

# Fact Sheet:

# Sibley Pavilion

- This project, the last stage of the campus master plan that was presented to the community three years ago, will consist of a new Pavilion building with all private patient rooms, a new Emergency Department and Cancer Center.
- The new patient Pavilion is needed to:
  - ◆ Respond to the community demand for private rooms
  - ◆ Enhance infection control considerations
  - ◆ Provide more space for families, including sleepover accommodations
  - ◆ Provide a new Emergency Department with better facilities for “fast track”
  - ◆ Improve energy efficiency (LEED)
  - ◆ Respond to an aging demographic that will require more beds
  - ◆ Replace 50-year-old patient care infrastructure
- The new Pavilion will be built behind the existing Hospital. Hayes Hall and the present Cancer Center will be torn down to make room for the Pavilion.
- The project will be constructed in two phases from 2012-2015. The first phase is the replacement of the Cancer Center, the second is construction of the Pavilion.
- The Pavilion will be licensed for 328 beds. The initial capacity of the existing Hospital and new Pavilion will be 268 beds, and the maximum operating capacity will be 308 beds. Currently, Sibley operates 230 beds, is licensed for 328 beds and was originally built as a 362-bed Hospital.
- The project will have minimal traffic impact. The phase I count of 268 beds will result in an additional 683 trips per day. The phase II full build out of 308 beds will result in an additional 936 trips per day.
- The old Hospital will continue in use for all other services. The patients rooms on floors 3 through 6 will be remodeled and the services and occupants of Hayes Hall will be relocated there.
- The new Cancer Center and Pavilion will be a LEED certified building.



**Sibley**  
Memorial Hospital

# Fact Sheet: Sibley Pavilion

- Hospital use is permitted as a matter-of-right on the Sibley property. We are seeking zoning variances for:
  - ◆ Variance relief from the Floor Area Ratio (FAR). The R-5-A Zone permits a maximum FAR of 0.9, we are requesting a FAR of 1.38.
  - ◆ Variance relief from the roof structure standards of the Zoning Regulations to allow cooling towers and air handling units to be taller than 18 feet, six inches.
  - ◆ Special exception relief to allow multiple roof structures of differing heights, rather than a single large roof structure of a uniform height. Also, to locate the structures on the roof with a setback that is less than the Zoning Regulation's standards. Granting this relief allows Sibley to actually reduce the visual appearance of the roof structures.
  
- The Case will be heard by the Board of Zoning Adjustment on December 8, 2009 at 1 p.m.