

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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D.C. OFFICE OF ZONING

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MEMORANDUM

TO: District of Columbia Zoning Commission

ZONING COMMISSION
District of Columbia

FROM: *JLS for*
Ellen McCarthy, Director

CASE NO. 88-34A

DATE: May 26, 2006

EXHIBIT NO. 11

SUBJECT: Zoning Commission – **88-34A**
Setdown Report for an expedited PUD Modification Request filed by
Children's National Medical Center (Children's Hospital)

The applicant, the Children's National Medical Center (CNMC/Children's Hospital) is requesting an expedited hearing to modify a previously approved PUD. An increase in the square footage of the current expansion is requested to enable patient safety during ongoing construction according to the Hospital's Five Year Strategic Plan.

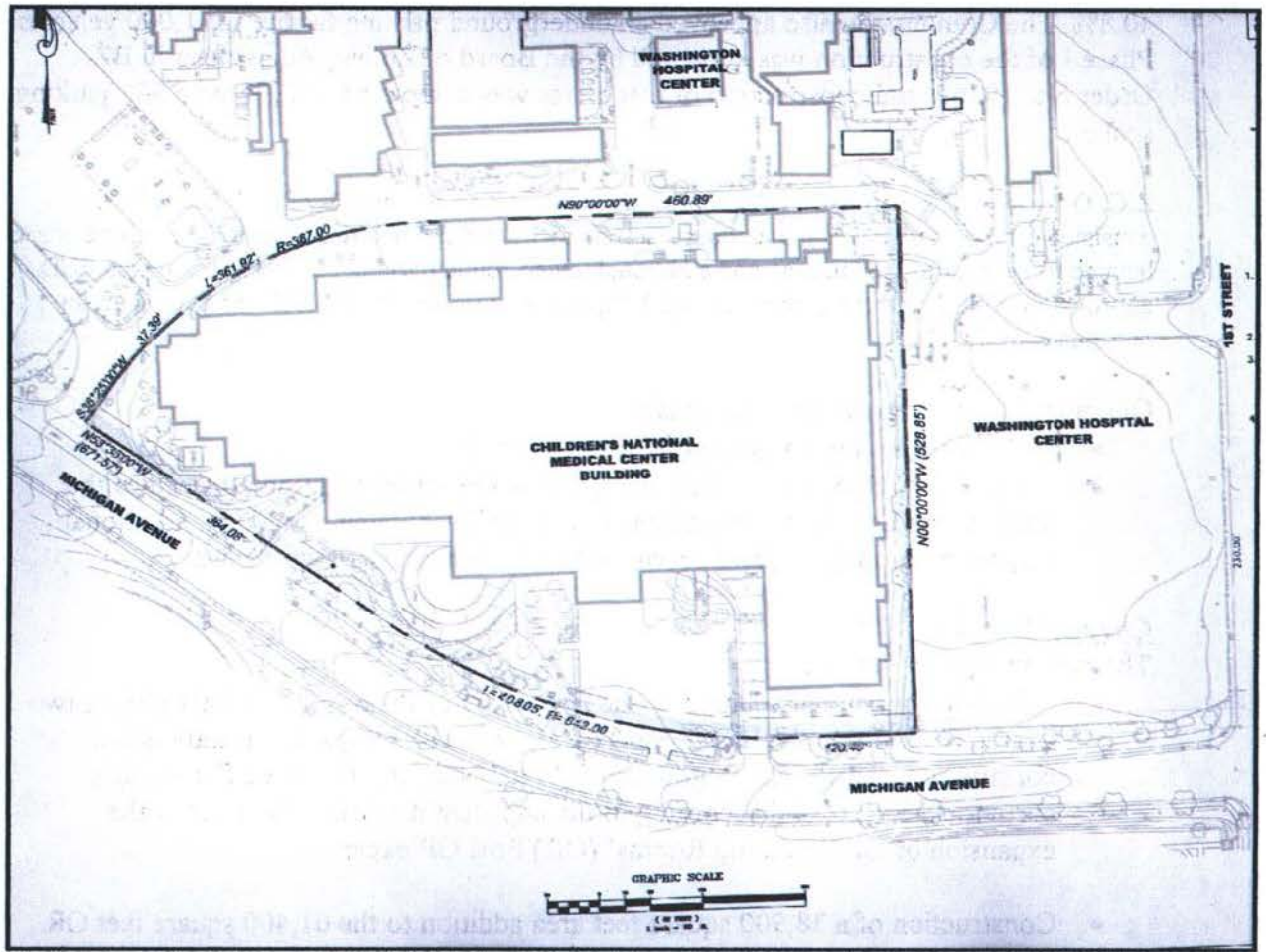
RECOMMENDATION

The Office of Planning supports **setdown** of the modification request in order that a public hearing could be held on the proposed Children's National Medical Center (CNMC) additions.

