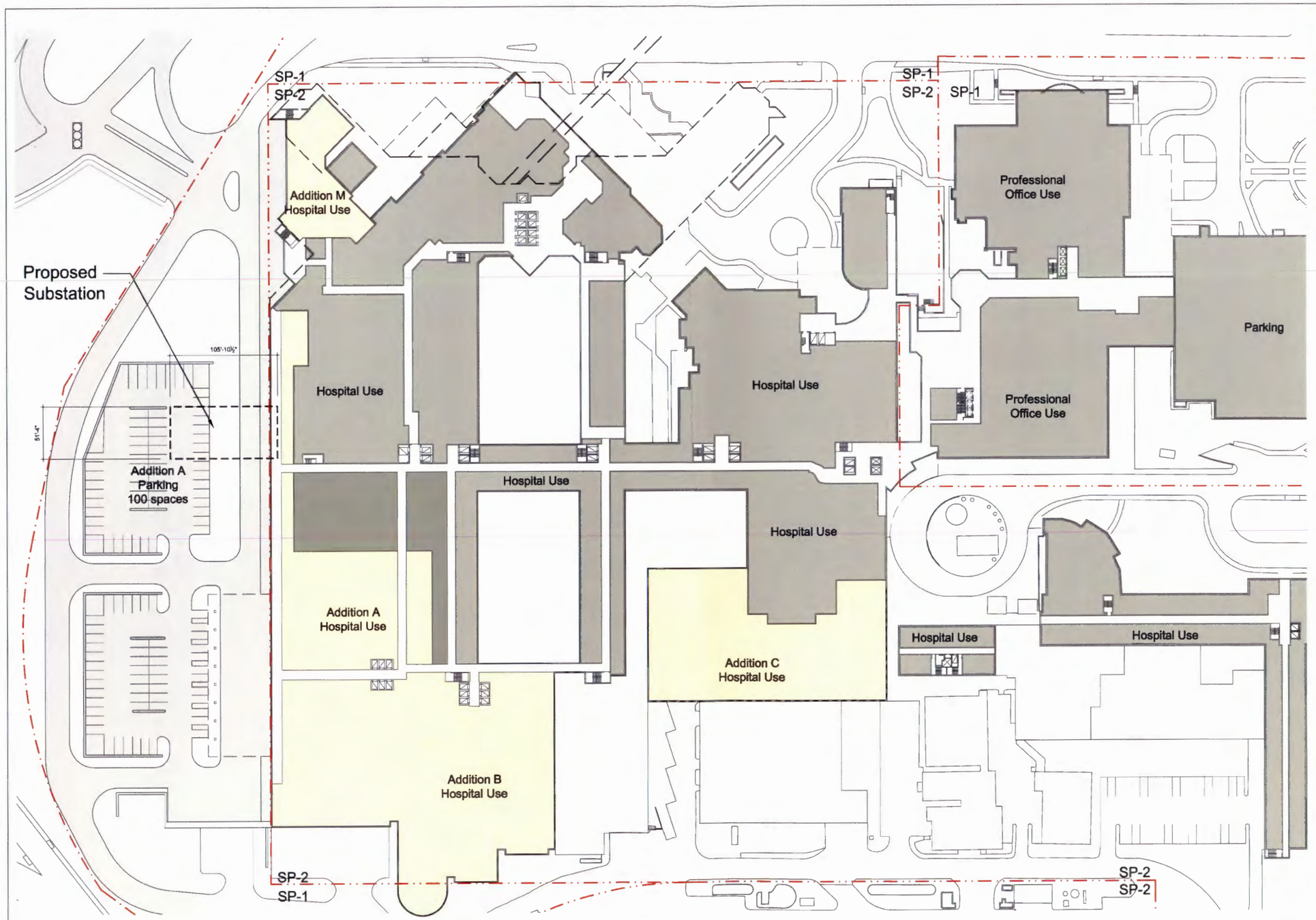
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Planned Unit Development
Second Stage Application

