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BEFORE THE

ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA

PREHEARING SUBMISSION

CHILDREN'S NATIONAL MEDICAL CENTER
Zoning Commission Case No. 88-34A

June 29, 2006

ZONING COMMISSION
District of Columbia

CASE NO. 88-34A
ZONING COMMISSION
District of Columbia

EXHIBIT NO. 16
CASE NO. 88-34A
EXHIBIT NO. 16

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CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this application, twenty copies of which were filed with the Zoning Commission on June 29, 2006, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, and that the application is complete.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Commission	Prehearing Statement
3013.1(b)	List of Witnesses	Exhibit 8
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for Record:	
	Representative from Children's National Medical Center	Exhibit 9
	Architectural Representatives	Exhibit 9
	Osborne George, O.R. George & Associates	Exhibit 9
	Steven E. Sher, Urban Planner	Exhibit 9
3013.1(d)	Additional Information	Submitted herewith or with PUD Submission
3013.1(e)	Reduced Plans	Submitted herewith (Exhibit 7) or with PUD Submission
3013.1(f)	List of Maps, Plans or other Documents Readily Available Which Will Be Offered Into Evidence	Exhibit 11
3013.1(g)	Estimated Time Required for Presentation	Exhibit 8

of Applicant's Case

3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit 12
3013.6(b)	List of Names and Addresses of Each Person having a Lease with the Owner for All or Part of Any Building Located on the Property Involved in the Application	Not Applicable

The undersigned HEREBY CERTIFIES that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: Christine Moseley Shiker
Christine Moseley Shiker

LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Certificates of Occupancy for Phase I	1
Certificate of Occupancy and Building Permits for Phase II	2
Building Permits for Additional Construction Projects	3
Zoning Commission Order No. 235 and Relevant Portions of the Statement of Reasons for Order No. 235	4
Preliminary Traffic Impact Analysis Report	5
Letter of Support from ANC 5C	6
Revised Rendering	7
List of Witnesses and Estimated Time Required For Presentation of Applicant's Case	8
Outlines of Testimony for Witnesses	9
Resumes of Expert Witnesses	10
List of Maps, Plan or Other Documents Readily Available Which Will Be Offered Into Evidence	11
List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property	12

I. **INTRODUCTION**

This Prehearing Statement and attached documents (the "Prehearing Submission") are submitted by the Children's National Medical Center ("Children's Hospital") in support of its application to the Zoning Commission for the District of Columbia (the "Zoning Commission") for a modification to a Planned Unit Development ("PUD") originally approved in Zoning Commission Case No. 70-3, and modified by Zoning Commission Case No. 88-34M. The subject property is known as Assessment and Taxation Lot 801, being a portion of Record Lot 2 in Square 3129 (the "Site").

Children's Hospital filed the PUD Statement and documents in support of the PUD modification, including architectural plans and drawings, with the Zoning Commission on May 23, 2006 (the "PUD Submission"). That PUD Submission set forth in detail the proposed modification to the approved PUD, the design of the addition, the public benefits and project amenities, and the project's consistency with the Comprehensive Plan and Ward 5 Plan. Specifically, Children's Hospital is seeking a modification to the approved PUD to permit the construction of additional on-site facilities (the "Addition"). The Addition will include two additional levels (Floors 5 and 6) on the East Tower (defined below) and an operating room post up unit. The height of the Addition is 127.5 feet, which is the height previously approved for the PUD. With the Addition, the total FAR for the Site will increase to 3.8, which is less than the 4.5 FAR permitted for a PUD in the SP-2 District. The design of the Addition will compliment the design of the existing facilities.

The Office of Planning submitted a Set-Down Report dated May 26, 2006, which recommended that this PUD modification be set down for hearing and have an expedited review. At its regularly-scheduled public meeting on June 12, 2006, the Zoning Commission considered this case, raising several points for clarification, and voted unanimously to set the case for hearing. This Prehearing Submission supplements the PUD Submission, providing additional information as to the PUD modification and responds to those questions raised by the Zoning Commission.

II. DEVELOPMENT OF CHILDREN'S HOSPITAL

Children's Hospital is part of a large medical complex located on Record Lot 2 in Square 3129. Record Lot 2 contains approximately 46.3 acres, of which 7.3 acres are devoted to Children's Hospital. In Zoning Commission Case No. 70-3, the Zoning Commission approved a PUD for the development of Children's Hospital at the Site. In Zoning Commission Order No. 14, a copy of which is attached as Exhibit D to the PUD Statement, the Zoning Commission approved the development of Children's Hospital to include the construction of a four story, 91.5 feet building with an FAR of 1.307. The allowable lot occupancy was 40.8%.

This first portion of Children's Hospital was completed in the mid 1970's. Partial occupancy for the Parking Garage Levels V1, V2 and V3 (P1, P2, & P3) and Patient Floors C and D (3rd & 4th) was granted on January 28, 1977. The first and second floors were granted occupancy the following month on February 24, 1977. Copies of the certificates of occupancy for these portions of the hospital are attached as Exhibit 1.

In 1989, Children's Hospital recognized the substantial increased need for pediatric health care since it began operation on the Site in 1977. In order for Children's Hospital to effectively carry out its health care, educational and research functions, Children's Hospital decided to expand its facilities to facilitate and increase the institution's ability to serve the community. This expansion was approved by Zoning Commission Case No. 88-34M/70-3. As is set forth in Order No. 619, a copy of which is attached as Exhibit F to the PUD Statement, the Zoning Commission approved an expansion to the hospital building, a helipad and a parking facility for an additional 654 cars. The height of the building was maintained at 127.5 feet, with an overall FAR not to exceed 2.45. The maximum lot occupancy sought and approved was 59.4%.

This expansion was constructed in the early 1990's, and included the West Medical Office Building ("West MOB"), East Parking Garage and the Rooftop Helipad. The West MOB is a seven story building of physician's offices and other administrative areas. The East Parking Garage was four levels of underground parking that was designed to accommodate additional floors to be built on top of it in the future. The Rooftop Helipad was built to replace the ground-level helipad that was located at the East Parking Garage site. Copies of the available certificate of occupancy and buildings permits are attached as Exhibit 2.

After the completion of Phase II, consultants for Children's Hospital proceeded with the development of additional space and applied for building

permits for these expansions. The District issued these permits identifying the zone district as R-5-A. These improvements included the following:

- Research Floor: A research floor with 67,000 square feet was added to the roof of the main hospital building. The steel and shell were constructed in 1992, with the interior fit-out being completed in 1994. With the additional floor, the height of the main building was less than the approved height of 127.5 feet. This construction was based on Building Permit No. 355009 and Building Permit No. 372880, both attached as Exhibit 3.
- Second Floor of the East Parking Garage: The development of the second floor of the East Parking Garage was planned at the time the Zoning Commission approved the PUD modification in Case No. 88-34M/70-3, as the East Parking Garage was constructed to withstand development of additional floors. However, it is unclear as to whether the second story expansion was shown on the approved plans, which cannot be found in the records of the Office of Zoning or of Children's Hospital. The vertical expansion on top of the East Parking Garage is referenced herein as the East Tower. In 1993, approximately 22,000 square feet of this floor was constructed for use as the General Pediatric Ambulatory Clinic. A copy of Building Permit No. B383803, attached as Exhibit 3, indicates that this project was a renovation project, suggesting that the construction of the shell was completed at the time Phase II was constructed. Additional development on this floor included the following: 15,000 square feet for the Emergency Department renovation and expansion in 1998; 13,000 square feet for MRI facilities in 2001; 9,000 square feet for a Cath Lab in 2002; and 13,000 square feet for a pre-operative center in 2002. Building Permit No. B425776 permitted this construction, and Building Permit No. B449478 permitted the alteration and repair of the pre-operative center. Copies of these building permits are attached as Exhibit 3.
- Additional Floors for East Tower: In 2003, Children's Hospital began planning for the construction of additional floors of the East Tower. This construction was to be phased, with the erection of the structural steel for three floors (part of the second, third and fourth floors) starting in 2003. A copy of Building Permit No. B457852, which permitted construction of the exterior, is attached as Exhibit 3. A copy of the Building Permit No. B476881, which was issued for the core and shell construction, is also attached as Exhibit 3. The PUD Modification requested herein would provide for the construction of

floors 5 and 6 of the East Tower, which would complete the shell development of the East Tower.

- Decontamination Facility: In 2005, Children's Hospital constructed a Decontamination Facility as part of the bioterrorism effort in the District. Construction started in May 2005 and was completed in April 2006, pursuant to Building Permit No. 473041, a copy of which is attached as Exhibit 3.
- Chiller Plant: Children's Hospital is currently in the process of constructing a Chiller Plant to provide chilled water to meet Children's Hospital's cooling requirements. The chilled water was previously supplied by the Washington Hospital Center, who can no longer supply this water to Children's Hospital. Building Permit No. 89977 is attached as Exhibit 3.

At such time as Children's Hospital became aware that a PUD modification was required, it met with the Office of Planning and submitted this PUD modification application for approval of the proposed construction. Accordingly, Children's Hospital requests that the Zoning Commission approve the Addition.

III. THE SITE IS ZONED SP-2

In Zoning Commission Case No. 70-3 (Zoning Commission Order No. 14), the Zoning Commission approved a PUD for the development of the Children's Hospital and granted a change of zoning from R-5-A to SP for the Site. A few years later in 1977, the Zoning Commission considered major revisions to the SP District as part of its comprehensive revision of the Zoning Regulations. At this time, the Zoning Commission divided the SP District into the SP-1 and SP-2 Districts by Zoning Commission Order No. 235 (Case No. 78-2), dated September 14, 1978, a copy of which is attached as Exhibit 4.

Zoning Commission Order No. 235 re-designated all that property designated SP on the Zoning Map to the SP-2 District. In its Statement of Reasons, relevant portions of which are attached as Exhibit 4, the Zoning Commission made the following finding:

Designation of SP2. All of those areas which were previously mapped SP have been designated SP-2, since the SP designation would no longer exist. The SP-2 is the successor to the former SP, since it is the higher height and density district and in fact continues the 90 foot height and 6.0 maximum floor area ratio formerly permitted. The Commission finds no basis in the record to change the designation of property formerly zoned SP to anything other than SP-1 or SP-2. The SP-2 District is the less restrictive, in terms of height and density, of the two SP Districts. The Commission believes that it is not appropriate at this time to designate any of the areas formerly zoned SP with the more restrictive SP-1 designation, but that the Commission will consider applying the SP-1 District in cases which specifically address particular areas.

Statement of Reasons, pp. 29-30 [emphasis added].

In 1989, the Zoning Commission approved a modification to the approved PUD for Children's Hospital. In Order No. 619 approving this modification, the Zoning Commission made the specific finding that the Site is zoned SP-2. Accordingly, the Site is zoned SP-2.

IV. **TRAFFIC IMPACTS OF PROJECT**

Children's Hospital has retained O.R. George & Associates, Inc. to review and analyze the traffic impact of the proposed Addition. A Preliminary Traffic Impact Analysis Report (the "Preliminary Report") is attached as Exhibit 5. The final Traffic Impact Study will provide additional analysis of the information set forth in the Preliminary Report and will be submitted to the Zoning Commission no less

than twenty days prior to the public hearing, as permitted by 11 DCMR 3013.8. In addition, a copy of the Preliminary Report is being provided to the District Department of Transportation ("DDOT"), and a copy of the final Traffic Impact Study will be submitted to DDOT in accordance with 11 DCMR 3013.10.

According to the Preliminary Report, current levels of service at the Site access points and at the intersection of Michigan Avenue and 1st Street, NW, are acceptable. Based on preliminary estimates, the vehicle trips generated by the Addition will be modest, and the trip distribution will be favorable as a result of the Site being served well by mass transit opportunities, pedestrian facilities, and off-site staff parking with shuttle bus service to the hospital facility.

Furthermore, the Preliminary Report addresses the improvements proposed by the Washington Hospital Center for its recent PUD approval. The Preliminary Report concludes that the improvements required as part of that PUD are intended primarily to serve the site access needs of the Washington Hospital Center and are not necessary to accommodate the Addition proposed by Children's Hospital.

V. ANC 5C SUPPORT

Children's Hospital presented this project to Advisory Neighborhood Commission 5C ("ANC 5C") at its regularly-scheduled public meeting on Tuesday, June 20, 2006. With a quorum of ten of the eleven commissioners present, ANC 5C voted unanimously in support of the PUD modification presented in this application. A copy of ANC 5C's letter of support is attached as Exhibit 6.

VI.
CONCLUSION

This Prehearing Submission along with the original PUD Submission meet the filing requirements for an application to modify a PUD under Chapter 24 of the District of Columbia Zoning Regulations and under Chapter 30 of the of the District of Columbia Zoning Regulations. For the foregoing reasons, Children's Hospital respectfully requests that the Zoning Commission approve the modification to the approved PUD.

