

MEMORANDUM

TO: District of Columbia Zoning Commission of the

FROM: Jennifer Steingasser, ^{JLS}Deputy Director, Development Review and Historic Preservation

DATE: June 19, 2014

SUBJECT: **Z.C. CASE NO. 10-32B** – Request filed by Venable LLP for a special exception for a campus plan amendment and further processing for the construction of a Proton Therapy Center addition to the Georgetown University Hospital, proposed by the President and Directors of Georgetown College at 3700 O Street, N.W.

APPLICATION

The applicant proposes:

1. Campus Plan amendment approval to permit a Proton Therapy Center addition to the Lombardi Cancer Center; and
2. Further processing for the construction of the Proton Therapy Center.

SUMMARY RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the application.

If the Commission approves the application for a campus plan amendment and further processing Exhibit J, Program Development Summary of the 2010-2017 Campus Plan, should be amended to reflect the 2,700 square foot increase in building coverage for Lombardi Cancer Center, building MHC-6.

BACKGROUND

Zoning Commission Order No. 10-32 Georgetown University 2010-2017 Campus Plan on October 10, 2012, subject to forty-one conditions, including the following:

Term

1. *The Campus Plan as amended is approved for the period January 1, 2011 through December 31, 2017.*

Medical Facilities

35. *Further processing for the Medical Facilities (including MedStar Health) shall be limited to those identified as AA-1/MHC, MHC-1 through MHC-4, MHC-6 through MHC-9, and MHC-15. If the University wishes to propose a more comprehensive plan for the Medical Facilities' growth, the proposed plan*

shall be provided as an amendment to the Campus Plan, including parking and traffic impacts.

MHC-6 is identified as the Lombardi Cancer Center. However, under Exhibit J of the 2010-2017 Campus Plan, Program Development Summary, the Campus Plan limits the proposed gross floor area to 102,000 square feet, consistent with this application, but notes that the additional square footage is to be constructed atop the existing structure. Therefore, Exhibit J should also be revised to allow for the proposed footprint increase.

This is the second campus plan amendment and the second further processing application to the Georgetown University 2010-2017 Campus Plan to be heard by the Commission. ZC Case 10-32A, a campus plan amendment and further processing application for the construction of a residence hall, was approved by the Commission on January 13, 2014.

BRIEF MEDICAL FACILITIES HISTORY

The current campus plan as first proposed by the applicant included the hospital and medical office buildings on the north third of the campus. It also includes eight “future medical/health care” buildings, including an addition to the top of the Lombardi Cancer Center, but not the Proton Therapy Center as an addition to the south side of the building. In total the plan called for the addition of over one million square feet of gross floor area, including 500,000 square feet to the “main hospital,” 250 beds and an employee increase of 427.

That early version of the plan did not adequately address the impacts of the new hospital construction. There was discussion at the 2010 campus plan hearings that the hospital may relocate to a new site on the campus, but a specific location had not been determined. Coordination between the hospital’s and the university’s traffic study were also determined to be necessary to adequately review any proposals for the hospital. The lack of details limited the ability to assess potential impacts on traffic and the neighborhood.

Prior to adoption of the 2010-2017 Campus Plan the applicant revised the plan and deleted major additions to the main hospital building, a largely undefined area encompassing the existing main hospital building. The addition atop the Lombardi Cancer Center remained in the plan, but no provisions were made for horizontal building additions. New medical/health care space was reduced to 541,436 square feet, or approximately half of the original proposal. The approved plan continues to propose expansion and improvements to the hospital, but indicates that the Kober Cogan building would be demolished to make room for those improvements. A comprehensive plan for the medical center has not been submitted.

The location of the proposed building was one of the locations proposed for a bus turnaround. The Commission found that the construction of a bus turnaround on campus was a better solution for on-site circulation than a loop road around the campus. The University proposes to locate the bus turnaround to the south of McDonough Gymnasium and to the west of the Athletic Training Facility, in the southwest corner of the campus. The Georgetown Community Partnership (GCP), the university and the hospital are not opposed to this location.

PROJECT DESCRIPTION

The applicant requests special exception approval for a campus plan amendment and further processing under the approved campus plan to:

1. Campus plan amendment to permit a proton therapy center addition onto the south side of the Lombardi Cancer Center building; and
2. Further processing for the construction of the Proton Therapy Center.

The increase in square footage would be for medical/health care only, and would allow for the hospital to provide a form of cancer treatment not currently available at Georgetown.

SPACE CATEGORIES	DISTRIBUTION OF NEW SQUARE FOOTAGE IN CAMPUS PLAN	PROPOSED DISTRIBUTION OF NEW SQUARE FOOTAGE
Academic/Administrative	164,500	164,500
Residential/Campus Life/Athletics	362,754	362,754
Medical/Health Care	541,436	546,436
Academic/Administrative/ Medical /Health Care	97,500	97,500
TOTAL	1,166,190	1,171,190

The addition of the Proton Therapy Center would minimally increase the FAR of the campus, but within the maximum 1.45 stipulated by the Campus Plan. This increase in space should have no effect on the number of patients served, as its purpose is to provide an alternative form of treatment and not expand the capacity of the hospital. It would have only a minor effect on the number of hospital employees as the proposed center would result in an increase of one employee.