First Floor Plan

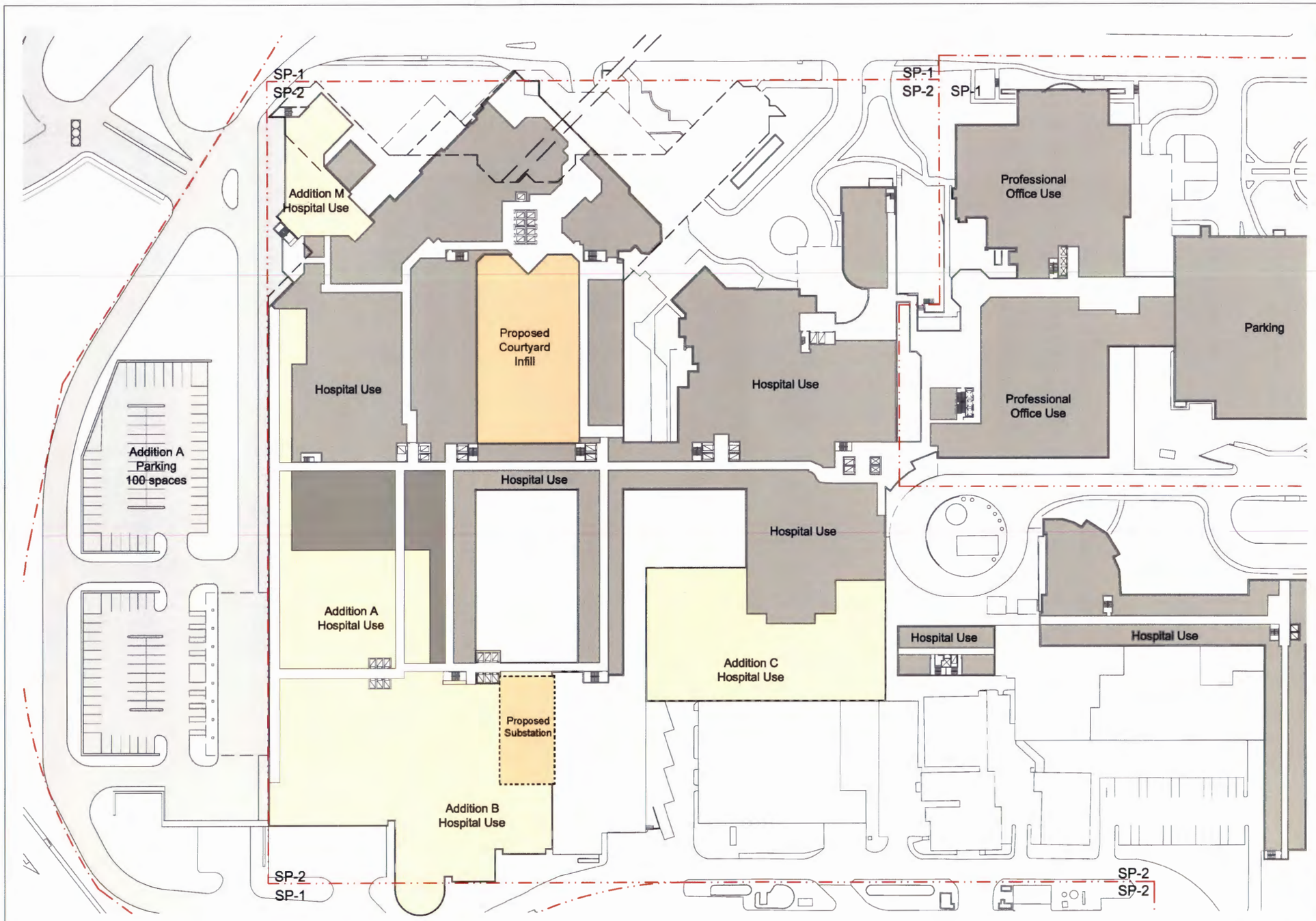
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Planned Unit Development
Second Stage Application