Respectfully submitted,

HOLLAND & KNIGHT LLP
2099 Pennsylvania Avenue, NW, Suite 100
Washington, D.C. 20006
(202) 828-5001

By: Whayne S. Quin
Whayne S. Quin, Esq.

By: Christy M. Shiker
Christy M. Shiker, Esq.

Form ED-P-601

CERTIFICATE OF OCCUPANCY

No. B100206

Washington, D.C., Jan 28, 1977

Permission is hereby granted to Children s Hospital National Center
to use the ↓ floor(s) of the building located on lot 2 Square 3129
known as premises 111 Michigan Ave NW for the following
purpose(s): Hospital Partial

Garages levels v1 v2 2 & v3 521 750 S F Patient care levels C & D 205,514 Sf

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated,
ONLY for the premises, or part thereof, and for the purpose(s), indicated
above, and IS NOT TRANSFERABLE to another person or premises under ANY
conditions. ANY CHANGE in the type of business, ownership of business, or
part of premises used therefor, will render this Certificate VOID and a NEW
Certificate must be obtained.

DEP'T. OF ECONOMIC DEVELOPMENT, GOV'T. OF DIST. OF COL.

ZONE

FEE \$ 882.26

S P

By

Chief, Permit Branch

Permit Clerk

Form ED-P-601

CERTIFICATE OF OCCUPANCY

No. B101064

Washington, D.C., Feb. 24, 1977

Permission is hereby granted to Children s Hospital National Medical Center
to use the A&B level floor(s) of the building located on Lot 2 Square 3129
known as premises 111 Michigan Ave NW for the following
purpose(s): Hospital (partial)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated,
ONLY for the premises, or part thereof, and for the purpose(s), indicated
above, and IS NOT TRANSFERABLE to another person or premises under ANY
conditions. ANY CHANGE in the type of business, ownership of business, or
part of premises used therefor, will render this Certificate VOID and a NEW
Certificate must be obtained.

DEP'T. OF ECONOMIC DEVELOPMENT, GOV'T. OF DIST. OF COL.

ZONE

FEE \$ 410.92

S P

By

Chief, Permit Branch

Permit Clerk

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

101790

Permission is hereby granted to Childrens Hospital
to use suite(s) _____ on the Roof floor(s)
of the building located on lot(s) 2 square 3129
known as premises 111 Michigan Ave. N.W. for the following
purpose(s) Roof Top Helipad
Not Sexually Oriented [su]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE
R-5-A

FEE \$ 27.00

Donald G. Murray, Director

By [Signature]
Designee

86-P-3601 wd112

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

101790

Permission is hereby granted to Childrens Hospital
to use suite(s) _____ on the Roof floor(s)
of the building located on lot(s) 2 square 3129
known as premises 111 Michigan Ave. N.W. for the following
purpose(s) Roof Top Helipad
Not Sexually Oriented [su]

BZA #: _____ EXPIRATION DATE: 9326Y017 10/18/90 CRT OC 27.60

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY
for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE
R-5-A

FEE \$ 27.00

Donald G. Murray, Director

By [Signature]
Designee

CUSTOMER'S RECEIPT

86-P-3601 wd112

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. **B 347472**

Date **11/19/90** (Type) **ADDITION/ALTER & REPAIR**

Address of work **111 MICHIGAN AVE. N.W.**

Permission is hereby granted to

CHILDREN'S HOSPITAL NATIONAL MEDICAL CENTER (Owner)
who is authorized to perform the work described herein at the
address shown above in strict accordance with the conditions
stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

Lot **2** Square **3129**
TOTAL PERMIT FEE \$ **4815.19**
FILING FEE \$ **1500.00**

DATE
FEE PAYABLE \$ **3315.19**

FOR INSPECTIONS CALL 727-7562

CONSTRUCTION OF A 7 (SEVEN) STORY ADDITION TO THE EXISTING BLDG. (INTERIOR
FIT-UP TO BE FILED UNDER SEPARATE PERMIT APPLICATION). THIS PERMIT DOES NOT
AUTHORIZE CROSSING SIDEWALK WITH TRUCKS. AS PER PLANS AND PLAT.

Builder— **GEORGE HYMAN CONST.**

Value \$ **7,500,000.00** No. of Bldgs. **SEVEN**
No. of Stories

Width of Bldgs.

Length

Height

To be occupied as

HOSPITAL/OFFICE

Zone **R-5-A**

Height of terrace above grade

Projections:

Chief, Permit Issuance Branch

Address of owner

SAME AS ABOVE

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By **D. MINOR**
Permit Clerk

Donald G. Minor
DIRECTOR

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT RECEIPT

RECEIPT NO. **B 347472**

Date **11/19/90** (Type) **ADDITION/ALTER & REPAIR**
111 MICHIGAN AVE. N.W.

CHILDREN'S HOSPITAL NATIONAL MEDICAL CENTER

When Stamped "PAID" by the D.C. Treasurer, this
coupon will become your receipt and when presented
to the Permit Clerk will entitle you to your permit.

Lot **2** Square **3129**
TOTAL PERMIT FEE \$ **4815.19**
FILING FEE \$ **1500.00**

DATE
FEE PAYABLE \$ **3315.19**

CONSTRUCTION OF A 7 (SEVEN) STORY ADDITION TO THE EXISTING BLDG. (INTERIOR
FIT-UP TO BE FILED UNDER SEPARATE PERMIT APPLICATION). THIS PERMIT DOES NOT
AUTHORIZE CROSSING SIDEWALK WITH TRUCKS. AS PER PLANS AND PLAT.

GEORGE HYMAN CONST.

HOSPITAL/OFFICE

SEVEN

R-5-A

SAME AS ABOVE
Amount \$

Deposit No.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Donald G. Minor
DIRECTOR

D. MINOR
Credit: Permit 1215 Bldg. Struct. & Equip.

Chief, Permit Issuance Branch

By _____
Permit Clerk

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. **B 347610**

Date **12-11-90** (Type) **NEW CONSTRUCTION**

Address of work **111 MICHIGAN AVE NW**

Lot **2** Square **3129**

Permission is hereby granted to **CHILDREN'S HOSPITAL NATIONAL MEDICAL CENTER** (Owner)

TOTAL PERMIT FEE \$

FILING FEE \$

NO.

DATE

FEE PAYABLE

\$11,409.45

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7562

CON STRUTION OF 4 LEVEL BELOW GRADE PARKING STRUCTURE ADDITION TO EXISTING BELOW GRADE PARKING GARAGE. AS PER PLANS AND PLAT

Builder— **GEORGE HYMAN CONST CO**

Value \$ **9,600,000.00** No. of Bldgs.

Width of Bldgs. Length Height

No. of Stories **FOUR**

Zone **R5A**

To be occupied as

HOSPITAL

Height of terrace above grade

Projections:

Address of owner **SAME AS ABOVE**

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By

Chief, Permit Issuance Branch

Donald S. Munn
DIRECTOR

THIS PERMIT DOES NOT CROSSING SIDEWALK

J. Barnes
Permit Clerk

*Here
For your File
JH*

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GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BLRA-15
(Rev. 12/10/86)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B 355009

Date 2-19-92 (Type) ALTER & REP

Address of work 111 MICHIGAN AVE NW

Permission is hereby granted to CHILDRENS HOSP

Lot 2 Square 3129

TOTAL PERMIT FEE \$5,015.00

FILING FEE \$5,250.00

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

DATE FEE PAYABLE \$4,765.00

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7582

ALTER EXISTING RESEARCH FACILITY AS PER DRAWINGS

" SEPARATE* ELEC, PLUMBING AND MECH* INSTALLATION PERMITS ARE REQUIRED

Builder— N/A

Value \$ 250,000.00 No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories FOUR

Zone S P

To be occupied as

HOSPITAL OFFICE

Height of terrace above grade

Projections:

Chief, Permit Issuance Branch

Address of owner SAME AS ABOVE

Deposit No.

Amount \$

PERMIT DOES NOT ALLOW

Permit Clerk

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

CROSSING SIDEWALK WITH TRUCKS

[Redacted Signature]

Anthony H. Edwards

*** GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B372880

Date 4/24/92

(Type) NEW CONSTRUCTION/ALTERATION/REPAIR

Address of work

111 MICHIGAN AVENUE, NW

Permission is hereby granted to

CHILDRENS HOSPITAL

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

BUILD 67,000 SQ. FT. ROOFTOP ADDITION AS PER ATTACHED PLAN AND PLAT THIS PERMIT DOES NOT AUTHORIZE CROSSING SIDEWALK WITH TRUCKS

Builder

Width of Bldg.

Length

Height

Value \$ 3,900.00

No. of Bldgs.

Zone R5A

Height of terrace above grade

Address of owner

SAME AS ABOVE

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Robert H. Edwards
DIRECTOR

Lot 2

Square 3120

TOTAL PERMIT FEE

\$38,447.72

FILING FEE

MINUS

\$1,500.00

DATE

NO.

DATE

01/14/92

01/14/92

01/14/92

12/18/91

12/18/91

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FOR INSPECTIONS CALL 777-7562

FEE PAYABLE

DATE

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DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B383803

Date 11-2-93

(Type) ALTER & REP

Address of work

111 MICHIGAN AVE NW

Lot 2 Square 3129

Permission is hereby granted to

CHILDREN'S NATIONAL

TOTAL PERMIT FEE \$

MILING FEE \$

DATE

FEE PAYABLE \$ 211.00

who is authorized to perform the work described herein at the MEDICAL CENTER NO. 111 MICHIGAN AVE NW, WASHINGTON, D.C. 20005. The work shall be performed in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7582

RENOVATION GENERAL PEDIATRIC CENTER (GPAC) FIRST FLOOR AS PER PLANS

Builder-N/S

Value \$ 9,800.00 No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories

FOUR

Zone R S A

To be occupied as

HOSPITAL

Height of terrace above grade

Projections:

Address of owner

SAME AS ABOVE

Deposit No.

Amount \$

By

Permit Clerk

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Quincy H. Edwards
DIRECTOR

THIS PERMIT DOES NOT AUTHORIZE
CROSSING SIDEWALK WITH TRUCKS

vo. B383803

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Address of work

111 MICHIGAN AVE NW

Lot 2 Square 3129

Permission is hereby granted to

CHILDREN'S NATIONAL

TOTAL PERMIT FEE \$

MILING FEE \$

DATE

FEE PAYABLE \$ 211.00

who is authorized to perform the work described herein at the MEDICAL CENTER NO. 111 MICHIGAN AVE NW, WASHINGTON, D.C. 20005. The work shall be performed in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7582

RENOVATION GENERAL PEDIATRIC CENTER (GPAC) FIRST FLOOR AS PER PLANS

Builder-N/S

Value \$ 9,800.00 No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories

FOUR

Zone R S A

To be occupied as

HOSPITAL

Height of terrace above grade

Projections:

Address of owner

SAME AS ABOVE

Deposit No.

Amount \$

By

Permit Clerk

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Quincy H. Edwards
DIRECTOR

THIS PERMIT DOES NOT AUTHORIZE
CROSSING SIDEWALK WITH TRUCKS

**BUILDING PERMIT
ADDITION**

PERMIT NO. **B425776**

LOT **2** SQUARE **3129**

OWNER: **CHILDREN NATIONAL MEDICAL CENTER**

ADDRESS: **111 MICHIGAN AVE., NW.**

PHONE:

12/26/02

PERMIT FEE
\$7504.32

CONTRACTOR:

OWNER'S ADDRESS: **SAME**

ADDITION TO AN EXIST. STRUCTURE STEEL FRAMING AND SKIN ONLY.

CLEARED FOR EIS.

ZONE: **R-5-A**

NO. OF FL.: **5**

OCCUPIED AS: **HOSPITAL**

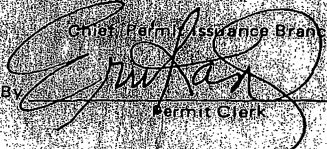
to perform the work described herein at the address shown above under the conditions stated on BOTH sides of this permit. Authorized work and conditions of performance thereof:

**THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED
AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.**

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
FOR INSPECTIONS CALL **442-4641**

D. CLARK

DIRECTOR

Chief, Permit Issuance Branch
By 
Permit Clerk

BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. **B449478**

(Type) **ALTERATION AND REPAIR**

03 work 111 MICHIGAN AVE. N.W.

is hereby granted to **CHILDREN'S NAT'L MED. CTR.**

(Owner) **NO**

DATE **2/14/03**

TOTAL PERMIT FEE **\$ 53,223.00**

FILING FEE **\$ 53,223.00**

FEE PAYABLE **\$ 53,223.00**

FOR INSPECTIONS CALL **442-4641**

ALTERATIONS AND REPAIR TO SUIT TENANT PRE-OPERATIVE CENTER

1,000 SQ. FT. ON 2ND FLOOR.

CLEARED FOR EIS.

ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

Height **5**

To be occupied as **HOSPITAL**

Projections:

Amount \$ **32301**

CONSUMER AND REGULATORY AFFAIRS

32301

*** GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. **B449478**

Date **2/14/03**

(Type)

ALTERATION AND REPAIR

Lot **2**

Square **3129**

Address of work **111 MICHIGAN AVE. N.W.**

TOTAL PERMIT FEE **\$**

FILING FEE **\$**

(Owner)

NO

DATE

FEE PAYABLE **\$ 53,223.00**

FOR INSPECTIONS CALL **442-4641**

INTERIOR ALTERATIONS AND REPAIR TO SUIT TENANT PRE-OPERATIVE CENTER

APPROX 13,000 SQ. FT. ON 2ND FLOOR.

CLEARED FOR EIS.

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

Width of Bldgs.

Length

Height

No. of Stories **5**

Zone **R-5-A**

To be occupied as **HOSPITAL**

Projections:

Height of terrace above grade

Address of owner **SAME**

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D. CLARK

32301

DIRECTOR

**P
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DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B457852

Date 12/19/03 (Type) ALTERATION AND REPAIR

Address of work 111 MICHIGAN AVE. N.W.

Lot 2 Square 3129

Permission is hereby granted to

TOTAL PERMIT FEE \$ 41460.00

CHILDREN'S NAT'L MEDICAL CTR.

FILING FEE \$ 2000.00

who is shown on the official record of the

DATE

address shown above in strict accordance with the conditions

FEE PAYABLE \$ 39460.00

stated on BOTH sides of this permit

FOR INSPECTIONS CALL 442-4641

Authorized work and conditions of performance in detail to be shown on the plans attached to this permit

INSTALLATION OF STEEL ON EXISTING BUILDING TO SUIT TENANT

CHILDREN'S MEDICAL CENTER.

CLEARED FOR EIS.

Builder

Value \$

No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories

Zone R-5-A

To be occupied as

HOSPITAL

Height of terrace above grade

Projections:

Address of owner SAME

Deposit No.

Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D. CLARK

DIRECTOR

Chief Permit Assistance Branch
Permit Clerk
E. DYER

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DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND REGULATION ADMINISTRATION

BUILDING PERMIT PERMIT NO. B-473041

DATE: 5/19/05 TYPE: ADDITION

Address of work: 1114 MILLBURN AVE. NW
CHILDRENS NATIONAL MEDICAL CENTER

CONSTRUCTION OF NEW ADDITION AS PER PLANS TO SUEE TENANT
CHILDRENS NATIONAL MEDICAL CENTER

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED

Width of Bldg. Length Height
Zone: R-5-A Total occupancy: HOSPITAL
Height of terrace above grade: Projections
Address of owner: SAME
Deposit No. Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PATRICK CANAVAN ACTING DIRECTOR

E. KING
Permit Clerk

RECEIVED
MAY 27 2005
RECEIVED

The Clark Construction Group, Inc.

*** GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BLRA-15
(Rev. 9/30/81)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B476881

Date **8/30/05** (Type) **ADDITION**
Address of work **111 MICHIGAN AVE. NW.**

Permission is hereby granted to
CHILDRENS NATIONAL MEDICAL CTR.
who is authorized to perform the work described herein at the
address shown above in strict accordance with the conditions
stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

CORE AND SHELL FOR STEEL FRAMING AS PER PLANS TO SUIT.
TENANT CHILDRENS NATIONAL MEDICAL CENTER - VERTICAL EAST ADDITION.
SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

Builder— Value \$ No. of Bldgs.

Width of Bldgs. Length Height To be occupied as

Zone **R-5-A** Projections: **HOSPITAL** No. of Stories **:5**

Height of terrace above grade

Address of owner **111 MICHIGAN AVE. NW. WDC.**

Deposit No. Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

PATRICK CANAVAN

DIRECTOR

Lot **2** Square **3129**

TOTAL PERMIT FEE \$

FILING FEE \$

(Owner)

NO.

DATE

FEE PAYABLE

\$86207.50

FOR INSPECTIONS CALL 727-7562

Chief, Permit Issuance Branch

Permit Clerk

E. KING

P
E
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T

Department of Consumer and Regulatory Affairs

Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel: (202) 442-4470

Fax: (202) 442-4862

B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 89977

DATE: 5/4/2006

ADDRESS OF PROJECT: 111 MICHIGAN AVE		S S L: SQ: 3129 SX: LOT: 2
DESCRIPTION OF WORK: NEW BUILDING AS PER PLAN TO SUIT TENANT CHILDREN'S NATIONAL MEDICAL CENTER/ CHILLER PLANT		
PERMIT TYPE: NEW BUILDING	PLANS (Y/N): Y	EXISTING USE: BUSINESS
PROPOSED USE: Business		
PERMISSION IS HEREBY GRANTED TO OWNER: CHILDREN'S NATL MEDICAL CTR		PERMIT FEE: \$13,436.40
AGENT NAME: JASON BENTLEY		
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; SEPERATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED ;		
TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639:		
DIRECTOR: Dr. Patrick Canavan, Psy. D.	PERMIT CLERK: 	EXPIRATION DATE: 5/4/2007

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202) 442-4641 941 NORTH CAPITOL ST NE
WASHINGTON DC 20002

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 235

CASE NO. 78-2

SEPTEMBER 14, 1978

Pursuant to notice, public hearings of the District of Columbia Zoning Commission were held on May 8, and May 22, 1978, to consider proposed amendment to the text of the Zoning Regulations. Such amendments proposed to modify requirements for the Special Purpose and Mixed Use Districts, and also requested public testimony on how hotels should be regulated.

Following the lengthy hearings and receipt of large amounts of public testimony, the Commission determined to divide the case into several parts, for the purpose of discussing the matter and arriving at a decision. The Commission held several work sessions, and finally determined that changes should be made to the Special Purpose District.

This Order is therefore the first of several Orders relating to this overall case. Subsequent Orders will deal with the Mixed Use District and other elements of this case. After all of the issues in the entire case have been decided, the Commission will issue a full statement of reasons setting forth the basis for its decision.

The Commission believes that the proposed amendments are in the best interests of the District of Columbia and are consistent with the intent and purposes of the Zoning Regulations and the Zoning Act. The Commission therefore hereby Orders adoption of the following amendments to the Zoning Regulations:

1. Substitute for existing Articles 41, 42 and 43, all the text language contained in the attached document entitled "Revised SP District," dated September 14, 1978, a copy of which is attached hereto and made a part hereof.

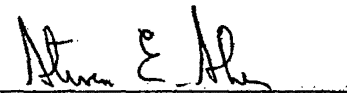
22 SEP 1978

1. Amend the Regulations to conform to the changes made above, as specified in the document entitled "Conforming Amendments to Other Portions of the Zoning Regulations," dated September 14, 1978, a copy of which is attached hereto and made a part hereof.

Vote of the Commission taken at the public meeting held on August 28, 1978: 4-0 (George M. White, Walter B. Lewis and Theodore F. Mariani to approve the change, John G. Parsons not present, not voting).



WALTER B. LEWIS
Chairman



STEVEN E. SHER
Executive Director

This order was adopted by the Zoning Commission at its public meeting held on September 14, 1978 by a vote of 3-0 (Walter B. Lewis and John G. Parsons to adopt, Ruby B. McZier to adopt by proxy, Theodore F. Mariani not voting, George M. White not voting not present).

In accordance with Section 3.62 of the Rules of Practice and Procedure before the Zoning Commission of the District of Columbia, these amendments to the Zoning Regulations are effective on

"Revised SP District"

September 14, 1978

2752

Section 7614 -- Exceptions to Density Regulations for Open Arcades

7614.1 -- This section establishes the standards and requirements for arcades to receive a floor area ratio credit. This section is designed to encourage open arcades at sidewalk level, to increase pedestrian convenience and result in greater open area adjacent to public streets without loss of rental floor space. An open arcade shall be allowed a floor area ratio credit not to exceed 0.25 or 25% of the gross floor area of the floor which is adjacent to the arcade, whichever is less.

7614.2 -- An open arcade shall be permitted in all R-5, SP, W, CR, and all C Districts except C-5 (PAD), provided that:

7614.21 -- An open arcade shall provide pedestrian access to and along a building and shall extend for the entire side of the building or other structure and adjoin a street or pedestrian way at sidewalk level. Such open arcade shall be designed to meet and carry through the arcades of adjoining buildings.

7614.22 -- The floor area granted by this section shall apply only to those areas embraced within the perimeter of the open arcade. Where vehicular access is permitted across an arcade area, the portion of the arcade encompassed by the access space shall not be counted for the purposes of this section.

7614.23 -- An open arcade shall be not less than 10 feet in width at any point, including piers, columns or arches. The minimum open unobstructed passageway shall be 7 feet in width.

7614.24 -- An open arcade shall be not less than 9 feet in height at any point within the arcade,

7614.25 -- An open arcade shall have its floor at the same level and continuous with the sidewalks, and shall connect to existing adjoining open arcades or shall be so constructed as to permit such connection in the future, provided however, where the existing arcade is at a different elevation, the new arcade connection shall be made in a barrier-free manner.

7614.26 -- The use of the area within an open arcade shall be essentially restricted to pedestrian uses, and vehicular access to or through an open arcade shall be minimized.

22 SEP 1978

7614.27 -- In commercial buildings, an open arcade shall include retail and service uses fronting on at least 60% of the arcade, with such uses directly accessible from the open arcade.

7614.3 -- The additional gross floor area permitted under Subsection 7614.1 shall not be counted in determining the number of off-street parking spaces or loading berths.

Additional Conforming Amendments:

1. Delete entire Paragraph 7602.19, concerning cornices above the 110 foot setback level in the C-4 District.
2. Add to the table of special exceptions in Sub-section 8207.2 the following:

<u>Type of Special Exception</u>	<u>District</u>	<u>Section, Paragraph or Sub-paragraph where condi- tions are specified</u>
Rear yard, waiver of	C-3, C-4	5303.11

September 14, 1978

CHAPTER 4
USE, HEIGHT, AREA, AND BULK REGULATIONS FOR SPECIAL PURPOSE,
WATERFRONT, AND MIXED USE DISTRICTS

ARTICLE 41

USE REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4101 - SP Districts (Limited offices and apartments)

4101.1 -- The SP District (Special Purpose) is designed to stabilize those areas adjacent to C-3-B and C-4 Districts and other appropriate areas which contain existing apartments, offices, and institutions, and mixed use buildings. The major purpose of the SP District is to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale and design with the transitional function of this zone district. The District is designed to preserve and protect areas adjacent to commercial districts which contain a mix of row houses, apartments, offices and institutions at a medium to high density, including buildings of historic and architectural merit. The District is divided into an SP-1 (medium density) and an SP-2 (medium-high-density) Districts. In both districts, new residential development would be permitted at a higher density than new office development, both to be compatible with surrounding properties.

4101.2 -- Except as provided in Chapter 7 of these regulations, in the SP District no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the uses listed in the following paragraphs.

4101.3 -- The following uses are permitted as a matter of right:

4101.31 -- Any use permitted in any R-5 District under Sub-section 3105.3, except hotel.

4101.32 -- Private school, including preschool group, kindergarten, elementary, secondary, trade, or any other school.

4101.33 -- Religious reading room.

4101.34 -- Community center building.

4101.35 -- Park, playground, swimming pool, or athletic field operated by a local community organization.

4101.36 -- Artist studio

4101.37 -- Ticket Office

4101.4 -- The following uses are permitted if approved by the Board of Zoning Adjustment, provided that each application shall be referred to the Municipal Planning Office as specified in Sub-section 4101.5, and subject to the conditions specified in Section 8207 and below in each case:

4101.41 -- Parking lot, in existence on _____ under approval by the Board of Zoning Adjustment may be permitted by the Board to continue in existence for a period not to exceed four years from the date that the present Certificate of Occupancy expires provided that:

4101.411 -- Such use is so located and all facilities thereof are so designed that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions;

4101.412 -- The present character and future development of the neighborhood will not be affected adversely by the use.

4101.413 -- The parking facility serves either residential uses or provides short term parking for retail, service and public facility uses, but does not provide all-day commuter parking.

The Board of Zoning Adjustment shall not have authority under this paragraph to approve the establishment of any new parking lot.

4101.42 -- Parking garage subject to the provisions of Article 74, provided that:

4101.421 -- Such use is so located and all facilities thereof are so designed that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions;

4101.422 -- The present character and future development of the neighborhood will not be affected adversely by the use;

4101.423 -- The parking facility serves either residential uses or provides short term parking for retail, service and public facility uses, but does not provide all-day commuter parking.

4101.424 -- The parking provided is within 800 feet of the use to be served and is necessary to that use.

4101.43 -- College or university which is an academic institution of higher learning, including college or university hospital, dormitory, fraternity or sorority house proposed to be located on the campus of a college or university, provided that:

4101.431 -- The applicant has submitted and the Board has approved 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 buildings, parking and loading facilities, screening, signs, streets, and public utility facilities, athletic and other recreational facilities, and a description of all activities conducted or to be conducted therein, and of the capacity of all present and proposed campus development. The plan may provide for the interim use, for a limited period of time, of land or improved property with any use which is a proper college or university function. The Board may approve such a plan, or any amendment thereto, concurrent with an application for approval of a specific college or university building or use.