Campus Plan Amendment and Further Processing

The application requests a campus plan amendment to allow for the construction of the Proton Therapy Center addition to the Lombardi Cancer Center, as this building addition was not designated on the 2010-2017 Campus Plan.

At a height of 29 feet, nine inches, the building addition would have a footprint of 2,700 square feet, and would consist of approximately 5,000 square feet of gross floor area on the first and second floors. The proton therapy center would be located on the ground floor with one floor of office space above, and two below-grade levels totaling 4,900 square feet. In total, the two above-grade floors and the two below-grade floors would add approximately 9,900 square feet of space to the cancer center.

The southern and eastern façades of the addition, and a portion of the western façade, would consist of smooth cut limestone, similar to that used on the main entrance to the hospital building. Punched windows would be provided for the office space on the second floor. The western façade, including a new building entrance, would be faced with a metal panel skin similar to that used on Regents Hall, with an aluminum curtain wall glazing system similar to that used on the Rafik Hariri Building, two structures located on campus and to the south and southwest of the hospital

Pedestrian access to the building would be from the south, where the entrance to the building would provide for pedestrian access to the center. A covered drive allow for patient pick-up and drop-off. A combination of shrubs and ornamental trees would be planted the west and south sides of the building. A canopy on the south side of the building would protect patients to be picked-up or dropped-off from the elements.

ZONING REGULATIONS

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

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

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

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

The proposed Proton Therapy Center addition to the hospital would not result in an increase in the number of students, noise, traffic or other objectionable conditions. It would increase the number of treatment options available to patients, not increase the number of patients in the hospital. With the exception of the possible addition of one pediatric oncologist, there would be no increase in the number of employees. The facility itself would be located within a concrete building with walls up to eight feet thick to contain the radiation.

The location of the proposed building would not have an effect on the proposed bus turnaround, as the turnaround is now proposed to be located in the southwest corner of the campus.

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

The subject application proposes to increase the FAR from 1.22 to 1.232, which is less than the maximum FAR of 1.45 permitted by the 2010-2017 Campus Plan, and less than the maximum 1.8 permitted by the R-3 District.

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

(a) Buildings and parking and loading facilities;

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

(c) Athletic and other recreational facilities; and

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

The 2010-2017 Campus Plan, approved by the Zoning Commission on July 16, 2012 and effective October 10, 2012, permits building additions to the Lombardi Cancer Center, but only if those additions are constructed on top of the existing building, as specified under Exhibit J, Program Development Summary. The plan does not provide for horizontal building additions to the cancer center. Therefore, the applicant must request and be granted an amendment to the plan to allow for a building footprint increase in order to comply with this criterion.

210.5 *Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

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

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

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

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

The proposal is consistent with the policies of the Comprehensive Plan, including the following:

“Policy LU-3.2.2: Corporate Citizenship

Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. Given the large land area occupied by these uses and their prominence in the community, the city’s institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the city’s physical environment. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings.” (§ 315.7)

“Policy ED-2.4.3: Higher Education and Health Care Linkages

Encourage continued linkages between the higher education and health care industries through facilities such as medical schools, teaching hospitals, and medical research centers.” (§ 710.5)

“Policy EDU-3.2.2: Corporate Citizenship

Support continued “corporate citizenship” among the city’s large institutions, including its colleges, universities, hospitals, private schools, and non-profits. This should include a continued commitment to high quality architecture and design on local campuses, expanded use of “green building” methods and low impact development, and the adaptive reuse and preservation of historic buildings.” (§ 1213.4)

“Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.” (§ 1214.6)

Construction of an addition to the Lombardi Cancer Center hospital would allow the hospital to expand the number of treatment options available to its patients, providing for the first proton therapy available within the District.

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

The subject application contains documentation of the existing and proposed FARs for the campus as a whole. The proposed FAR is 1.232, less than the maximum 1.45 permitted by the Campus Plan.

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

The subject application was referred to the Office of Planning and the Department of Transportation for review and written reports. The District Department of Transportation, in a memorandum dated June 16, 2014, concluded that the proposal would have “no adverse impact to the transportation system.”

Based on the analysis above, the Office of Planning concludes that the subject application is conformance with the provisions of the § 210, provided the applicant requests an amendment to Condition No. 35 of Order 10-32 to allow for a horizontal building addition to the Lombardi Cancer Center.

COMMUNITY COMMENTS

ANC 2E is scheduled to review the application at its regularly scheduled meeting of June 30, 2014 and has filed a request to keep the record open so they can submit their report.

AGENCY COMMENTS

The District Department of Transportation, in a memorandum dated June 16, 2014, concluded that the subject application would have no adverse impact on the transportation system.

The U.S. Commission on Fine Arts, in a memorandum dated September 5, 2012, indicated that the proposed building addition to the Lombardi Cancer Center would not be visible from public thoroughfares and referred the application to HPRB.

HPRB, at its meeting on September 27, 2012, approved in concept the proposed addition to the hospital.

Location Map:

