

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS -- May 18 and June 15, 1966

Appeal No. 8743 President and Directors of Georgetown College,  
appellants.

The Board of Zoning Adjustment having original jurisdiction.

On motion duly made, seconded and unanimously carried,  
the following Order was entered at the meeting of the Board on  
August 31, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 4, 1966

ORDERED:

That the appeal for permission to erect additions to the Georgetown University Hospital, for approval of roof structures for the addition, and for permission to establish a parking facility in front of the University Hospital, on the south side of Reservoir Road, NW., between 38th Street and Arizona Avenue, NW., parcels 28/31 and 28/38, near square S-1312, be granted.

From the records and the evidence submitted in this appeal, the Board finds the following facts:

(1) The buildings for which the approval is sought are to be located on the west side of the existing hospital and to the rear of the existing Medical-Dental School Building. The specific buildings are a Dental Clinic Building (No. 34), a basic science structure (No. 41), a podium structure (No. 39), and a Medical Library (No. 40), as identified on plat Exhibit No. 8.

(2) The parking facility for which approval is sought is to be located in front, i.e. to the north, of the hospital and will provide off-street parking spaces for approximately 532 cars in 4 underground levels and one deck parking level. This parking facility is shown on the plat Exhibit No. 1 and the elevation Exhibit No. 1.

(3) In Appeal No. 8331, this Board approved the Children's Diagnostic and Development Center as an addition to the University Hospital Building.

(4) In Appeal No. 8712, this Board approved the request for off-street parking in front of the University Nursing School Building, which is located to the east of the Hospital building.

(5) The University presently proposes to construct the subject buildings in stages over a five to ten year period. The Hospital building and the subject buildings are connected by a podium (No. 39 in Exhibit No. 1), which is a three level structure containing classrooms and laboratories, which is to be constructed on allowance of this appeal.

(6) The basic science structure (No. 41) is to be a seven-story building with space for basic science classrooms and laboratories. The Dental Clinic structure (No. 34) is to be a five-story building for use as a dental clinic. The Medical Library Building (No. 40) is to be a four-story building. These three buildings will rise above the podium and will provide an expanded area in the in the university campus complex for classrooms, auditoriums, laboratories, and library.

(7) The proposed parking facility, to be located in front and to the north, of the Georgetown University Hospital will have four underground levels and a surface parking area. The upper surface of this parking facility to be landscaped to provide shielding and screening from Reservoir Road. In addition there is to be a planting box that further screens the surface parking spaces from Reservoir Road.

(8) The National Planning Commission, by letter dated June 21, 1966, submitted its report on the proposed buildings and the parking structure to the Board of Zoning Adjustment. In this report the Commission found the following:

- (a) That the proposed buildings for classrooms, laboratories, dental clinic, and medical library are within the area recognized as the campus of the University;
- (b) That the proposed buildings are so located that they are not likely to become objectionable to neighboring property because of noise, traffic, number of students, or otherwise objectionable conditions;
- (c) That the proposed parking facility conforms to the University's campus development plan;

- (d) That the parking facility is not likely to become because of noise or traffic since the traffic to and from the hospital must use Reservoir Road regardless where the necessary parking facilities are located.

(9) In its report, the Commission further recommended (1) that the Board postpone action until assurances are received from the University that the proposed road along the west boundary of the campus be located so as not to encroach on Glover Archbold Park, (2) that no surface parking be permitted in front of the Hospital, (3) a minimum 40-foot setback be required between Reservoir Road and the underground parking structure, and (4) that the existing trees along the south side of Reservoir Road be required to be preserved. The Commission also recommended that further consideration be given to the location of the access to the parking structure.

(10) Applicants submitted, by letter dated June 21, 1966, a statement and evidence to meet all the recommendations of the National Capital Planning Commission, as follows:

- (a) A revised site plan showing the establishment of a private roadway entirely on University property at the western end of the medical center. This roadway will serve as an access roadway for emergency vehicles supplying the daily needs of the Hospital.
- (b) Two exhibits illustrating the perspective and screening of the parking structure. This parking structure has been screened and designed in such a way that it is impossible to see the cars parked on the surface area from Reservoir Road. This was accomplished by an embankment rising approximately by sidewalk grade at Reservoir Road, on top of which will be a planter box with appropriate planting to completely screen the cars from view. Additionally, as the exhibits indicate, the screening provides a transition area between Reservoir Road and the Hospital building itself and coordinates the pedestrian plaza in front of the hospital.

- (c) The revised site plan submitted as an exhibit with the June 21, 1966 letter, called for a minimum setback of 40 feet from Reservoir Road and the preservation of existing trees.
- (d) Exhibits showing separate exits for each parking structure, indicating maximum circulation of vehicles and quick ingress and egress.

(11) The Department of Highways and Traffic offers no objection to the granting of this appeal. However, the Department recommends that the University revise its Master Plans to provide adequate north-south access facilities both east and west of the campus, and states in its report that "Acceptance of this variance should not be interpreted as approval of, or concurrence in, the Master Plan as submitted. Neither does it imply approval or rejection of driveway location or design changes, or the closing of streets."

(12) The proposed educational building containing laboratories, lecture halls, and offices will have five (5) stories, three of which are above the basement. The total floor area of the building will be 221,500 square feet. The proposed roof structure has an area of 1,310 square feet and will house fans, exhausts, elevator machinery and cooling equipment.

(13) The proposed dental clinic will have five (5) stories, three of which are above the basement, and contain 113,700 square feet. The proposed roof structure has an area of 2,700 square feet and will house fans, exhaust, elevator and machinery.

(14) The proposed medical library will have four stories, two of which are above the basement and contain 36,000 square feet. The proposed roof structure has an area of 1,160 square feet and will house elevator machinery, stair, exhaust chases, duct chases and fans.

(15) The roof structures for each proposed building will be constructed of material identical in appearance to that used on the street side of the building.

(16) The roof structure appeal is granted under plan by Mariani Associates, architects, drawings No. 1,2,3 and 4 for Appeal No. 8743, approved and signed by Mr. Arthur P. Davis, member of the Board, on September 21, 1966.

(17) Opposition to the granting of the application has been filed.

OPINION:

It is our opinion that the proposed additions to the Hospital and the proposed parking facility are not likely to become objectionable to the neighboring property because of noise, traffic, number of students or other objectionable conditions. The proposed buildings meet the requirements of Paragraph 3101.46 of the Zoning Regulations and the parking facility meets the parking requirements of the Regulations.

The Board concludes that the roof structures for the proposed buildings will harmonize with the street frontage of the buildings in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property.

It is also our opinion that the granting of this application will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring properties in accordance with said Zoning Regulations and maps.