4101.432 -- In approving such a plan, the Board shall determine that the use is so located that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

4101.433 -- In approving any application for a specific college or university building or use, the Board shall determine that the proposed building or use is consistent with the approved campus plan, and further is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

4101.44 -- Hotel or office for a chancery, nonprofit organization, labor union, architect, dentist, doctor, engineer, lawyer or similar professional person, provided that:

4101.441 -- The use, height, bulk and design are in harmony with existing uses and structures on neighboring property;

4101.442 -- The use will not create dangerous or other objectionable traffic conditions;

4101.443 -- The Board may require such special treatment in the way of design, screening of buildings, accessory uses, signs, and other facilities as it shall deem necessary to protect the value of neighboring property.

4101.45 -- Telephone exchange, public utility pumping station, electric substation using nonrotating equipment or natural gas regulator station if declared necessary in the public interest by the Public Service Commission, and subject to such requirements for setbacks, screening, or other requirement as the Board shall deem necessary for the protection of neighboring or adjacent property.

4101.46 -- Accessory parking spaces elsewhere than on the same lot or part thereof on which any principal SP use is permitted, except for a one-family dwelling, when such parking spaces will be established within the square in which the principal use is located, provided that:

4101.461 -- The total number of parking spaces provided for the principal use shall not exceed the minimum number of spaces required for the principal use.

4101.462 -- It is economically impracticable or unsafe to locate such parking spaces within the principal building or on the same lot on which such building or use is permitted because of:

4101.4621 -- Strip zoning or shallow zoning depth;

4101.4622 -- Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on such lot;

4101.4623 -- Unusual topography, grades, shape, size or dimensions of the lot;

4101.4624 -- The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets; or,

4101.4625 -- Traffic hazards caused by unusual street grades or other conditions.

4101.463 -- Such parking spaces are so located and all facilities in relation thereto are so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

4101.47 -- Antenna towers as an accessory structure and in conjunction therewith the erection, alteration or use of a building for transmission or reception equipment, provided that:

4101.471 -- The use, height, bulk and design is in harmony with existing uses and structures on neighboring properties.

4101.472 -- The Board may require special treatment in the way of design, screening, lighting or such other requirements as it shall deem necessary to protect neighboring properties.

4101.5 -- On receiving an application for an approval under Sub-section 4101.4, the Board shall submit the application to the Director of the Municipal Planning Office for coordination review, report and impact assessment along with reviews in writing of all relevant District departments and agencies including the Departments of Transportation, Environmental Services, Housing and Community Development and, if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

4101.6 -- The following accessory uses or accessory buildings incidental to the above uses are permitted:

4101.61 -- The following commercial uses as accessory uses and appropriate adjuncts to an apartment house or hotel: drug stand, including soda fountain; perfumery shop; florist shop; barber shop; beauty parlor; pressing or tailoring establishment; dry cleaning or laundry pick-up-station; cigar or news stand; and other similar uses, provided that;

4101.611 -- There is no direct entrance thereto from the outside of the building;

4101.612 -- No part of such adjunct or the entrance thereto is visible from a sidewalk; and,

4101.613 -- No sign or display indicating the existence of such adjunct is visible from the outside of the building.

4101.62 -- Any other accessory use and accessory building customarily incidental to the uses otherwise authorized by this Section.

4101.7 -- Exceptions to the Regulations for Existing Uses

4101.71 -- This sub-section shall be applicable to those situations where property contained in one Special Purpose District is rezoned to another Special Purpose District, or where the Zoning Regulations have been amended so as to change the use requirements of the Special Purpose District.

4101.72 -- All conforming uses lawfully in existence and with a valid Certificate of Occupancy on _____, in any Special Purpose District shall be considered conforming so long as they remain in any Special Purpose District.

4101.73 -- An existing use qualifying under Paragraph 4101.72 may be extended to other portions of an existing structure. Such extension shall not involve a structural addition as authorized by sub-section 4307.5. No such use may be expanded to another structure, or expanded in land area.

ARTICLE 42

HEIGHT REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4201 - Height of Buildings or Structures

4201.1 -- Except as specified in the following paragraphs of this Section and in Chapter 7 of these regulations, the height of buildings or structures in a Special Purpose District shall not exceed that given in the following table:

<u>District</u>	<u>Height in Feet</u>	<u>Height in Stories</u>
SP-1	65	No limit
SP-2	90	No limit

4201.2 -- The height of buildings or structures as specified in Paragraph 4201.1 of this Section may be exceeded in the following instances:

4201.21 -- A spire, tower, dome, minaret, pinnacle, penthouse over elevator shaft, ventilation shaft, chimney, smokestack and fire sprinkler tank may be erected to a height in excess of that authorized in Sub-section 4201.1. A radio or television tower may be erected to a height in excess of that authorized in Sub-section 4201.1 if authorized by the Mayor of the District of Columbia.

4201.22 -- If erected or enlarged as provided in Section 4306, housing for mechanical equipment or a stairway or elevator penthouse may be erected to a height in excess of that authorized in the district in which located, provided such housing or penthouse is set back from all lot lines of the lot upon which such structure is located a distance equal to its height above the roof of the top story. A roof structure shall not exceed 18 feet 6 inches in height above the roof upon which it is located.

4201.3 -- Where required by the Act of June 1, 1910 (36 Stat. 452), a height in excess of that therein permitted must be authorized by the Mayor of the District of Columbia.

ARTICLE 43

AREA AND DENSITY REGULATIONS FOR SPECIAL PURPOSE DISTRICT

Section 4301 - Floor Area Ratio

4301.1 -- Except as provided in Section 4306 the maximum permitted floor area ratio in the Special Purpose Districts shall be as given in the following table:

Floor Area Ratio (FAR)

<u>District</u>	<u>Apartment House or other residential Use</u>	<u>Hotel or other permitted use</u>	<u>Maximum Permitted</u>
SP-1	4.0	2.5	4.0
SP-2	6.0	3.5	6.0

The maximum permitted floor area ratio may be increased for specific applications approved by the Zoning Commission under the planned unit development process as specified in Section 7501.

Section 4302 - Percentage of Lot Occupancy and Residential Recreation Space

4302.1 -- In the Special Purpose Districts no building including accessory buildings, devoted to a residential use except a hotel, shall occupy more than 80% of the lot upon which located.

4302.2 -- When all or a portion of a building in a special purpose district is devoted to a residential use other than a hotel, recreation space shall be provided which is safe, secure, and equipped and/or landscaped for the active or passive recreation use of the residents. Such recreation space shall be provided as specified below:

4302.21 -- An area equal to not less than 10 per cent of the gross floor area devoted to residential use shall be provided as residential recreation space.

4302.22 -- Residential recreation space may be located at ground level, on or above the residential plane, on rooftops or within a building or other structure. The area of a balcony shall not be counted to satisfy the residential recreation space requirement of a building where the balcony, or portion of it, adjoins an individual residential unit and is accessible only from that unit. Rooftops which contain recreation space may have a parapet wall not to exceed five feet in height.

4302.23 -- If any portion of a roof is to be used for residential recreation space, the roof area shall have no dimension less than 25 feet.

4302.24 -- No less than 50 per cent of the total residential recreation space shall be outdoors.

4302.24 -- Residential recreation space shall be physically accessible to all residents of the buildings served by that space.

4302.26 -- The floor area devoted to residential recreation space shall not be counted in determining the amount of off-street parking spaces or loading berths.

Section 4303 -- Rear Yards

4303.1 -- To provide adequate light, view, movement of air and visual privacy, a rear yard shall be provided for all structures located in the Special Purpose District. The rear yard shall have a minimum depth of two and one-half inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall but not less than 12 feet.

4303.2 -- In the SP Districts, the depth of rear yard required in Sub-section 4303.1 may be measured as follows:

- 4303.21 -- Where a lot abuts an alley, from the center line of the alley to the rear wall of the building or other structure. A rear yard on such a lot need not be provided below a horizontal plane 20 feet above the mean finished grade measured at the middle of the rear wall of that portion of the building or other structure below the 20 foot plane.
- 4303.22 -- Where a lot does not abut an alley, the depth of rear yard shall be measured as specified in the definition of rear yard, except a rear yard need not be provided below a horizontal plane 20 feet above the mean finished grade measured at the middle of the rear wall of that portion of the building or other structure below the 20 foot plane.
- 4303.23 -- In the case of a through lot or a corner lot abutting three or more streets, the depth of rear yard may be measured from the center line of the street abutting the lot at the rear of the building or other structure.
- 4303.3 -- In the case of a corner lot, a court complying with the width requirements for a closed court as specified in Sub-section 4305.1 may be provided in lieu of a rear yard. For the purpose of this paragraph, the required court shall be provided above a horizontal plan beginning not more than 20 feet above the curb grade opposite the center of the front of the building, and the width and area of such court shall be computed for the entire height of court.
- 4303.4 -- The Board of Zoning Adjustment may waive the rear yard requirements of Section 4303 provided that the objective of this section are met in accordance with the following standards:
- 4303.41 -- No apartment window shall be located within 40 feet directly in front of another building.
- 4303.42 -- No office window shall be located within 30 feet directly in front of another office window nor 18 feet in front of a blank wall.
- 4303.43 -- In buildings which are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms should be considered in determining distances between windows and appropriate setbacks.
- 4303.44 -- Provision shall be included for service functions, including parking and loading access and adequate loading areas.
- 4303.45 -- On receiving an application for an approval under Sub-section 4303.4, the Board shall submit the application to

the Director of the Municipal Planning Office for coordination review, report and impact assessment along with reviews in writing of all relevant District departmentw and agencies including the Departments of Transportation, Environmental Services, Housing and Community Development and, if a historic district or historic landmark is involved, of the State Historic Preservation Officer.

Section 4304 -- Side Yards

4304.1 -- Side yards shall be provided in the Special Purpose District as specified in the following paragraphs.

4304.11 -- A one-family detached dwelling shall comply with the side yard requirements of an R-1 District.

4304.12 -- A one-family semi-detached dwelling shall comply with the side yard requirements of an R-2 District.

4304.13 -- For all other structures no side yard is required but if such yard is provided, it shall be at least two inches wide for each foot of height of building, but not less than eight feet.

Section 4305 -- Courts

4305.1 -- Where a court is provided in the Special Purpose Districts to ensure adequate light, view, movement of air and visual privacy, particularly for residential buildings, at any elevation in such court the width of court shall be a minimum of six inches per foot of height measured from the lowest level of the court to that elevation, provided that in no case shall the width of court be less than 30 feet.

4305.2 -- In the case of an alteration affecting the amount of light and ventilation required by other municipal law or regulation in an existing structure in the Special Purpose District, no legally required window shall be permitted to open onto a court which does not comply with the dimensions given in paragraph 4305.1.

4305.3 -- The Board of Zoning Adjustment may waive the court yard requirements in Paragraph 4305.1 provided that the objectives of this section are met in accordance with the following standards:

4305.31 -- No apartment window shall be located within 40 feet directly in front of another window nor within 18 feet of a blank wall.

4305.32 -- No office window shall be located within 30 feet directly in front of a window nor within 18 feet of a blank wall.

Section 4306 -- Exceptions to Density Regulations for Roof Structures

4306.1 -- The provisions of Section 3308 shall also regulate roof structures in the Special Purpose District.

4306.2 -- The gross floor area of roof structures permitted under this section shall not be counted in determining the amount of off-street parking as required elsewhere in these regulations.

Section 4307 -- Exceptions to the Height, Area and Bulk Regulations for Existing Structures

4307.1 -- This section shall be applicable to those structures where property contained in one Special Purpose District is rezoned to another Special Purpose District, or where the Zoning Regulations have been amended so as to change the height, floor area ratio, lot occupancy, yard or court requirements for the Special Purpose District.

4307.2 -- All conforming structures existing on _____, in any Special Purpose District shall be considered conforming so long as they remain in any Special Purpose District.

4307.3 -- For the purpose of this section, "Conforming Structures" shall be any structure for which a valid application for a building permit existed at least six months before the change was made from one Special Purpose District to another Special Purpose District or before the height, area and bulk regulations of the Special Purpose District were amended.

4307.4 -- Any conforming structure qualifying under Sub-section 4307.2 may be repaired or structurally altered.

4307.5 -- Any conforming structure qualifying under Sub-section 4307.2 may be added to, provided no addition together with the original structure shall in the aggregate exceed the height, floor area ratio, lot occupancy, yard or court limitations of the zoning regulations applicable to the district in which the structure is located at the time of application for building permit for such addition.

4307.6 -- Any conforming structure qualifying under Sub-section 4307.2 may be rebuilt in whole or in part provided such structure does not exceed the height, floor area ratio, lot occupancy, yard or court specifications of the structure prior to such rebuilding.

