Compliance with NCPC Plans and Policies

As a project being proposed by the Deputy Mayor's Office of Planning and Economic Development and the District Department of General Services, the St. Elizabeths Parking Garage falls under the review purview of the National Capital Planning Act, as codified in the Comprehensive Plan (40 U.S.C. 8721), as “NCPC reviews the District Elements to ensure they don’t negatively impact the federal government’s interests or functions in Washington.”

The St. Elizabeths Parking Garage is part of the redevelopment of St. Elizabeths East Campus. It will provide parking needed for the Campus including for the Entertainment Sports Arena which is located adjacent to the site. The Parking Garage will replace the surface parking lot on the campus which is the site planned for a new Hospital. The project site is located at the intersection of Cypress Street SE and the temporary 13th Street SE. The proposed structure is pre-cast concrete with concrete retaining walls and approximately 750 parking spaces. There are 2 levels below the entry level off of 13th street and 5 levels above for a total of 7 levels.

The design of the precast structure has been kept simple, as there are plans for future development flanking the garage. When this future development is built, only a stair tower will be visible from 13th street. This stair tower has been designed with red brick to match the traditional red brick material of the St. Elizabeth’s campus, and recessed openings to provide shadow and articulation of the facade. For the small portion where the garage is exposed on the sides, it will be screened by shrubs, mid-height trees, and tall trees to provide full coverage. The rear of the garage will be screened by the ravine. This garage structure has been designed to meet the requirements of the St. Elizabeths East Campus Master Plan, NCPC requirements, and provide infrastructure for this important area within the District.

Description of Project Area

The existing conditions of the site is vacant and is largely a woodland. The site topography drops off to the northeast toward a Ravine, which is a narrow-wooded valley running northeast to south through the center of the East Campus. An underground metro tunnel is located in the Ravine adjacent to the site (toward the rear of the planned garage). Most of the vegetation along the slopes of the ravine is new growth following this tunnel, while there are some trees that remain from the original woodland.

The site also has a portion of wetland area, only a small area that will be impacted approximately .073 of an acre, at the northeast corner that will be mitigated. Due to limited space on site, off-site mitigation options are currently being reviewed, and the design build team is currently working with DOEE to address this item. The wetland falls out of the jurisdiction of the Army Corps of Engineers.

Description of the Proposed Development and Alternatives

The site area is approx. 80,000 sf and is a part of Parcel 6 on the St. Elizabeth’s East Campus. The land will be allocated for a parking garage use which is allowed by Zoning. The scope of this project is for the Garage only at this time, however there is a future development planned that will wrap the garage and will be presented to NCPC at a later date. This future development is planned to be a single loaded residential building. The Zoning requirements are per DC Zoning Title 11, Subtitle K 608.10 where a Garage is to be lined with a preferred use to a depth of thirty feet (30 ft.) minimum, which will be met.

Master Plan Alignment

The project is a part of the St. Elizabeth’s East Campus Master Plan. There are no proposed discrepancies between the master plan and the proposed design.

Schedule

Start of Construction 11/15/20
Finish of Construction is 2/8/22

Project Cost Estimate

The project cost is estimated to be $27M. It is currently funded and approved by DC City Council up to $25M. Additional funding is currently being pursued.
Public Engagement

The project was presented to the ANC 8C on September 2nd. There were no comments from the commission or the public on the project. There were a few questions regarding construction schedule and hiring plans. The project was generally accepted by the ANC and they will be kept up to date on the project's progress.

Coordination with Federal, State, and Local Jurisdiction

<table>
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<tr>
<th>AGENCY</th>
<th>SUBMISSION</th>
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<tbody>
<tr>
<td>CFA</td>
<td>Concept Approval received in July</td>
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<td>Final Approval to be submitted for October Meeting</td>
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<tr>
<td>HPRB</td>
<td>Concept Approval received in July</td>
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<td>Final Approval to be submitted for October Meeting</td>
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<tr>
<td>NCPC</td>
<td>Submitted 7/10, pending review</td>
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<tr>
<td>ACHP</td>
<td>Submitted 7/7, No Comment</td>
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<tr>
<td>BCIV Permit</td>
<td>Submitted to DCRA, pending review</td>
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<tr>
<td>Foundation to Grade Permit</td>
<td>To be submitted mid-September</td>
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<tr>
<td>Building Permit</td>
<td>To be submitted mid-October</td>
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TREE REMOVAL PLAN