AREA DESCRIPTION

The Children's Hospital subject site is a 7.3 acres (leased) portion of a forty-six (46.32) acre site, which occupies Square 3129 and is known as 110 Irving Street, N.W. Square 3129 contains numerous medical facilities including the Washington Hospital Center, the National Rehabilitation Hospital, the Veterans Administration Hospital, the Physicians Office Building, the Nurses Home and the Hyman Building. Directly to the north and south of Square 3129 are federal facilities, which are un-zoned, including the United States' Soldier's Home to the north, and the McMillan Reservoir to the south. Adjacent to the McMillan Reservoir is the District of Columbia Filtration Station. The square is a mix of SP-1 and SP-2 zoning. The Children's Hospital site, located on a portion of Record Lot 2 was rezoned by order No. 969 from R-5-A to SP-2, which was part of the rezoning of the entire Washington Hospital Center campus governed by ZC Orders 969 and 02-43.

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Existing Site Layout of the Children's National Medical Center

BACKGROUND and PROPOSED MODIFICATION

The applicant is requesting an expedited review of a modification to a previously approved 2nd Stage PUD, which authorized construction of the hospital per ZC Orders 14 and 619.

The hospital's construction began in 1972 and the main facility was opened in 1974. This consisted of a five-story structure with interstitial floors for mechanical equipment, which serviced the floors beneath. A medical office building was added to the building's west end after 1980. The application's plans (# 9) show major additions since 1989, including:

- Placement of the helipad on the roof (with landing pad)
- An East Wing (2 floors)

Previous Approvals

The Commission, in Order No. 14, approved the development of a new hospital to be constructed in two phases. Phase I allowed the construction of a 4-story building, 91.5 feet in height, with a floor area ratio ("FAR") of 1.307. The allowable lot occupancy was

40.8%. The Commission also approved an underground parking facility for 1,000 vehicles. Phase I of the construction was approved by the Board of Zoning Adjustment in BZA Order No. 10369, and construction of that phase was completed in 1972 with 881 parking spaces.

Z.C. Order No. 619 (July 10, 1989) approved a modification to Phase II of the PUD, which consisted of three components, including a seven-story structure, the relocation of the ground based helipad to the roof of the building and additional underground parking for 654 spaces. This PUD approval provided for a maximum FAR of 2.45, a maximum height of 127.5 and maximum lot occupancy of 59.4%.

Ongoing construction on the site includes:

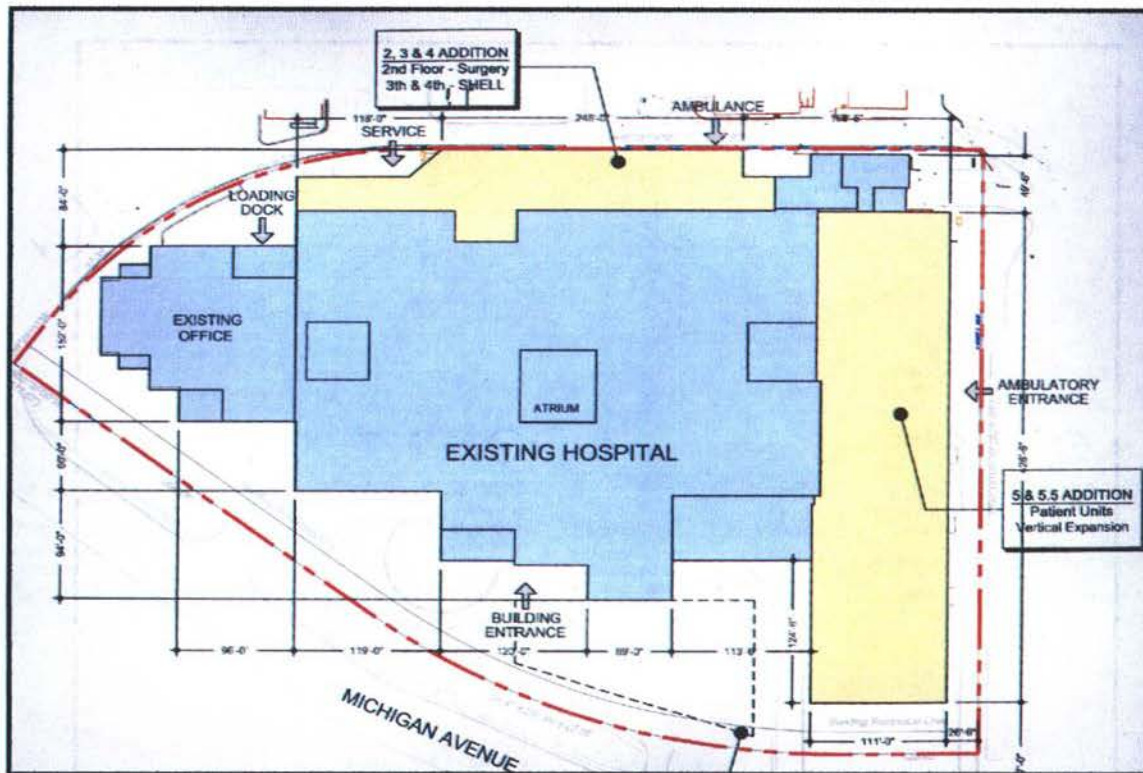
- A Chiller Plant on the ground floor to the north.
- A 3rd and 4th floor on the East Wing with a four-story addition attached to the north of the East Wing (to accommodate the Decontamination Unit, additional surgery post-op space, and psychiatric and asthma observation areas).

