GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

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TO: Zoning Commission of the District of Columbia

FROM: Ellen M. McCarthy
Interim Director

ZONING COMMISSION
District of Columbia
CASE NO. 05-06
EXHIBIT NO. 18

DATE: April 14, 2005

SUBJECT: **Z.C. CASE NO. 05-06** – Request filed by Shaw Pittman, LLP for a special exception for further processing for Georgetown University Hospital, proposed by Georgetown University at 3800 Reservoir Road, N W

APPLICATION

This applicant proposes to construct a 1,200 square foot addition onto the southeast corner of the Bles Building It will be 35 feet, 2 5 inches in height and will house a cyberknife vault and associated cyberknife equipment to be used in radiation treatment that attacks lesions without cutting into skin. An additional 2,400 square feet of the existing building will be renovated for use in association with the cyberknife addition.

SUMMARY RECOMMENDATION

The Office of Planning has no issues with the application as submitted by the applicant However, the final Campus Plan Order and list of conditions has not yet been published. Therefore, the Office of Planning cannot make a final recommendation on the application and reserves the right to issue a supplemental report following the publication of the conditions

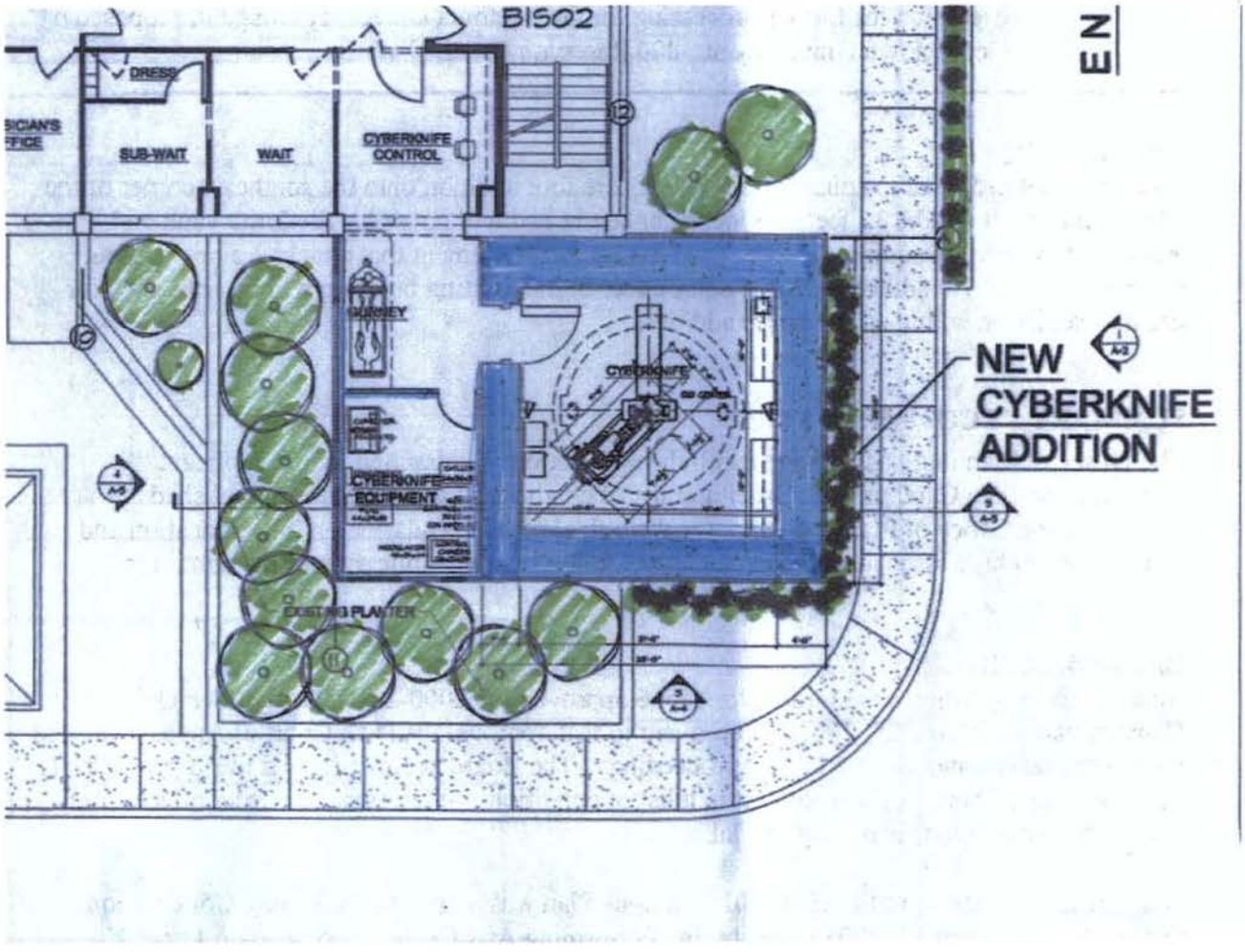
BACKGROUND

Board of Zoning Adjustment Order No 16566 approved the 2000-2010 Georgetown University Campus Plan on March 29, 2001 Subsequent to that approval the D C Court of Appeals vacated the Order and remanded it for further proceedings The Board again approved the application at their meeting of April 5, 2005, subject to a list of conditions However, the Order on Remand listing those conditions is not yet available

One further processing to the 2000-2010 Campus Plan was approved by Zoning Commission Order 02-32 on April 14, 2003 to permit the Performing Arts Center, prior to BZA Order No 16566 being vacated by the Court of Appeals.

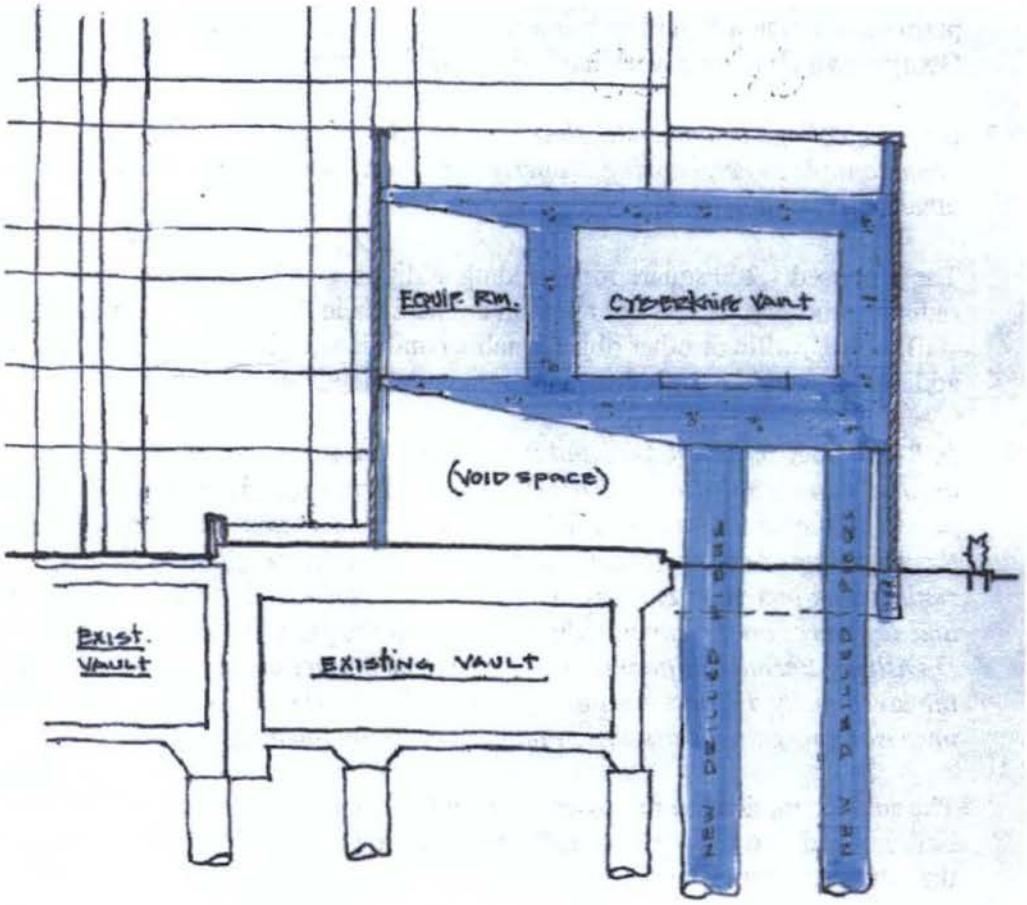
PROJECT DESCRIPTION

The applicant requests special exception approval for further processing under the approved campus plan for a 1,200 square foot building addition to the Georgetown University Hospital Bles Building. The proposed two-story building addition is to be approximately 35 feet in height, and has a 28-foot by 38-foot footprint. It is to be located on the south side of the building, and extend out toward the sidewalk and entrance drive on the east side of the building. This will be the second cyberknife facility for Georgetown University Hospital.



PROPOSED SITE PLAN

The first cyberknife facility is located on the lower level of the Bles Building. However, due the weight of the equipment the existing building is unable to support two of these within the existing structure. Therefore, a building addition is necessary to accommodate the equipment. Thick walls are to be constructed around this equipment because of the radiation associated with the use.



EXISTING AND PROPOSED CYBERKNIFE VAULTS

ZONING REGULATIONS

Section 210 of the Zoning Regulations, Colleges and Universities, sets forth the criteria required for approval of university uses within residential zone districts.

210 1 *Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.*

The subject application requests special exception approval by the Zoning Commission to permit a building addition to a university hospital for hospital uses on the campus of Georgetown University within a residential zone district

210 2 *Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.*

The proposed 1,200 square foot building addition is to house mechanical equipment for radiation surgery It will not result in an increase in the number of students, faculty or staff, noise, traffic or other objectionable conditions Therefore, the proposed building addition is not likely to become objectionable to neighboring property

210 3 *In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts*

The subject application proposes only a minor increase in FAR. A 1,200 square foot building addition will have a negligible effect on the existing FAR of 1 13, which is less than the maximum FAR permitted of 1.80

210 4 *As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:*

(a) Buildings and parking and loading facilities;

(b) Screening, signs, streets, and public utility facilities,

(c) Athletic and other recreational facilities; and

(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development

The 2000-2010 Campus Plan, approved by the Board of Zoning Adjustment of April 5, 2005, includes a plan for all present and proposed improvements. The Bles Building, including the area surrounding it, is recommended for use as "medical/health care", consistent with this application However, this building addition is not specifically shown on the Campus Plan. At 1,200 square feet, the proposed building addition is relatively minor in size and will have only a negligible effect on the existing overall campus FAR of 1.13. Therefore, although this specific building addition is not included within the Plan, it is consistent with the Plan because it is relatively small size and because it is an expansion of the medical/health care use proposed for the Bles Building.

210 5 *Within a reasonable distance of the college or university campus, and subject to compliance with § 210 2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

The subject application does not propose interim use of land located off-campus.

210 6 *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site, provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.*

No major new buildings are proposed to be moved off-campus as a result of this application

210 7 *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan*

The subject application is for an addition to the existing Bles Building, pursuant to the approved Campus Plan The request is consistent with the policies of the District Elements of the Comprehensive Plan, including the following

> *"The objective for major institutional complexes is to undertake coordinated planning for the continued, reasonable development of the major institutional complexes in Ward 2"* (§ 1341.1)
>
> *"The availability of health and social services is critical to the District community. A wide range of services that are indispensable must be delivered.. "* (§ 1000.1)

The proposed 1,200 square foot building addition, for use as a cyberknife facility, is a reasonable development of a major institutional medical/health care complex that can deliver a wide range of health services.

210 8 *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved*

The subject application contains documentation of the existing and proposed FARs for the campus as a whole The existing and proposed FAR is 1.13, less than the maximum 1 80 permitted.

210.9 *Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D C. Office of Planning and the D.C. Department of Transportation for review and written reports*

The subject application was referred to the Office of Planning and the Department of Transportation for review and written reports The Department of Transportation informed the Office of Planning by telephone that they had no comments on the application

Based on the analysis above, the Office of Planning concludes that the subject application is in conformance with the provisions of the § 210.