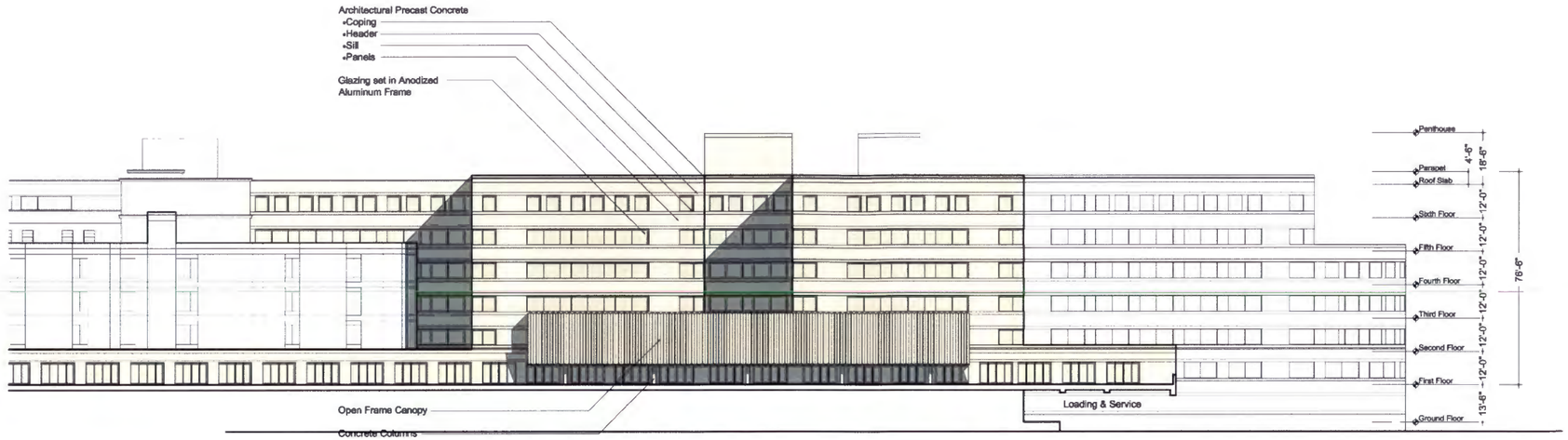
First Floor Plan

06.01.04
Revised
Date: September 2005

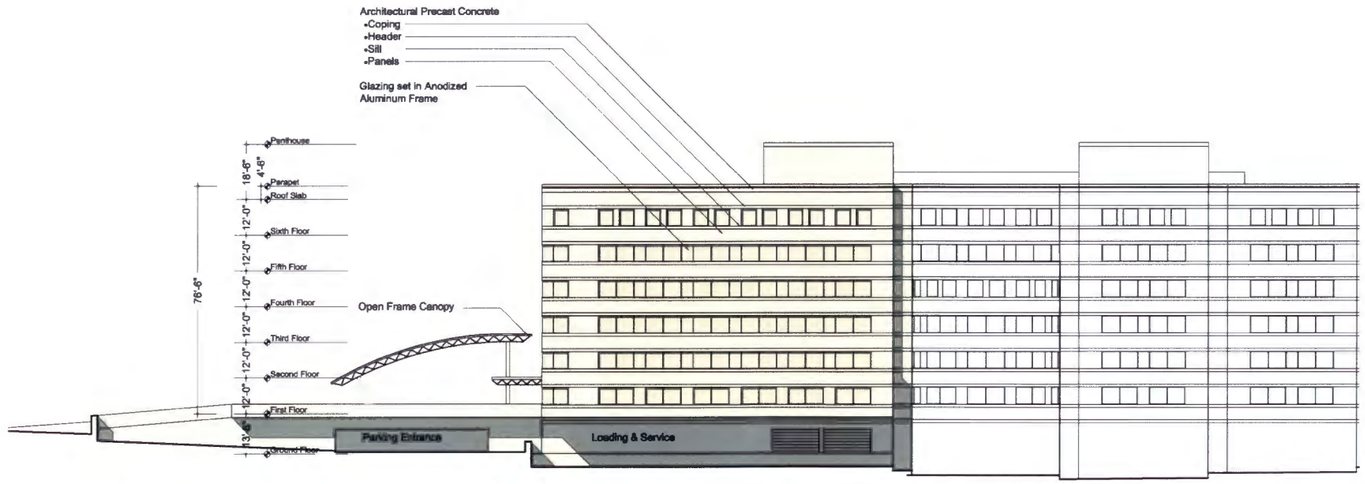
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19R2

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1 West Elevation - Addition A
1" = 50'-0"



2 South Elevation - Addition A
1" = 50'-0"





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Planned Unit Development
Second Stage Application

Addition A Elevations

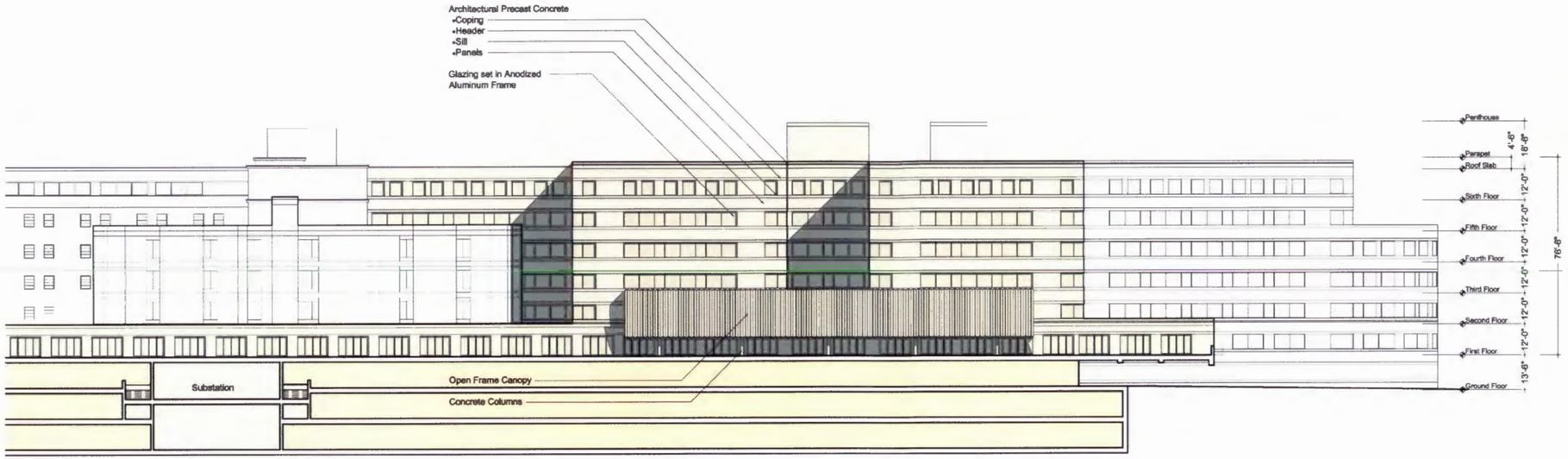
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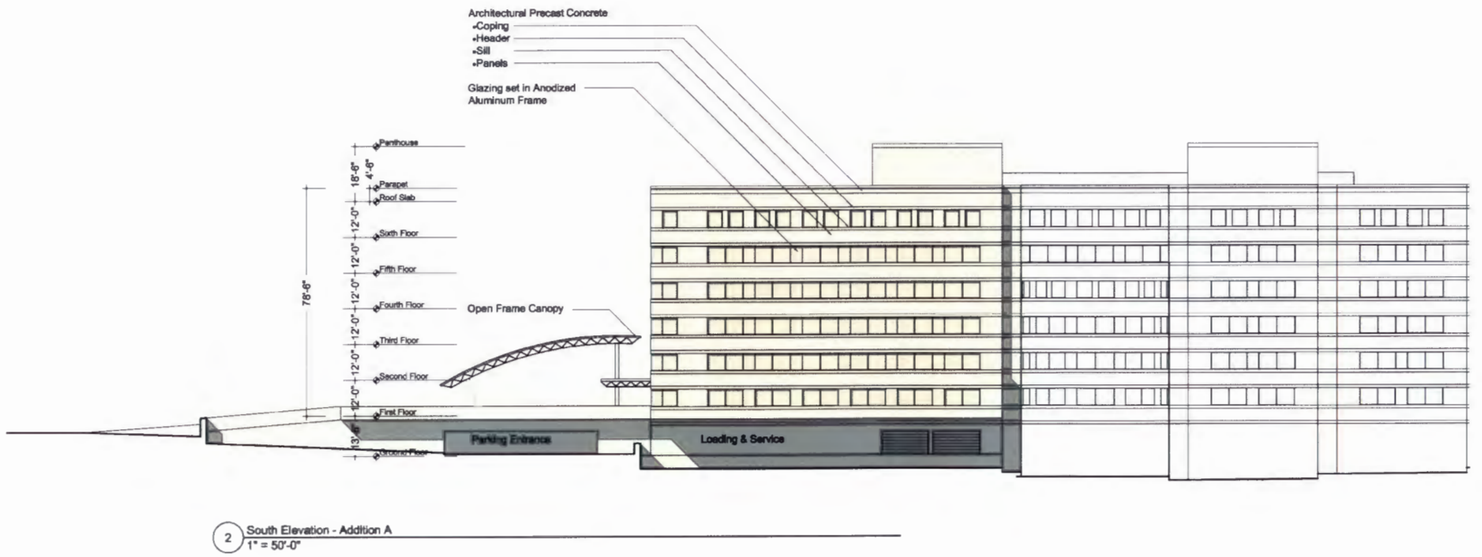
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1 West Elevation - Addition A
1" = 50'-0"