4307.7 -- In order to rebuild a structure in accordance with the provisions of Sub-section 4307.6, all such structures must be registered with the Zoning Regulations Division of the Department of Housing and Community Development.

4307.71 -- All such structures must be registered within 90 days of the effective date of a change in zoning from one Special Purpose District to another Special Purpose District, or of a change in the height, area and bulk requirements of the Special Purpose District.

4307.72 -- In order to register a structure with the Zoning Regulations Division, the owner of such structure must file a statement indicating the location of such structure, the date of the change in the zoning map or regulations, the zoning districts from which and to which the property was rezoned or the changes in height, area and bulk which were adopted, set of plans showing the height, floor area ratio, lot occupancy, yards, courts and roof structures of such structures. Such plans shall be prepared by an architect registered in the District of Columbia, who shall certify their accuracy.

4307.73 -- The Zoning Regulations Division shall review all such statements and plans and approve them for their sufficiency. The Zoning Regulations Division shall record in summary form the information contained in such statements and plans as required by Paragraph 4307.72.

4307.74 -- The owner shall maintain such statements and plans in readable condition and shall produce them upon the request of the Zoning Regulations Division.

4307.75 -- If such statements and plans are not recorded, maintained in readable condition, or produced at the request of the Zoning Regulations Division, the provisions of this section shall not be applicalbe and the provisions of Article 71 shall apply.

September 14, 1978

Conforming Amendments to other Portions of the Zoning Regulations

1. Redesignate all that property designated "SP" on the Zoning Map to "SP-2".
2. In Paragraphs 5103.45 and 5104.43, change the reference from Paragraph 4101.48 to 4101.46.
3. Amend the table of special exceptions in Sub-section 8207.2 as follows:
 - A. For "Storage of wares and goods," delete "SP" and "4101.46".
 - B. For "Gasoline Service Station," delete "SP" and "4101.45".
 - C. For office buildings, delete the separate listings for "New office building, chancery, nonprofit organization, labor union" and add "Office for chancery, nonprofit organization, labor union or professional person," "SP" and "4101.44".
 - D. Add "Hotel," "SP" and "4101.44."
 - E. For "Telephone exchange," change "4101.43 to 4101.45".
 - F. For "Public utility pumping station," change "4101.44 to 4101.45".
 - G. For "Exectric substation," add "SP" and "4101.45".
 - H. For "Natural gas regulator station," add "SP" and "4101.45".
 - I. For "Exceptions to parking space location," delete 4101.47 and 4101.48 and add 4101.46.
 - J. For "Antenna tower," add "SP" and "4101.47".
 - K. For "School - college or university," add "SP" and "4101.42".
 - L. For "Parking garage," change 4101.41 to 4101.42.
 - M. For "Public storage garage," delete "SP" and "4101.41".
 - N. For "Mechanical parking garage," delete "SP" and "4101.41".

4. Add to C-1 uses as a matter of right:

5101.310 -- College, university or other academic institution of higher learning.

5101.35 -- Electric substation using nonrotating equipment and Natural gas regulation station.

5101.311 -- Antenna tower for television and radio broadcasting, and in conjunction therewith the erection, alteration or use of buildings for transmission or reception equipment.

5. Amend Paragraph 2101.12 to include the SP-1 and SP-2 Districts, to read as follows:

2101.12 Special Purpose Districts

SP-Limited offices and apartments, sub-divided into:

- SP-1 Medium density
- SP-2 Medium-high density

Government of the District of Columbia
ZONING COMMISSION



STATEMENT OF REASONS

ORDER NO. 235

ZONING COMMISSION CASE NO. 78-2

AMENDMENTS TO THE SP DISTRICT

Background of Zoning Revision

In successive stages since the beginning of the 1970's the Zoning Commission has been embarked on a comprehensive program to revise the Zoning Regulations of the District of Columbia. The Regulations which are presently in effect were adopted in 1958, and even though they have been amended many times over the years, up until the 1970's, there was no program to review the Regulations on an overall comprehensive basis.

In the late 1960's, the Federal Department of Housing and Urban Development required the District of Columbia to set out a program for revision of the Zoning Regulations as a prerequisite to the approval of more federal grant funds for the District. The Zoning Commission hired a consultant to prepare a program for revision of the Regulations, and began the process which has led to the present. Working in conjunction with District offices and departments, the Zoning Commission began to identify and review major problem areas of the Regulations. Consequently, in 1970,

which are presently in SP Districts which met the requirements of that District, should not be excessively penalized if they do not meet the requirements of the SP-1 or SP-2 Districts as they are revised. The Commission therefore included regulations to permit all conforming buildings in SP to continue to be considered as conforming. The regulations apply such status to all existing buildings and uses, and include within such category all buildings for which building permit applications were received six months before the change occurred. This was done in language identical to that of Article 54, which created such regulations for commercial districts several years ago.

10. Parking. The regulations regarding parking were changed to sharply cut back on surface parking lots, and also to severely curtail commuter parking. New surface parking lots are not permitted unless they are accessory to uses permitted in the SP District. Accessory parking garages continue to be permitted. Parking garages as principal uses can be provided if approved by the Board of Zoning Adjustment, only if they do not serve all-day commuter parking. All these changes were designed to respond to the City's Goals and Policies, particularly as to air quality, transportation and land use.
11. Designation of SP-2. All of those areas which were

previously mapped SP have been designated SP-2, since the SP designation would no longer exist. The SP-2 is the successor to the former SP, since it is the higher height and density district and in fact continues the 90 foot height and 6.0 maximum floor area ratio formerly permitted. The Commission finds no basis in the record to change the designation of property formerly zoned SP to anything other than SP-1 or SP-2. The SP-2 District is the less restrictive, in terms of height and density, of the two SP Districts. The Commission believes that it is not appropriate at this time to designate any of the areas formerly zoned SP with the more restrictive SP-1 designation, but that the Commission will consider applying the SP-1 District in cases which specifically address particular areas.

NATIONAL CAPITAL PLANNING COMMISSION REVIEW

The proposed text amendment was referred to the National Capital Planning Commission for the review required by Section 492(b)(2) of the District of Columbia Self Government and Governmental Reorganization Act. The Planning Commission considered the proposed amendment at a special meeting held on September 21, 1978. At that time and by letter dated September 12, 1978, the Planning Commission reported to the Zoning Commission "that the proposed amendment, to the extent that it would remove as a matter of right the conversion of existing buildings for chancery uses in the SP District (1) is inconsistent with the

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MEMORANDUM

DATE: June 26, 2006

TO: Children's National Medical Center
Att: Ms. Jody Burdell

FROM: Osborne R. George/Iain J. Banks

RE: Children's National Medical Center, Planned Unit Development Application –
Preliminary Traffic Impact Analysis Report

Background

Our firm is preparing a Traffic Impact Assessment that will analyze the traffic impacts of the subject application. The study is being undertaken in accordance with the guidelines of the District Department of Transportation, Policy and Planning Administration for assessing the traffic impacts of development proposals, and in conformance with the City's guidelines for Planned Unit Developments. The scope of the on-going study was discussed with DDOT and is included as Attachment 1. The study area network which is to be evaluated is presented as Attachment 2. The study will also include further review/coordination meetings with other DDOT Administrations as we move forward. This memorandum presents a summary of the issues identified and findings made to date that are of particular relevance to the City's review process.

Land-Use and Access Related Considerations

The principal access related issues identified in assessing the potential access needs and potential traffic impacts of the Applicant's proposal are as follows:

- a) The Children's National Medical Center is a long-standing institutional use, for which vehicular access and parking demand patterns are well-established, and for which considerable data is available.
- b) The subject property is situated adjacent to Michigan Avenue and is also in proximity to other principal arterials (i.e., Irving Street and North Capitol Street, etc.), which combine to provide favorable regional access. The location and institutional use of the site is also such that it attracts trips approaching from both the dominant and minor travel directions during the morning and afternoon peak hours.
- c) The Applicant has in place significant Transportation Management Plan measures, including paid employee parking, shuttle bus service to the nearby Brookland/CUA Metrorail Station, and off-site/satellite parking, which is free of cost to users. *[It is worthy of note that the shuttle bus services operate at 10 minute headways during the peak hour. The site is also served by several local Metrobus routes.]*
- d) The site is served by separate ingress and egress access points. The egress point is signalized, allowing for favorable access onto Michigan Avenue.

Children's National Medical Center PUD Application
Traffic Impact Study – Preliminary Assessment Summary
June 26, 2006 - Page 2 of 4

- e) Current levels of service at the adjacent (Michigan Avenue @ 1st Street, NW) intersection and at the site access points are acceptable. The study will examine in detail the impact of the trip generation increment, including any TMP enhancements that the Applicant is considering.
- f) The Applicant's proposal involves a modest expansion of a long-standing institutional use. The planned expansion would involve staff categories and shift assignments that would result in significant dispersal (or spread) of trips, with the majority occurring outside of the peak hours of the adjacent roadway network.

Trip Generation and Impact Considerations

Trip generation is a function of the land-use type and location, and reflects prevailing opportunities for alternative modes of travel, particularly during peak hours of access. The Applicant's proposal involves principally expansion in operating room facilities and space providing for neo-natal care programs. It is envisioned that this space would result primarily in medical staff increases. Based on the current access patterns, this would result in additional trips occurring mostly outside of the weekday peak hours. The study effort to date has included trip generation rate surveys, which were conducted in June, 2006. These surveys point to the following:

- 1) There would be a favorable modal split in terms of trips that would be made via transit, walk, bicycle and automobiles. Preliminary estimates are that the proposed expansion would generate approximately 50-60 additional vehicle trips during the morning peak hour, and considerably less during the afternoon peak hour.
- 2) Based on its urban location, the site is favorably served by pedestrian facilities (i.e., sidewalks, crosswalks, pedestrian countdown signals at intersections) as well as transit appurtenances (bus-stops/bus-shelters and frequency of services). As previously noted the Hospital also provides a regular shuttle bus service for visitor and employee use connecting to the nearby Metrorail Station and CNMC's satellite parking. These services are heavily utilized carrying approximately 800 passengers daily.
- 3) The modest vehicle trip generation cited in item (1) above compares quite favorably with the existing hourly and daily volumes along Michigan Avenue, which is a principal arterial. The trip distribution will continue to be favorable as described in item (b).

Parking Considerations

The Hospital site is currently served by 1,930 off-street parking spaces in its underground garage with an additional 150 parking spaces at its South Dakota Avenue satellite surface lot. This is well in excess of the City's requirements. It is noted that the parking supply is based upon the needs assessed over the 30+ year existence of the Hospital at the site, and considering the specialized clientele, which the institution serves. The Hospital's development program will include additional satellite parking with shuttle bus linkage as part of its enhanced TMP measures. The full traffic study will present additional details for the City's evaluation.

Children's National Medical Center PUD Application
Traffic Impact Study – Preliminary Assessment Summary
June 26, 2006 - Page 3 of 4

Area Infrastructure Considerations

As noted in the scoping letter to DDOT (Attachment 1) the full traffic study will project traffic conditions reflecting growth in through traffic as well as approved (background) developments that would be on-stream by build-out of the CNMC proposal. In this regard the recently approved (2003) PUD/Map Amendment for the Washington Hospital Center warrants special consideration. Under Zoning Commission Order 02-43 the City approved an expansion of the improvements within the WHC complex from its current 1.4 million GSF to 4.5 million GSF. In order to accommodate the expansion, WHC also proposed certain roadway infrastructure improvements along its immediate frontage specifically intended to modify its points of access, notably to its main parking garages. Additional improvements were also developed for the main access to WHC (i.e., Irving Street @ First Street, NW). For convenience pages 9 through 12 of Zoning Commission Order 02-43 are included as Attachment 3.

Improvement items 1 and 2 on page 10 of the Order are frontage and site access improvements specifically associated with the WHC development. Items 3 and 4 involve relatively minor improvements for the two intersections along Michigan Avenue in the vicinity of the Children's National Medical Center. Items 1 through 3 have not been implemented to date as WHC has not moved forward with its development program. Minor changes have been noted at the Michigan Avenue/1st Street intersection. The full traffic study will include relevant documentation of what has been done at this location. With respect to items 5 and 6 on page 11, it is noted that these improvements were designed to specifically enhance access to the WHC main entry (First Street @ Irving Street, NW). These improvements have been completed as part of the City's upgrade of the North Capitol Street corridor (between Harewood Road and Michigan Avenue).

We understand that at the set-down hearing for this project the Zoning Commission specifically inquired regarding the relevance of the outstanding infrastructure improvements to CNMC's access needs and traffic impacts. This issue will be fully analyzed and documented in the forthcoming report. However, based on our review of the detailed traffic studies, which supported the WHC/Medstar Health application, it is our preliminary assessment that the outstanding improvements are intended to primarily serve the site access needs of the Washington Hospital Center and would not be necessary to accommodate the current CNMC proposal. For illustrative purposes the general location and extent of the infrastructure improvements discussed above are shown on Attachment 3-E.

