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December 30, 2002

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BY HAND DELIVERY

Ms. Carol J. Mitten, Chair
Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 220-S
Washington, DC 20001

Re: Zoning Application No. 02-43; MedStar Health ("MedStar"), Second Stage PUD Application

Dear Ms. Mitten and Members of the Commission:

In discussions with the staff of the D.C. Office of Planning it was determined that the Zoning Commission may find useful a specific statement directing the reader to the submissions of record that demonstrate compliance with the requirements for approval of a second stage planned unit development. 11 DCMR § 2406.12. By Final Order No. 969 (November 1, 2002) the Commission gave final approval to MedStar's first stage PUD request.

Zoning Regulation	Record Submission
2406.12(a): Application Form	Submitted October 18, 2002
2406.12(b): Statement of Uses	Drawing Sheets* Nos. 15-17; Master Plan 2000: Chapters 4(pages 5-8), 5.3 and 7 (pages 11-14)

Case 02-43
Exhibit 14
District of Columbia

* "Drawing Sheets" refer to illustrations and calculations in the "Planned Unit Development Second Stage Application October 18, 2002" booklet which is in the record.

ZONING COMMISSION
District of Columbia
CASE NO.02-43
EXHIBIT NO.14

Zoning Regulation	Record Submission
2406.12(c): Detailed Site Plan	Drawing Sheet Nos. 2, 4, 5, 11 13
2406.12(d): Landscape and Grading Plans	Drawing Sheet Nos. 2, 4, 5, 9, 11-14; Master Plan 2000 Chapters 5.4, 7.3
2406.12(e): Floor plans and evaluations	Drawing Sheet Nos. 16-39
2406.12(f): Circulation plan	Drawing Sheet Nos. 5, 10, 11, 13, 16-19, 27; Additional comments submitted herewith
2406.12(g): Other information	Drawing Sheet Nos. 7, 8, 10; Master Plan 2000 Chapters 1, 4, 5, 6, 7
2406.12(h): Statement of Compliance with Regulations and First Stage Approval	

The drawings, designs, plans, elevations and height and area calculations are detailed in the Second Stage PUD application booklet, dated October 18, 2002, that is in the record. These drawings were made and submitted to demonstrate compliance with Conditions 1-12 of the First Stage approval order. Timely compliance with the terms of Condition 13 is directly related to the implementation of the planned development for which approval is requested. The Transportation Management Plan ("TMP") discussed at Chapter 4.8 of Master Plan 2000, will be initiated upon final approval of the Second Stage application and will be implemented, as described, within five years and will be included within the five year report discussed below.

The application for Second Stage approval was submitted in a timely manner. The planning, zoning and consistency with public policy discussions, including expert testimonies, are set forth, in detail, in the First Stage approval process and are, by reference, submitted in further support of Second Stage approval. MedStar will fully abide by the terms of conditions 16-19 of the First Stage approval order.

Finally, the Master Plan 2000, upon which First Stage approval is based, sets forth MedStar's development plans and objectives for a fifteen year period. This application for a Second Stage approval is also based on a fifteen year period.

MedStar is willing to prepare and submit to the Commission reports on the implementation of the approved development plan, including the TMP, at years 5, 10 and 15 of the finally approved PUD.

Respectfully submitted,

Jerry A. Moore III

Enclosure

cc: D.C. Office of Planning (Stephen Cochran)

Zoning Commission Case No. 02-43/00-02C
Planned Unit Development, Second Stage Application
Response to Office of Planning Report Dated October 31, 2002
MedStar Health, Applicant December 20, 2002

Exterior Vehicular and Pedestrian Circulation

Plan Element:	Refer to exhibits dated October 18, 2002:
Exterior roads	Drawing No. 6 In accordance with the Roadway Improvements agreement with the District of Columbia Government, at-grade access at the west side of the site will be provided at Irving Street and Hobart Place and at-grade right turn in and right turn out access to Parking Pavilion I will be provided from Irving Street. Planning and engineering details for these improvements will be co-ordinated with D-DOT.
Interior driveways and walkways, including widths, grades and curb cuts.	Drawing Nos. 6,11,12,13 and 14
Detailed parking plans	Drawing Nos. 16,17,18 and 19
Detailed loading plans	Drawing No. 18
Materials:	
Drives and Surface Parking:	Bituminous paving and concrete curbs to match existing
Sidewalks:	Scored concrete to match existing
Walks at Building Entrances:	Stone pavers shown in Exterior Building Materials Samples, dated and submitted on August 30, 2002

Interior Pedestrian Circulation and Orientation

The Washington Hospital Center grew from a single building that was subsequently surrounded and largely obscured by new additions. A comprehensive circulation plan was not established, and the resulting circulation patterns frustrate way finding and intrude into Hospital operations. These conditions are aggravated by corridors that are not sized to accommodate the volume of pedestrian traffic.

The approved First-Stage PUD application, the Washington Hospital Center Master Plan 2000, proposes a new multilevel main entrance concourse, appropriately scaled for a medical center of this size, at the East Addition. This concourse will be the hub for traffic to new ambulatory care facilities, the medical office complex and patient nursing units as well as the main east-west route to diagnostic and treatment facilities.

The Plan proposes to extend the public circulation concept initiated in POB North to create a major boulevard system through the Hospital Center. The objective is to provide spacious and convenient access between major destinations and circulation intersections and strategically located seating areas and other wayfinding cues.

The design and scale of this circulation and wayfinding system will reduce the apparent size of the Hospital Center complex and render it user friendly and comprehensible to patients, family and staff. Implementation of this system is dependent on construction of the East Addition, which will free up necessary space in existing buildings to create the proposed wide walkways along exterior walls.

Pending this construction the Hospital Center will seek to continue to improve way-finding through an improved, simplified and logical signage system and the development of color, graphic and design cues.

Recently, a task group was assembled to evaluate the current signage program in the major public areas. Since a complete new wayfinding system will be implemented once the buildings in the Master Plan are begun, an interim plan was developed which will:

- Review signs for consistency of wording, and standardize and correct as needed (e.g. lab vs. pathology)
- Identify missing signs
- Review placement of directories and add others as needed
- Review placement of directional signs and arrows to be sure they are user friendly and complete
- Identify and correct signs that have color discrepancies in either background or letter colors.
- Consider the feasibility of implementing a color-coded directional system.
- Develop a policy which eliminates the use of temporary paper signs

Costs have been developed for these improvements and senior management has submitted capital budget requests.