2 South Elevation - Addition A
1" = 50'-0"





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Symbol Key

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Planned Unit Development
Second Stage Application

Addition A Elevations

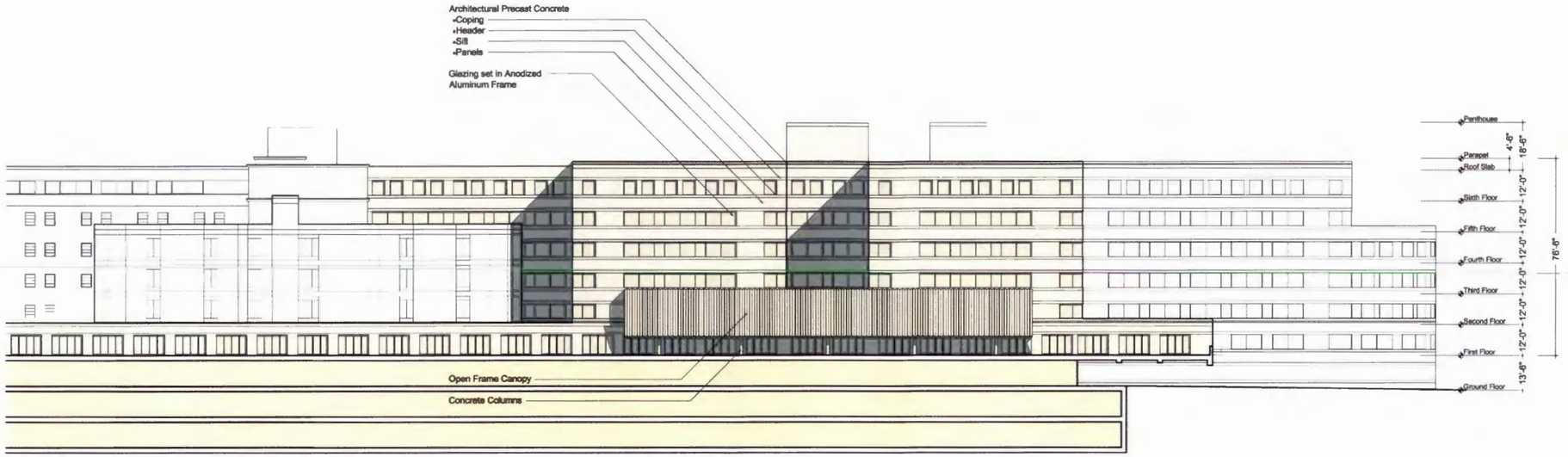
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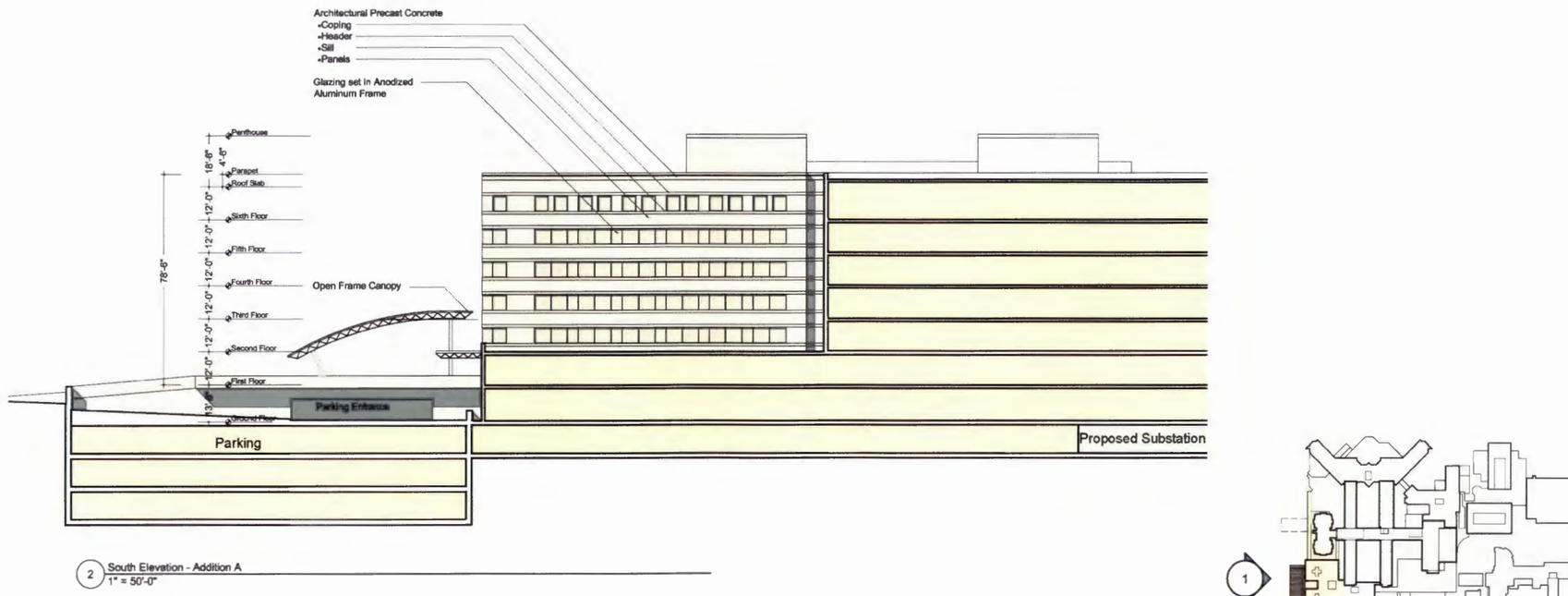
31R

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1 West Elevation - Addition A
1" = 50'-0"