Current Request

The current request includes:

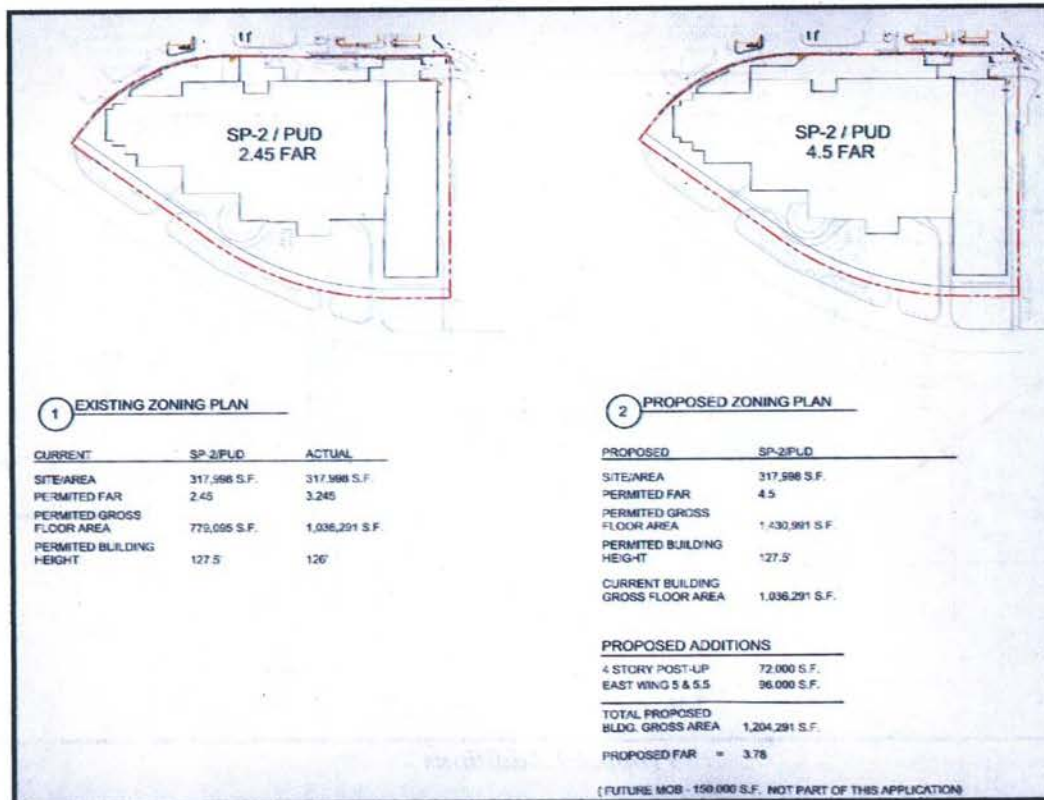
- A 94,000 square feet addition to the East Wing of the hospital, configured as two additional floors to the East Wing Tower, which is the space currently under construction. This is an integral aspect of the Neonatal Intensive Care Unit's current expansion, and according to the applicant it must occur prior to the expansion of the Operating Rooms' (OR) Post OP expansion.
- Construction of a 38,900 square feet area addition to the 61,400 square feet OR renovation currently underway. As explained in the applicant's statement this additional area would permit temporary transfer of operating rooms prior to the delivery of the eleven operating rooms anticipated by the OR renovation. The complete OR renovation would accommodate 19 operating rooms with additional area for future expansion as necessary, additional staff rooms, office space and reception areas.