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032
CUNNINGHAM | QUILL ARCHITECTS

SEPTEMBER 18, 2020
CUNNINGHAM I QUILL ARCHITECTS

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

GARAGE
FUTURE DEVELOPMENT
SITE + CONTEXT PHOTOS

1. Northeast corner of Site from WMATA Access Road
SITE + CONTEXT PHOTOS

Site Aerial

Southeast corner of Site from Temporary 13th Street

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

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SEPTEMBER 18, 2020
SITE + CONTEXT PHOTOS

4. Site from Cypress St. & Temp. 13th Street
SITE + CONTEXT PHOTOS

Site Aerial

Southwest corner of Site from Cypress Street
SITE + CONTEXT PHOTOS

Site Aerial

View from behind ESA (future 13th Street) looking NW
SITE + CONTEXT PHOTOS

View looking NW to Maple Quadrangle
SITE + CONTEXT PHOTOS

Site Aerial

View from Oak Drive to ESA

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

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16
SITE + CONTEXT PHOTOS

View from Parcel 6 towards the Garage site

SF ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032
CUNNINGHAM | QUILL ARCHITECTS
SITE PLAN: BEFORE FUTURE DEVELOPMENT

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032
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SITE PLAN: WITH FUTURE DEVELOPMENT

FUTURE PLAZA / VIEW CORRIDOR

FUTURE RETAIL DEVELOPMENT

ACCESS POINT 1

ACCESS POINT 2

SEPTEMBER 18, 2020

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032
CUNNINGHAM | QUILL ARCHITECTS
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<thead>
<tr>
<th>KEY</th>
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<th>COMMON NAME</th>
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<tr>
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<td>Abies concolor</td>
<td>White Fir</td>
<td>8 FT HT</td>
<td>as shown</td>
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<tr>
<td>TD</td>
<td>3</td>
<td>Taxodium Distichum</td>
<td>Bald Cypress</td>
<td>2.5”-3”</td>
<td>as shown</td>
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<tr>
<td>JF</td>
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<td>Juniperus virginiana</td>
<td>Eastern Red Cedar</td>
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<tr>
<td>PS</td>
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<td>White Pine</td>
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<tr>
<td>MV</td>
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<td>Magnolia virginiana</td>
<td>Sweet Bay Magnolia</td>
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<tr>
<td>AM</td>
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<td>Aralia mertensiana</td>
<td>Black Chokeberry</td>
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<tr>
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<td>Fothergilla gardenii</td>
<td>Dwarf Fothergilla</td>
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<tr>
<td>IG</td>
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<td>Ilex glabra 'Shamrock'</td>
<td>Shamrock Holly</td>
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<td>as shown</td>
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<tr>
<td>CS</td>
<td>21</td>
<td>Cornus sericea 'Harwood'</td>
<td>Arctic Fire Dogwood</td>
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<td>as shown</td>
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<tr>
<td>VD</td>
<td>14</td>
<td>Viburnum dentatum</td>
<td>Arrowwood Viburnum</td>
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<td>as shown</td>
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<tr>
<td>CP</td>
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<td>Carex pensylvanica</td>
<td>Pennsylvania Sedge</td>
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<td>Juncus effusus</td>
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<td>Ratstrahlbusch Switchgrass</td>
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<td>24” a.c.</td>
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<td>SS</td>
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<td>Schizachyrium scoparium 'mimblue A'</td>
<td>Little Bluestem</td>
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<td>Echinacea purpurea</td>
<td>Purple Coneflower</td>
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<td>18” a.c.</td>
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## Program

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<thead>
<tr>
<th>Space/Room</th>
<th>SF</th>
<th>Quantity</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Parking</td>
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<tr>
<td>Parking Spaces</td>
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<td>Electric Vehicle (EV) Charging Station Spaces</td>
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<td>Circulation</td>
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<td></td>
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<tr>
<td>Elevator</td>
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<td>Stairs</td>
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<td>Support</td>
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<td>Water Room</td>
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<td>Electrical Room</td>
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<td>ADA accessible public restrooms</td>
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<td>4 hour emergency power generator</td>
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<td>for life safety systems and revenue control facilities</td>
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<td>Meter Room &amp; Site Transformer</td>
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<td>Security Office</td>
<td>284</td>
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<td>with booth for parking attendant (inside Security Office)</td>
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<tr>
<td>Unisex Restroom</td>
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<td>1</td>
<td></td>
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<tr>
<td>Equipment Room</td>
<td>125</td>
<td>1</td>
<td>to store cones, signs, and other equipment</td>
</tr>
<tr>
<td>Computer Rom (IT)</td>
<td>145</td>
<td>1</td>
<td>for computer and electronics for revenue control system</td>
</tr>
</tbody>
</table>
TOP DECK FLOOR PLAN