2 South Elevation - Addition A
1" = 50'-0"



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Second Stage Application

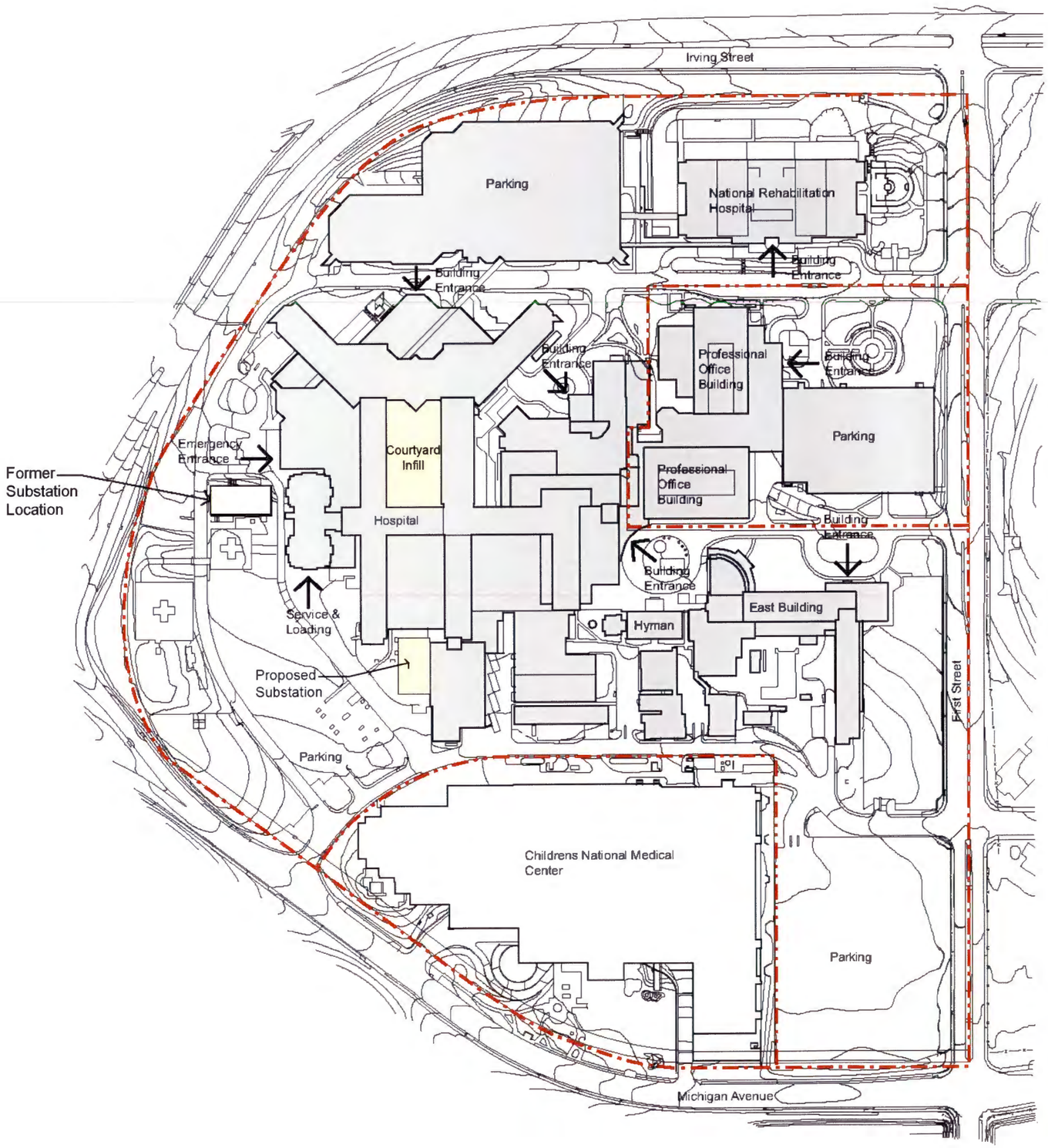
Addition A Elevations

6.01.04
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Date: September 2005

Scale: 1" ; 50'-0"

31R2

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0 50' 100' 200'

N

Proposed Substation
Washington Hospital Center - Site Location Plan

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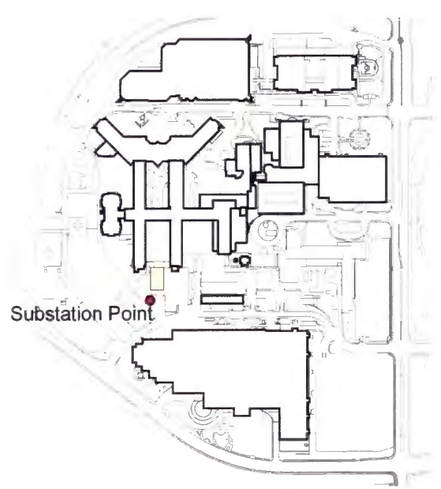
September 2005