COMMUNITY COMMENTS

ANC 2E, at its regularly scheduled meeting of October 5, 2005, voted 6-0 to support "*the addition of a second Cyberknife at Georgetown University Hospital and encourages the State Health Planning and Development Agency to grant the necessary approvals promptly*"

AGENCY COMMENTS

The **District Department of Transportation** informed the Office of Planning that it has no comments on the application

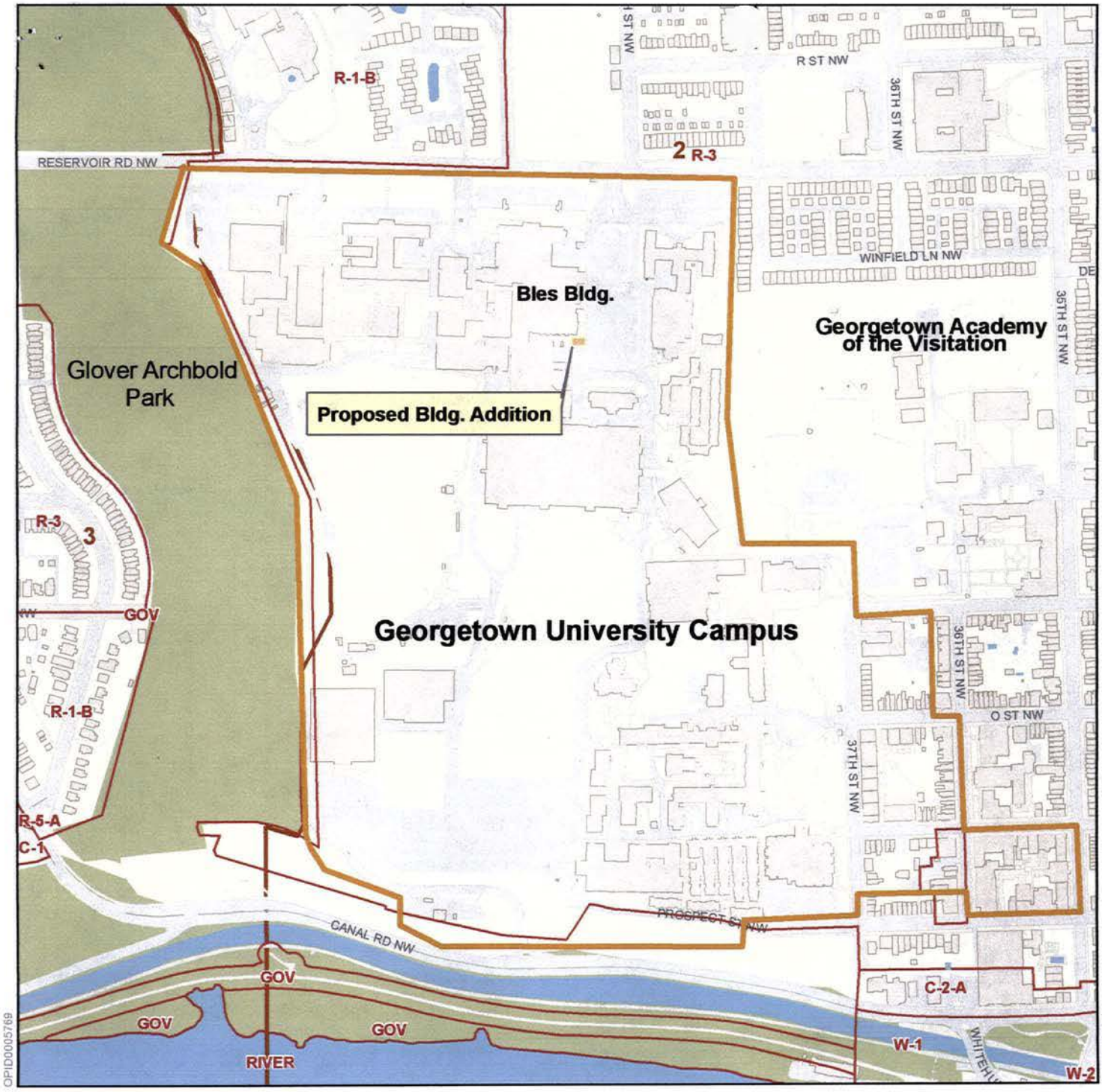
Comments were also solicited from FEMS, DOH and MPD, but none were received.

The **Commission on Fine Arts** had no objection to the concept design for the proposed addition on November 18, 2004.

RECOMMENDATION

The Office of Planning has no issues with the application as submitted by the applicant. However, the final Campus Plan Order and list of conditions has not yet been published. Therefore, the Office of Planning cannot make a final recommendation on the application and reserves the right to issue a supplemental report following the publication of the conditions.

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ZONING COMMISSION CASE NO. 05-06

Georgetown University Hospital

Cyberknife Building Addition

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★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ April 11, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