LEVEL P4 BELOW (OPEN)

LEVEL P4 BELOW (OPEN)

PS PARKING LEVEL PLAN
49 SPACES TOTAL

RAMP BETWEEN UPPER AND LOWER PORTION OF LEVEL

4.9%

10' - 0"
34' - 0"

10' - 10"
29' - 2"
36' - 0"

16' - 6"
22' - 6"
18' - 0"
15' - 0"

226' - 0"
220' - 0"

16' - 0"
22' - 1"

19' - 0"
22' - 0"
18' - 0"

203.78
208.84

FUTURE RESIDENTIAL DEVELOPMENT

LEGEND:

Future Residential
Future Retail
Future Plaza

SEPTEMBER 18, 2020

PARCEL 6 PARKING GARAGE
ST ELIZABETHS EAST CAMPUS
2700 MLK JR AVE SE, WASHINGTON DC 20032

CUNNINGHAM | QUILL ARCHITECTS

SEPTEMBER 18, 2020
Brick Material:
Taylor Clay Brick
317-D Red

Precast Material #803
Architectural mix consisting of 100% white cement with light sandblast

Traditional Brick Color at St. Elizabeth's CT Campus

Materials at adjacent ESA Building
**Key Aspects of the Site Utilization plan are as follows:**

- Trucks will be staged on Cypress St. and on the temporary 13th Street.
- Primary Truck/Vehicle routing in and out of the site will be via the existing WMATA Access Road plan West of the site.
- WMATA access road will be widened for crane and delivery access.
- Existing WMATA access road from West to East will be cut off. New access road will need to be established in coordination with DGS.

- Crane erection path shown in pink for erection of the precast parking garage. All equipment associated with erection of the parking garage will be kept out of the WMATA zone of influence.
- Use of widened WMATA access road for crane and deliveries to the project.
- Use of West side of the site for precast panel trailers.
- Area’s in light blue are shown as contractor laydown areas.
ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS

Historic Preservation
An Archeology Report and Phase IA archaeological assessment and geoarchaeological investigation was prepared by EHT Traceries and Stantec Consulting Services. There were no significant archeological findings on site and no further investigation is recommended at this time. This report has been issued to Dr. Troccoli, District Archaeologist at the DC Historic Preservation Office, Office of Planning.

Natural Resources
The existing conditions of the site is largely a woodland. The site topography drops off to the northeast toward a Ravine, which is a narrow wooded valley running northeast to south through the center of the East Campus. An underground metro tunnel is located in the Ravine adjacent to the site. Most of the vegetation along the slopes of the ravine is new growth following this tunnel, while there are some trees that remain from the original woodland. The project has been designed to minimize the number of trees to be removed to the extent possible. A Tree Removal Permit has been issued by DCRA. Additional trees will be added to the front and either side of the garage, so that it is screened by vegetation.

The site also has a portion of wetland area, only a small area that will be impacted approximately .073 of an acre, at the northeast corner that will be mitigated. Due to limited space on site, off-site mitigation options are currently being reviewed, and the design build team is currently working with DOEE to address this item. The wetland falls out of the jurisdiction of the Army Corps of Engineers.

Public Realm and Viewsheds
A viewshed will be provided to the existing natural resource of the ravine to the north of the garage aligning with Cypress street per the St. Elizabeth’s Campus Master Plan. The garage will also have full security coverage provided by monitored cameras and call boxes. The design of the security system is being reviewed and coordinated with District agencies such as PSD and OCTO.

Flooding
Per the FEMA Digital Flood Insurance Rate Map, Panel 110010076C, effective 09/27/10, the site is in Zone X, an area of minimal flood hazard outside the 0.2% annual chance floodplain.

Stormwater Management
Stormwater management will be addressed on site with infiltration. This is currently being coordinated with DOEE, more information can be shared once confirmed.