1 Existing View



2 Proposed View



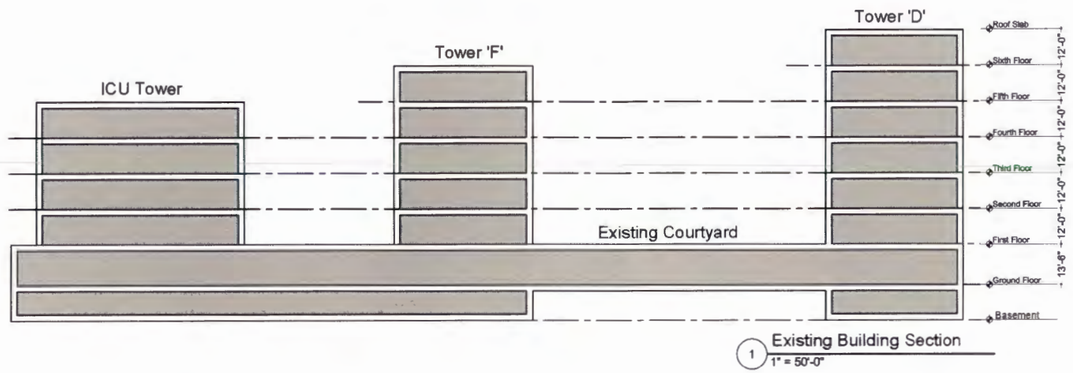
Perspective Key Plan

Proposed Substation
Washington Hospital Center - Perspective Views

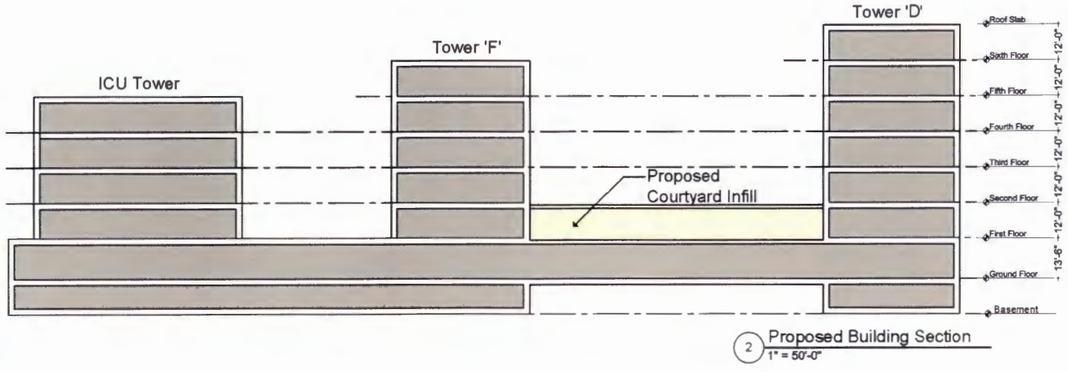
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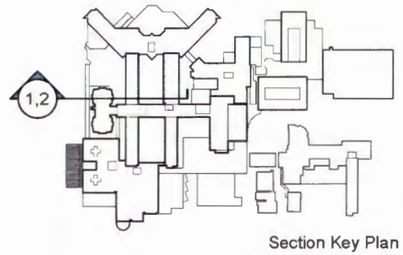
Dwg 41



1 Existing Building Section
1" = 50'-0"



2 Proposed Building Section
1" = 50'-0"



Section Key Plan

0 12.5' 25' 50'



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- Demolition
- Construction
- Construction Above
- Existing / New Construction
- Building Entrance
- 1 Elevation Identification
- A Section Identification

Planned Unit Development
Second Stage Application

Addition A Elevations

Date: September 2005

Scale: 1" = 100'-0"

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