(The applicant's submission mentions a further 150,000 square foot addition to the front of the hospital building. However, this addition would be part of a future application.)

**Proposed Additions****ZONING**

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of a maximum height of ninety feet, a maximum floor area ratio (FAR) of 6.0 for residential and 3.5 for other permitted uses, (4.5 with a PUD) and a maximum lot occupancy of eighty percent for residential uses.

	SP PUD Guidelines (1970)	SP-2 PUD Guidelines (2006)	Order No. 619 Approval	Proposed Addition
Minimum Area/Lot Area	3 acres for R-5-A 1 acre for SP	15,000 sf	7.3 acres (317,995 square feet)	7.3 acres (317,995 square feet)
Gross Floor Area	1,907,970 sf	1,430,977.5 sf	appx 779,088 sf	1,204,291 sf
TOTAL FAR	6.0	4.5	2.45	3.8
Height	130 feet	90 feet	127.5 feet	127.5 feet
Lot Occupancy	75%	80%	59.4%	61.8%
Parking	1 per hospital bed plus 1 for each 1,800 sf in excess of 2,000 sf	1 per hospital bed plus 1 for each 1,800 sf in excess of 2,000 sf	Minimum of 1,540 spaces	1,930 spaces (existing on-site, no addition is requested)



Under Section 2403.10 of the Zoning Regulations, to exceed the FAR guidelines, Children's Hospital must justify the public benefits resulting from the additional relief. In this case, the granting of the requested relief will result in the continuation of high quality pediatric services. OP notes that while the FAR would increase beyond that approved by the ZC's previous Order, the FAR would remain within the maximum FAR PUD amount of 4.5. No additional relief is requested.

According to the applicant, an expedited hearing is essential due to:

- **The need for support space to maintain the short-term projected growth of the hospital**
- **Patient safety concerns during the current expansion, and**
- **The hospital's requirement in meeting their federally supported Emergency Preparedness Plan for medical facilities by 2007.**

COMPREHENSIVE PLAN

In evaluating the requested modification for consistency with the Comprehensive Plan, the Office of Planning considered consistency with its themes, objectives and policies and with the Generalized Land Use Map, as it related to the previously approved PUD.

The Generalized Land Use Map of the Comprehensive Plan designates the site as "institutional". This designation appears to recognize the traditional use of the site and its surrounding as hospital facilities. Therefore, Children's Hospital will be seeking to further develop the site within the framework as an institutional use in accordance with the Comprehensive Plan.

The additions seek to improve the efficiency of the services provided by the hospital and essentially represent an increase in the previously approved area. Therefore, OP believes they are consistent with the major elements of the Comprehensive Plan as established for the original Phase II by the Zoning Commission.

The additions further many of the objectives and policies of many of the Comprehensive Plan's major elements, including the Human Services Element (Chapter 10) of the Comprehensive Plan. Section 1000.1 of the Comprehensive Plan declares as a major policy that the provision of medical and health care, including care for children are part of the range of indispensable services that is critical to the District community. This element also establishes policies in support of its human services delivery system objective of ensuring a broad range of community-based human services for those in need as follows: maintain and improve services for all children and adults in twenty-four hour care facilities (10 DCMR § 1002.2(c)) and place clients of the health care system in settings most appropriate to their needs (10 DCMR § 1002.2(d)).

OP believes that the proposed improvements and related modifications would in fact further these policies and result in the availability of optimum care for the District's children.

COMMUNITY COMMENTS

According to the applicant's proposed timeline, the requested modifications would be presented to the full ANC5C at their regularly scheduled meeting in June 2006.

AGENCY COMMENTS

The applicant has retained a traffic consultant to assess the potential impact on the existing traffic and circulation in the vicinity of the hospital. OP would request the District Department of Transportation's (DDOT) comments on the consultant's findings prior to the scheduled public hearing.

RECOMMENDATION

The Office of Planning believes that the modification request is well within the guidelines of the previously approved PUD and the additions do not change the material facts upon which the previous application was decided. OP will submit further analysis of the request to the record prior to a public hearing on the proposal.

Therefore, OP supports the applicant's request for an expedited hearing for the addition to the ongoing renovation of the hospital and recommends that the Zoning Commission set the application down for public hearing.