

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
FURTHER PROCESSING OF A CAMPUS PLAN

JULY 26, 2016

MedStar Health, Inc. (“MedStar”), through its wholly owned not-for-profit subsidiary MedStar Georgetown Medical Center, Inc. d/b/a MedStar Georgetown University Hospital (“MGUH” or the “Applicant”) on behalf of Georgetown University (the “University”), gives notice of its intent to file an application pursuant to Subtitle X, Chapter 1 and Subtitle Z § 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended) for special exception approval for further processing of a campus plan to permit the construction of a new medical/surgical pavilion (the “Surgical Pavilion”) at MGUH. Pursuant to Subtitle C § 1504 the Applicant also requests special exception relief from: (i) the penthouse setback requirements of Subtitle C § 1502.1(b) for an emergency egress stairwell associated with the hospital’s Federal Aviation Administration (“FAA”) approved helipad and to have a portion of the penthouse at the north end that is not setback a distance equal to its height from a building wall that borders an open court; and (ii) the requirements of Subtitle C § 1500.9 to have a mechanical penthouse with enclosing walls that are not a single uniform height. The Applicant also requests a variance from the closed court requirements of Subtitle D § 203.1. The University is in the process of obtaining approval of a twenty-year plan for years 2017 through 2036 (“2017 Campus Plan”) for the Campus, including MedStar Georgetown University Hospital. As a result, the Applicant for the purpose of administrative efficiency also requests a waiver from Subtitle X § 101.8 to allow this further processing to proceed at the same time as consideration of the 2017 Campus Plan.

The proposed Surgical Pavilion will have a maximum height of 90 feet and will be removed from all lot lines, at a minimum, a distance of 144 feet. The mechanical penthouse will have a maximum height of 18 feet, 6 inches. The additional gross floor area for the Surgical Pavilion, together with the existing gross floor area of the campus, will result in an FAR of 1.33, or 0.47 below the 1.8 FAR permitted under the Zoning Regulations.

The 2017 Campus Plan was developed in close collaboration with the Georgetown Community Partnership (“GCP”). The GCP was established in 2012 to facilitate consensus-based decision-making among University administrators, students, and members of the surrounding residential communities through a collaborative and consensus-driven process. Among other measures, the GCP has worked to establish the framework, goals, and principles of the long-range planning efforts undertaken by the University that underpin the 2017 Campus Plan. A draft plan has been discussed at community meetings and is available for review by the surrounding communities. The 2017 Campus Plan includes the Surgical Pavilion, which is necessary in order to modernize and enhance patient care consistent with the Applicant’s Certificate of Need, which has already been approved by the District of Columbia State Health Planning and Development Agency. The Surgical Pavilion will also relocate existing surface parking into underground garages, which will result in the creation of new open green spaces along Reservoir Road leading into the core of Campus.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z § 302 of the District of Columbia Zoning Regulations, 11

DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z § 302.6 of the Zoning Regulations. The land use counsel is Holland & Knight LLP. If you require additional information regarding the further processing application, please contact Norman M. Glasgow, Jr. (202-419-2460).