Summary and General Considerations

As with any development within an urban area, access and operational issues need to be fully explored with the relevant operating agencies, (in this case the District Department of Transportation). Such issues are being considered with DDOT and any decisions and requirements arising from the scheduled meeting with DDOT will be incorporated in the final report. However, the study findings to date indicate that proposed expansion of the site would be feasible from the perspective of the additional site trips and its impact on the adjacent roadway network and would be in keeping with the City's PUD guidelines. An outline of the study is presented as Attachment 4.

Children's National Medical Center PUD Application
Traffic Impact Study – Preliminary Assessment Summary
June 26, 2006 - Page 4 of 4

Should you require further information at this stage, please let us know. Thank you.

ORG/IJB

Attachments: As Noted

Cc: Mr. Patrick Duke (KLMK Group, LLC)
Christine Moseley Shiker, Esquire (Holland & Knight, LLP)

ATTACHMENT

1

DDOT CORRESPONDENCE

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers – Transportation Planners

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ATTACHMENT 1

June 26, 2006

Mr. Abdoulaye Bah, Sr. Transportation Engineer
Transportation Policy and Planning Administration
District of Columbia Department of Transportation
2000 14th Street, N.W. 7th Floor
Washington, D.C. 20009

Re: Children's National Medical Center (CNMC) - Planned Unit Development Application

Dear Mr. Bah:

Further to our recent telephone conversation, we are pleased to confirm that Children's National Medical Center has retained our firm to prepare a Transportation Impact Analysis in support of the referenced application. The purpose of this letter is to advise your office of the project background, and the key study parameters we propose to use for the study.

As background, we note that CNMC is a 7.0+ Acre property situated north of Michigan Avenue west of 1st Street in Northwest, adjacent to the Washington Hospital Center complex. The Hospital, which opened in 1977, is seeking a modification to a Planned Unit Development originally approved in 1970 and modified in 1989. The applicant proposes an increase in development density of 168,000 GSF, with the additional space programmed for expansion of the operating theatres and the hospital's neo-natal services. In order to address the requirements of the Zoning Commission, we propose to evaluate traffic conditions at the following intersections;

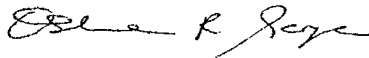
- 1) Michigan Avenue @ First Street, NW (Primary Evaluation)
- 2) Michigan Avenue @ Site Entrances (Primary Evaluation)
- 3) Michigan Avenue @ Hospital Center Drive, NW (Secondary Evaluation)
- 4) Michigan Avenue @ Park Place, NW (Secondary Evaluation)
- 5) Michigan Avenue @ North Capitol Street (Secondary Evaluation)

We will consider traffic growth and background developments in projecting future traffic conditions, in accordance with your Department's usual requirements. Please note that CNMC has in place several Transportation Management Plan measures including shuttle bus service to the Brookland/CUA Metrorail Station and the off-site parking lots. We will be working with the applicant to enhance these measures as part of the study.

**Mr Abdoulaye Bah, Sr. Transportation Engineer
DDOT – Policy and Planning Administration
Children’s National Medical Center PUD Application
June 26, 2006, Page 2 of 2**

Please confirm that the above is in accordance with DDOT’s general requirements, as well as with any specific requirements that may be applicable to the area of the site. We would also appreciate any additional information or perspective that could be useful to our study and to the application process. Thanks for your usual attention and assistance in this matter.

Sincerely,
O. R. GEORGE & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Osborne R. George".

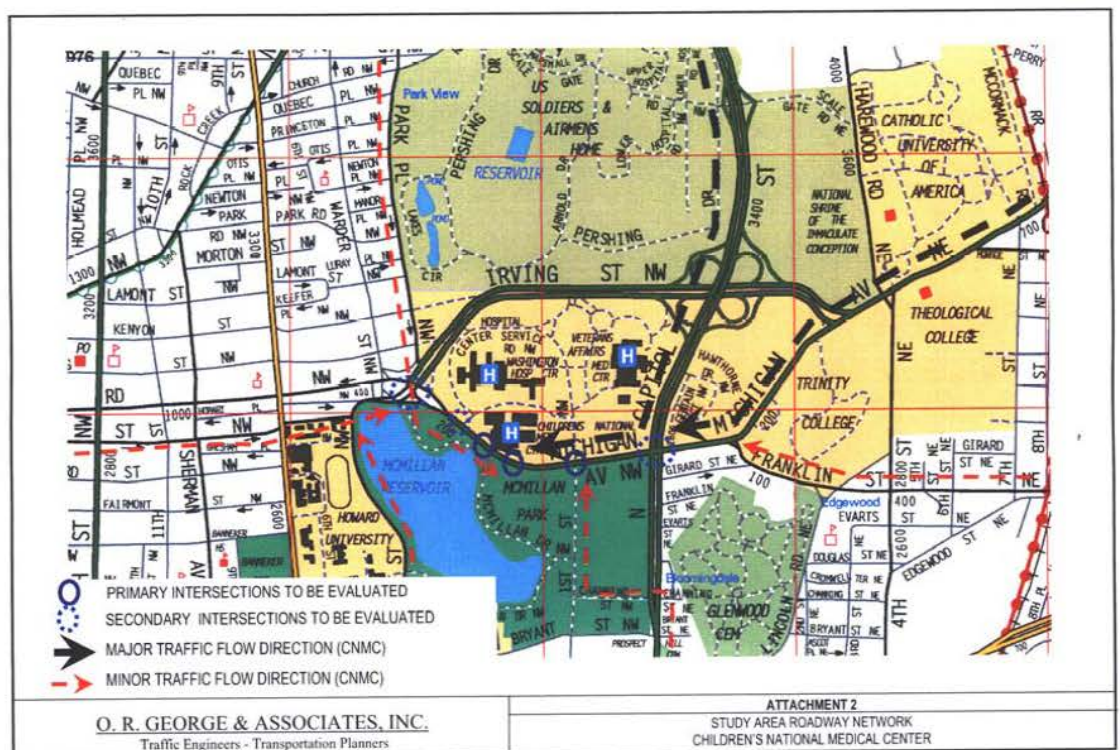
Osborne R. George
President

Cc: Ms. Sharlene Reed (DDOT Ward 5 Planner)
Ms. Jody Burdell (CNMC)
Christine Moseley Shiker, Esquire (Holland & Knight, LLP)
Mr. Patrick Duke (KLMK Group, LLC)

ATTACHMENT

2

STUDY AREA ROADWAY
NETWORK



ATTACHMENT

3

EXCERPTS OF ZONING
COMMISSION ORDER 02-43
AND EXHIBIT OF WHC
ROADWAY IMPROVEMENTS

9. This application is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977, as amended.
10. The Zoning Commission has accorded the recommendations and opinions of ANC 4D the “great weight” to which they are entitled. The Commission is required under D.C. Code §1-309.10(d) (2001) to give great weight to the issues and concerns raised in the recommendations of the affected ANCs. ANC 4D did not indicate any issues or concerns, other than to indicate its position in favor of approval.

DECISION

In consideration of the findings of fact and conclusions of law contained in this order (“Order”), the Zoning Commission of the District of Columbia orders APPROVAL of this application as a second-stage PUD for a portion of Lot 2 in Square 3129 and an amendment to the zoning map from R-5-A to SP-1 and SP-2 as set forth in Zoning Strategy B of Master Plan 2000 (Figure 6.6c). The approval is subject to the guidelines, conditions, and standards that were identified and approved in the First Stage Order, which are as follows:

1. The PUD shall be consistent with the Washington Hospital Center, MedStar Health Master Plan 2000, as revised and dated August 2000, and submitted to the Zoning Commission record on April 6, 2001. The following conditions shall also apply to the PUD approval and shall supercede, or be in addition to, any elements of the Master Plan in contradiction to, or silent on these conditions:
 - a. The zoning that shall accompany the PUD shall be that shown in Zoning Strategy B, Master Plan 2000.
 - b. The total gross floor area shall be limited to approximately 4.5 million square feet (3.1 million square feet of additional gross floor area (“gfa”) added to the current 1.4 million square feet).
 - c. The density for the 623,866 square foot SP-1 portion of the PUD shall be limited to a cumulative 1.9 FAR, for a total of 1,185,345 FAR-countable square feet.
 - d. The density for the 836,985 square foot SP-2 portion of the PUD shall be limited to a cumulative 3.4 FAR, for a total of 2,845,749 FAR-countable square feet.
 - e. Although included in the above totals, approval of the square footage for the Southeast Complex-Phase VI building, as indicated in Figure 7.7e of the Master Plan 2000, is withheld pending consideration of FAR for this phase in a later Stage II application for the Phase VI area.
 - f. Buildings within the SP-1/PUD shall not exceed sixty-five (65) feet in height.

- g. Buildings within the SP-2/PUD shall not exceed ninety (90) feet in height.
- h. Sight lines from the United States Armed Forces' Home, as illustrated in the Applicant's submission of March 5, 2001, Tab C, shall be maintained.
- i. No more than 2,500,000 square feet of new below-grade, non-FAR-countable space shall be constructed without an approved PUD modification. Permitted uses shall include all uses described in Chapter 4, pages 5-8 and Chapter 7, pages 11-14 of the Master Plan as submitted for the record on April 6, 2001.
- j. All uses set forth in Master Plan 2000, including physicians' office space, guest accommodations, and parking garages, shall be permitted as a matter-of-right under the zoning associated with the PUD.
- k. The Applicant shall adhere to the following transportation-related conditions. These conditions reflect an agreement reached between the applicant and D-DOT. Although the conditions also include commitments by D-DOT to take certain actions, the Commission has no authority to require D-DOT's compliance. These commitments have been included to assist the public in understanding the process by which these roadway improvements will occur:
 - (i) MedStar shall implement the transportation management plan outlined in the Master Plan dated August 2000;
 - (ii) MedStar shall reimburse the District of Columbia Government for 100% of the traffic engineering and construction costs of Roadway Improvements 1 through 4, up to MedStar's Reimbursement Amount, as outlined in the table below:

Roadway Improvements	Reimbursement Amount
1. Irving Street and Hobart Place at-grade access.	\$1.2 million
2. Irving Street at-grade right turn in and right turn out access to Parking Pavilion I	\$75,000
3. Michigan Avenue at Hospital Center Drive (south) signalization and signage (including interconnection with adjacent signal).	\$100,000
4. Michigan Avenue and First Street signalization and geometric improvements.	\$100,000

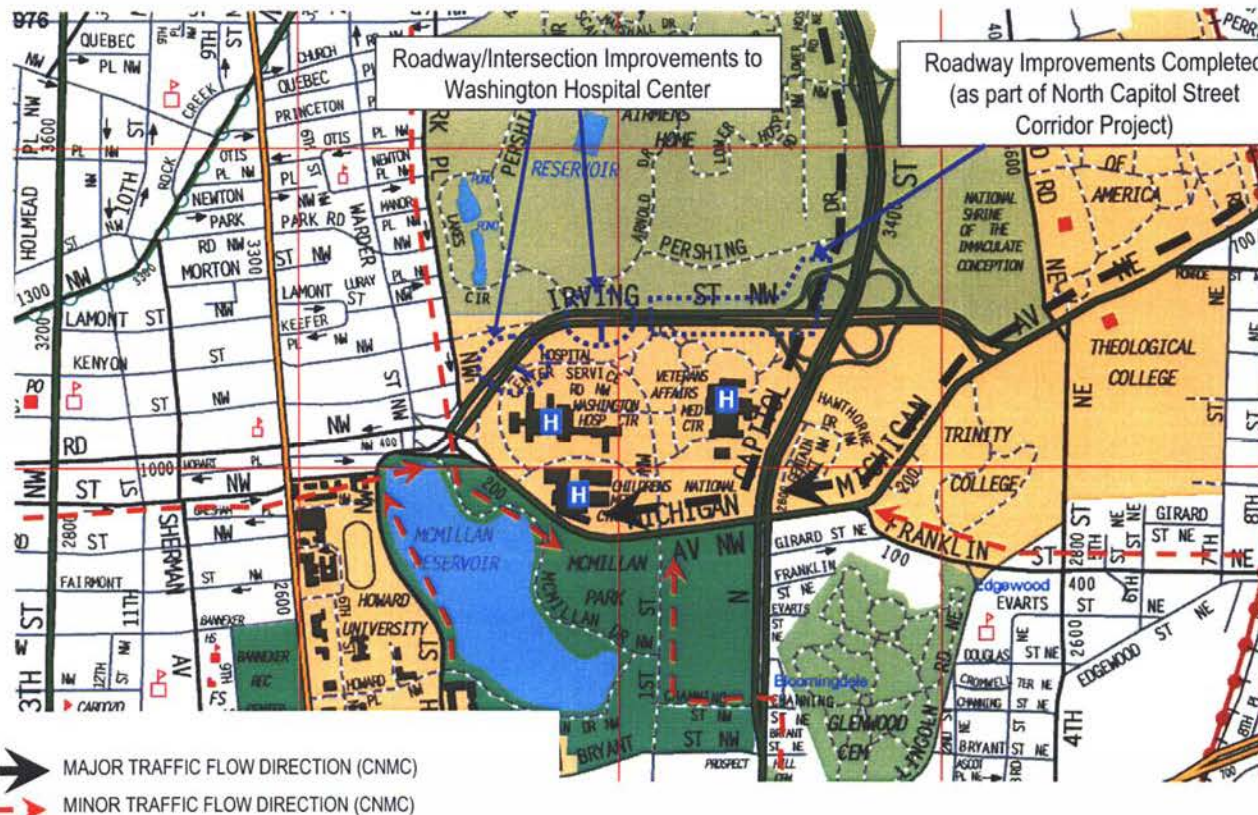
- (iii) MedStar shall pay D-DOT the total Reimbursement Amount of \$1,475,000 prior to the issuance of a building permit to construct any structure, that individually, or in combination with existing structures or with other structures not yet built but for which building permits have been applied, would cause the development on the PUD Site to be increased by 300,000 square feet of net building space (including underground or parking facilities) beyond what existed on the date of the final approval of this Order. MedStar shall notify D-DOT prior to filing each application for a building permit for a structure authorized by this final PUD approval, until such time as MedStar makes the full payment set forth above.
- (iv) All design plans for Roadway Improvements 1 through 4 are to be reviewed and approved by D-DOT prior to construction;
- (v) Roadway Improvements 1 through 4 shall be constructed before any new Certificate of Occupancy is issued to any structure that causes the total development on the PUD Site to be increased by 300,000 square feet of net building space (including underground parking or parking facilities), provided that Roadway Improvements 1 and 4 are constructed by D-DOT in a reasonable time after D-DOT has been notified of MedStar's intention to apply for a building permit;
- (vi) MedStar shall, at its own expense, prepare and submit to D-DOT the design plans for Roadway Improvements 5 and 6 consistent with the following table:

Roadway Improvements	Estimated Construction Cost	Due Date for Design Plans
5. Irving Street and First Street intersection signalization and geometric improvements	\$700,000	To be determined by D-DOT
6. North Capitol Street and Irving Street interchange improvements	\$800,000	To be determined by D-DOT

- (vii) D-DOT shall be responsible for all construction engineering and construction costs related to Roadway Improvements 5 and 6. D-DOT shall seek eighty percent (80%) federal aid funding for the construction engineering and construction costs of these two

projects which will be provided by the District local transportation trust fund, subject to appropriations;

- (viii) All design plans related to Roadway Improvements 5 and 6 shall be submitted to D-DOT for review and approval prior to construction.
 - (ix) D-DOT shall incorporate the design plans for Roadway Improvements 5 and 6 into a contract for the reconstruction of North Capitol Street near Irving Street, N.W.;
 - (x) Roadway Improvements 5 and 6 shall be constructed before any new Certificate of Occupancy is issued to any structure that individually, or in combination with existing structures or with other structures not yet built but for which building permits have been applied, would cause the development on the PUD Site to be increased by 300,000 square feet of net building space (including underground or parking facilities) beyond what existed on the date of this Order, provided that Roadway Improvements 5 and 6 are constructed by D-DOT in a reasonable time after D-DOT has been notified of MedStar's intention to apply for a building permit;
 - (xi) There shall be at least five (5) entrances to the Site: three (3) of those entrances shall be via First Street, N.W.; one (1) shall be via Michigan Avenue, west of the Children's Hospital National Medical Center; and one (1) shall be via Kenyon Street/Hobart Street from the west;
 - (xii) The entrances from the north shall be designed to accommodate approximately sixty-five percent (65%) of the anticipated vehicular traffic to the PUD Site. Of the two (2) entrances from the north, one (1) entrance shall be for direct access to the existing Parking Pavilion I from the vicinity of Kenyon Street; the other primary entrance shall be from Irving Street at First Street; and
 - (xiii) The entrance from the west side shall incorporate an entry into the Emergency Services Department.
2. This second-stage PUD approval by the Zoning Commission shall be valid for a period of two (2) years from the effective date of this Order. Within such time, the Applicant must file an application for a building permit as specified in 11 DCMR § 2408.8 to preserve the effectiveness of this Order unless the Zoning Commission otherwise acts to extend the validity of this Order. Construction shall start within three (3) years of the effective date of this Order to preserve the



O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

ATTACHMENT 3-E
STUDY AREA ROADWAY INFRASTRUCTURE IMPROVEMENTS
CHILDREN'S NATIONAL MEDICAL CENTER

ATTACHMENT

4

TRAFFIC STUDY OUTLINE

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ATTACHMENT 4

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commissioner 5C

Post Office Box 77761

Washington DC 20013

www.anc5c.org



June 28, 2006

Zoning Commission for the
District of Columbia
441 4th Street, NW, 2nd Floor
Washington, DC 20001

Reference: PUD Modification for Children's National Medical Center Lot 801,
Square 3129

Dear Zoning Commission:

The purpose of this letter is to express the support of ANC 5C to the proposed modification to the approved Planned Unit Development for the Children's National Medical Center located in Lot 801, Square 3129. ANC 5C considered this application at its regularly scheduled Public Meeting at which a quorum was present and approved the proposed addition by a vote of all commissioners present.

ANC 5C strongly supports this application, noting that the facilities proposed will enhance the care that can be given to the patient's at this hospital. It is the view of this Commission that the development will be consistent with the existing facilities. The height of 127.5 feet will not exceed that originally approved, and the proposed total FAR for this site will be less than 4.5, which is that permitted for PUDs in the SP-2 District.

ANC 5C understands that the applicant has requested expedited review of this application. The Commission supports this request for expedited review, understanding that delay of the same could jeopardize the unique care that is required for infants and children and place the Children's National Medical Center out of compliance with the final element of its Federally-funded Emergency Preparedness Plan.

We thank you for your consideration of our comments and hope that this PUD Modification may proceed as expeditiously as possible so that this important project to the community may move forward.

Respectfully Yours,

CELIA D. BARNES,
Chairperson

COMMISSIONERS

5C01 James L. Berry, Jr.
Parliamentary Officer
jamojam@mt.com
387-3520

5C02 Cleopatra Jones
Treasurer
commishcjohns@prodigy.net
635-2850

5C03 Thomas Fulton
thomasfulton@yahoo.com
230-9295

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Recording Secretary
rbrannum@earthlink.net
256-8452

5C05 Bertha Johnson

5C06 Mary L. Farmer-Allen
Corresponding Secretary
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635-1401

5C07 C. Dianne Barnes
Chairperson
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387-2497

5C08 Marshall Phillips
Vice Chairperson
marshall1831@earthlink.net
294-3533

5C09 Debbie Smith
Financial Secretary
debbiesmith1@hotmail.com
269-1808

5C10 Vacant

5C11 William J. Barra
Sergeant at Arms Alternate
William@Jen.com
723-2355

5C12 Derrick Holloway
Sergeant at Arms Primary
wubetter10@earthlink.net
262-9057

SCHEDULED MEETING
July and August

Supplement to Professional Résumé
OSBORNE R. GEORGE
Traffic Engineer/Transportation Planner

The following is a representative list of recent cases on which Osborne R. George has been admitted, and provided testimony as Expert Witness in the Field of Traffic Engineering and Transportation Planning.

**December, 1998 – District of Columbia, Board of Zoning Adjustments Application
(Gonzaga College High School)**

Traffic impact analysis, on-site circulation and parking design concepts to support the planned upgrading of this historic campus. The services included expert witness testimony before the Board of Zoning Adjustments.

Client: Gonzaga College High School
Attorneys: Wilkes, Artis, Hedrick & Lane, Chartered
Washington, D.C.

**July, 1998 – District of Columbia, Zoning Commission
(Howard University Central Campus Plan)**

Traffic engineering studies and expert witness testimony in support of the Howard University Central Campus Plan update. Studies included assessment of potential neighborhood impacts and development of traffic calming/mitigation measures.

Client: Howard University
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

April, 1998 – District of Columbia, Zoning Commission (Lowell School)

Traffic engineering study and analysis in support of the development of the Lowell School (a private educational institution) located within the Shepard Park residential community in the District of Columbia, just south of Silver Spring, Maryland. In addition to the standard Traffic Impact Analysis, the studies and testimony focused on neighborhood impacts and traffic calming and mitigation measures, including work with a task force of neighborhood residents.

Client: Lowell School
Washington D.C.
Attorneys: Wilkes, Artis Hedric & Lane, Chartered
Washington, D.C.

**February, 1998 – District of Columbia, Board of Zoning Adjustment
(CVS Store, MacArthur Blvd.)**

Traffic access, parking and safety studies I support of a Special Exception Application for a parking lot site to support a new CVS Store off MacArthur Boulevard in Northwest Washington, D.C.

Client: CVS, Inc.
Washington, D.C.
Attorneys: Linowes & Blocher, LLP
Washington, D.C.

◆ “A Commitment to Excellence Dedication to Service” ◆

**March, 1997 - District of Columbia, Zoning Commission
(Pope John Paul II Cultural Center)**

Traffic and impact assessments, parking evaluations and expert witness testimony to support this major cultural asset and visitor attraction. This project planned for a site adjacent to Catholic University in Northwest, Washington, D.C.

Client: Pope John Paul foundation, Detroit, Michigan
Attorneys: Wilkes, Artis, Hedrick & Lane, Chartered
Washington, D.C.

**March, 1997 – National Capital Planning Commission
(American National Red Cross Headquarters)**

Traffic impact studies, environmental assessments and expert witness testimony in support of the development application for the American Red Cross Headquarters site, located on a historic site within the Foggy Bottom area of Washington, D.C.

Client: American National red Cross/Julien J. Studley Companies
Attorneys: Wilkes, Artis, Hedrick & Lane Chartered
Washington, D.C.

**April, 1996 – Prince George’s County, Zoning Hearing Examiner and
District Council (Jack Kent Cooke Memorial Stadium)**

Traffic impact assessments, public safety access studies and expert witness testimony in support of the Special Exception Application and development plans for the Jack Kent Cooke Memorial Stadium, Landover, Maryland.

Client: Jack Kent Cooke, Inc.
Washington, D.C.
Attorneys: Krauser & Taub, P.C.
Largo, MD

**May, 1998 – Howard County, Maryland, Board of Appeals
(First Baptist Church of Guildford)**

Traffic and parking studies and analyses, and expert witness testimony with respect to the potential impacts associated with the planned expansion of this large Baptist Church located in the Guilford Area of Columbia, Maryland.

Client: First Baptist Church of Guilford, Columbia MD
Attorneys: Law Offices of James L. Rouse
Baltimore, MD

**March, 1998 – City of Laurel, Board of Appeals
(Cypress Street Elderly Housing Project)**

Traffic engineering studies and safety analyses and expert witness testimony before the Board of Appeals and Public Safety Committee, addressing issues pertaining to pedestrian access, safety, signalization, and geometric improvements along Cypress Street within the City of Laurel, Maryland. Matter arose in connection with the planned development of housing for an active retirement/elderly community consisting of 125 dwelling units.

Client: AHD, Inc., Bethesda, MD
Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

**March, 1998 - Prince George's County, Maryland, Zoning Hearing Examiner
(National Harmony Memorial Cemetery)**

Traffic engineering studies and expert witness testimony in support of the planned expansion of the National Harmony Memorial Cemetery, and development of a Funeral Home in the Largo area of Prince George's County, Maryland.

Client: National Harmony Memorial Cemetery
Landover, Maryland
Attorneys: Gibbs & Haller, P.C.
Lanham, Maryland

**September, 1997 - Prince George's County, Zoning Hearing Examiner
(Exxon Gas Station Studies)**

Traffic impact analysis in support of the application for upgrading the improvements on an EXXON Gas Station site located off MD Rte 5 in Prince George's County, Maryland. Similar services were provided for a number of other gas station sites within the County.

Client: EXXON Company, USA
Greenbelt, MD
Attorneys: Meyers, Billingsley, Rodbell & Rosenbaum, P.A.
Riverdale, MD

Signed: _____ Date: _____
Osborne R. George



Karlsberger

List of Witnesses

Jody M. Burdell or Edwin K. Zechman, Jr.

Children's National Medical Center

Representative of the Applicant

Jim McClaughlin

Karlsberger Architects

Expert in Architecture and Design

Mike Coulter

Karlsberger Architects

Expert in Architecture and Design

Osborne George

OR George & Associates, Inc.

Expert in Traffic Engineering and Design

Steven E. Sher

Holland & Knight

Expert in Urban Planning

**ESTIMATED TIME REQUIRED FOR
PRESENTATION OF APPLICANT'S CASE:**

1 Hour

Outline of Testimony

**Jody M. Burdell and/or Edwin K. Zechman, Jr.
Children's National Medical Center**

- I. Introduction
- II. Description of Children's Hospital and Services Provided
- III. General Description of Development History
- IV. Importance of Addition
- V. Timing for Completion of Addition
- VI. Support from Community (ANC 5C)

Outline of Testimony

**Jim McLaughlin and/or Mike Coulter
Karlsberger Architects**

- I. Introduction
 - A. General Description of Karlsberger Architects
 - B. History and Experience with Children's Hospital
- II. Site Location and Description
 - A. Overview of Site
 - B. Description of Surrounding Area
- III. Development of Children's Hospital Facilities
 - A. Phase I – Main Hospital Building
 - B. Phase II – West Office Building, Rooftop Helipad and East Parking Garage
 - C. Expansions after Phase II
- IV. Proposed Addition
 - A. Floors 5 and 6 on East Tower
 - B. Operating Rooms Post-Up
- V. Parking, Loading and Circulation to remain unchanged
- VI. Conclusions

Outline of Testimony

**Osborne George
O.R. George & Associates**

- I. Introduction
- II. Experience and Expertise
- III. Existing Roadway and Traffic Conditions
- IV. Background Traffic Conditions
- V. Future Traffic Situation
 - A. Proposed Development Plan
 - B. Trip Generation
 - C. Trip Distribution and Traffic Assignment
 - D. Capacity Analysis
 - E. Parking Analysis
- VI. Infrastructure Considerations
- VII. Summary of Findings and Conclusions

Outline of Testimony

**Steven E. Sher, Land Planner
Holland & Knight, LLP**

- I. Introduction
- II. Experience and Expertise
- III. Site Location and Description
- IV. Description of Surrounding Area
- V. Zoning and PUD Approvals
 - A. SP-2 Zoning
 - B. Original PUD Approval
 - C. Modification to PUD Approval
- VI. Proposed Addition and Modification to PUD Approval
- VII. Compliance with PUD Requirements (Chapter 24)
- VIII. Consistency with the Comprehensive Plan
 - A. Generalized Land Use Map
 - B. Compliance with Major Themes
 - C. Compliance with Major Elements
 - D. Compliance with Ward Elements
- IX. Conclusions

Mikel D. Coulter, AIA

Vice President
Project Architect

Architectural Design Liasion

Education **University of Houston**, Houston, Texas
Bachelor of Architecture, 1981

Registrations *Registered Architect:*
Ohio

Certification:
NCARB

Selected Project Experience **Berger Hospital**, Circleville, Ohio
The Chester County Hospital, West Chester, Pennsylvania
Children's Hospital, Columbus, Ohio
Children's Hospital at Medical Cities Dallas, Dallas, Texas
Children's Hospital of Pittsburgh, Entry/Infill Project, Pittsburgh, Pennsylvania
Children's Hospital of Pittsburgh, Main Campus Renovation, Pittsburgh, Pennsylvania
Children's Hospital of Pittsburgh, Rangos Research Center, Pittsburgh, Pennsylvania
Children's National Medical Center, Major Hospital Renovations, Washington, DC
Children's National Medical Center, Regional Outpatient Centers, Eight Locations
Children's National Medical Center, Hospital Expansion, Washington, DC
Children's National Medical Center, Four Research Laboratories, Washington, DC
Children's National Medical Center, 6th Floor Laboratory Shell Expansion, Washington, DC
Columbus State Community College, Veterinary Technology Building, Columbus, Ohio
Hospital of the University of Philadelphia, Philadelphia, Pennsylvania
Lehigh Valley Hospital, Allentown, Pennsylvania
Mercer County Joint Township Community Hospital, Coldwater, Ohio
North Oakland Medical Center, Pontiac, Michigan
St. Francis Children's Hospital of Illinois, Peoria, Illinois
St. Louis Children's Hospital, St. Louis, Missouri
St. Vincent Charity Hospital, Cleveland, Ohio
Trinity Health System, Steubenville, Ohio

Previous:

Broadman Baptist Church, Columbus, Ohio
First Southern Baptist Church, Meigs County, Ohio
KinderCare DayCare Centers, Ohio, Indiana, Illinois
Lighthouse Baptist Church, Vincent, Ohio
Ruby Tuesday Restaurant, Various Locations Nationally
Scarborough Mall, Columbus, Ohio
Wendy's International, Inc., Various Locations Nationally and Canada

Honors and Awards National Association of WIC Directors Friend of WIC Award, 1999

Activities and American Institute of Architects



- *25 years of experience, 16 years with Karlsberger Companies*
- *Proven project manager*
- *Current experience with ongoing, phased renovation projects*

Education **The Ohio State University**, Columbus, Ohio, *1976-77*
LaSalle Extension University, Chicago, Illinois, *1964*
USAF Electronic Technical School Graduate, Denver, Colorado, *1967*

Registrations *Registered Architect:*
Ohio, New Hampshire

Certification:
NCARB

Selected Project Experience **All Children's Hospital**, St. Petersburg, Florida
Aultman Hospital, Canton, Ohio
Batchelor Children's Research Institute, University of Miami School of Medicine, Miami, Florida
British Columbia's Children's Hospital, Vancouver, British Columbia
Children's Hospital of Alabama, Birmingham, Alabama
Children's Hospital of Pittsburgh, Rangos Research Center, Pittsburgh, Pennsylvania
The Christopher Inn, Columbus, Ohio
Cleveland Clinic Foundation Cancer Center, Cleveland, Ohio
First Community Village, Columbus, Ohio
Good Samaritan Medical Center and Rehabilitation Center, Zanesville, Ohio
Hayes Green Beach Memorial Hospital, Phases I, II & III, Charlotte, Michigan
Hurley Medical Center, Flint, Michigan
Intracoastal Health Systems, Inc., West Palm Beach, Florida
Jackson Memorial Hospital, Coulter Laboratory Building Program, Miami, Florida
The Richard & Pat Johnson Children's Hospital, West Palm Beach, Florida
King's Daughters Medical Center, Ashland, Kentucky
King's Daughters Medical Center, Daycare Center, Ashland, Kentucky
Lehigh Valley Hospital, Allentown, Pennsylvania
Medical Center East, Birmingham, Alabama
Meijer Stores, Four Locations, Columbus, Ohio
Mercy Hospital, Mount Vernon, Ohio
Metropolitan Hospital, Grand Rapids, Michigan
Metropolitan Hospital - Professional Office Building, Grand Rapids, Michigan
North Oakland County Hospital, Pontiac, Michigan
The Ohio Historical Society, Columbus, Ohio
The Ohio Theatre, Columbus, Ohio
St. Francis Hospital, Escanaba, Michigan
St. Joseph Hospital, Nashua, New Hampshire
St. Vincent Hospitals and Health Services, Indianapolis, Indiana
Spectrum Health (formerly Butterworth Hospital), Grand Rapids, Michigan
Trinity Health System, Steubenville, Ohio
Trinity Regional Hospital, Fort Dodge, Iowa

Activities and Memberships Joint Commission for Accreditation of Health Care Organizations, *Fire Safety Evaluation Systems*

James A. McLaughlin, AIA

Senior Vice President
Senior Project Architect

Project Manager/Principal-in-Charge



- *39 years of professional experience, 30 years with Karlsberger Companies*
- *Has provided project management for the past 25 years*
- *Registered Architect; maintains strong technical skills*

OSBORNE R. GEORGE
President
Traffic Engineer/Transportation Planner

EDUCATION: George Washington University, Washington, D.C., 1974: M.Sc., Engineering and Applied Science, (Focal Area: Transportation Planning & Engineering).
Howard University, Washington, D.C., 1972: B.Sc., Civil Engineering.
Northwestern University, Traffic Institute, Chicago, Illinois, 1991: Highway Geometric Design Course.
George Mason University, Fairfax, VA, 1990: Computer Applications in Transportation Engineering.

EXPERIENCE: Mr. George is a professional traffic engineer and transportation planner specializing in providing consulting services in support of land planning and zoning, infrastructure planning and design, and urban revitalization projects. He has had over thirty (30) years of broad experience in traffic engineering and transportation planning, and in related areas of civil engineering. As founder/president of O.R. George & Associates, he directs all aspects of the firm's consulting activities, which include planning and engineering consulting services to public and private sector clients. Prior to founding O.R. George & Associates, Mr. George worked for nine (9) years with Planning Research Corporation (PRC) where he was involved in a wide range of projects in the United States, Canada and elsewhere internationally, with assignments ranging from project engineer to regional manager.

The following projects are indicative of Mr. George's professional involvement and experience:

- Traffic impact analyses and expert witness testimony in support of a large number of private and public sector development projects. These projects covered a wide range of land uses, from day-care centers and convenience stores to large residential developments, employment/industrial parks, and institutional uses such as hospitals and universities. Involvement has included projects within Prince George's, Montgomery, Howard, Calvert, Anne Arundel, and Baltimore Counties in Maryland, and Washington, D.C., as well as a number of jurisdictions in Virginia and beyond. Mr. George has also provided traffic impact assessments for the Maryland State Highway Administration, Real Estate Division, in support of real property acquisitions for State projects.
- Traffic engineering studies, neighborhood traffic mitigation studies, signal warrant analyses, as well as extensive data collection and analysis of various intersections within Montgomery County under Maryland State Highway Administration and Montgomery County contracts.
- Development studies for Metrorail station areas, involving several stations and a transit corridor over the Washington Metropolitan Area Transit Authority (WMATA) system.
- Transportation access and public safety impacts for the Washington Redskins/Jack Kent Cooke Stadium, Prince George's County, Maryland.

OSBORNE R. GEORGE

Resume .Page Two

- Transportation assessment study for Washington Village/Pigtown Area Empowerment Zone, City of Baltimore, Maryland.
- Multi-modal access and feasibility study for the Norfolk International Terminals, Norfolk, Virginia.
- Master plan traffic and parking studies for Medlantic Healthcare Campus, Howard University Law School campus, Washington, D.C. and for Virginia Commonwealth University Medical and Academic campuses, Richmond, Virginia.

Mr. George's responsibilities on the above projects have covered the full range from field reconnaissance and data collection, to analyses, documentation, as well as public presentations and expert witness testimony before administrative and judicial bodies.

**POSITIONS
HELD:**

Principal, O.R. George & Associates (1985 - Present).

Associate, KELLERCO, Inc., McLean, Virginia (1984 - 1985).

Project Engineer/Regional Manager, Planning Research Corporation, McLean, VA (1972 - 1977 and 1981 - 1984).

Consultant/Resident Engineer, Ministry for The Federal Capital Development Authority, Federal Government of Nigeria (1977 - 1981).

**PROFESSIONAL
AFFILIATIONS/
CITATIONS:**

Member, Institute of Transportation Engineers.

Fellow, American Society of Civil Engineers.

Member, Association of Professional Engineers of Ontario, Canada.

Outstanding Civil Engineer, Howard University (1972): Citation by American Society of Civil Engineers.

Task Force Chairman, Prince George's County Chamber of Commerce, Corridor Transit Improvements - Addison Road to Bowie, Prince George's County, Maryland (1990 - 1991).

**EXPERT WITNESS
EXPERIENCE:**

Admitted as Expert Witness in the field of traffic engineering & transportation planning and/or provided testimony before the following bodies:

- Prince George's County, (Zoning Hearing Examiner, and District Council)
- Prince George's County, (Board of Zoning Appeals)
- Howard County, (Board of Appeals)
- Montgomery County, (Planning Board)
- District of Columbia, (Zoning Commission)
- District of Columbia, (Board of Zoning Adjustment)
- City of Laurel, Maryland, (Planning Commission)
- City of Laurel, Maryland, (Board of Zoning Appeals/Public Safety Committee)
- City of Bowie, Maryland, (Planning Commission/City Council)
- Fairfax County, (Board of Supervisors)

**LIST OF MAPS, PLANS, OR OTHER DOCUMENTS READILY
AVAILABLE WHICH MAY BE OFFERED INTO EVIDENCE**

1. Exhibits Herein
2. Exhibits Submitted with PUD Submission on May 23, 2006
3. Zoning Regulations and Zoning Map of the District of Columbia
4. Generalized Land Use and Generalized Land Use Policies Maps of the District of Columbia
5. District of Columbia Comprehensive Plan ("Comprehensive Plan")
6. Ward Elements of the Comprehensive Plan
7. Metrobus and Metrorail Route Maps
8. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
9. Orders and Reports of District and Federal Agencies
10. Publicly Available Information Regarding the Children's National Medical Center

Roster for 200 Ft. Property Owner Roster for Square 3129

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
3128 801	NW	District of Columbia c/o DC Office of Property Management 441 4 th Street, N.W. Suite 1100S Washington, DC 20001
3129 804	110 Irving Street NW	Washington Hospital Center Real Estate Services 106 Irving Street, N.W. Suite 301 Washington, DC 20010-2927 Advisory Neighborhood Commission 5C 140 Bates Street, N.W. Washington, DC 20001