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Email Address: Jerry.Moore@arterhadden.com

October 25, 2002

2002 OCT 25 PM 4:41
D.C. ZONING COMMISSION

BY HAND DELIVERY

Mr. Alberto Bastida
Secretary
Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 220
Washington, DC 20001

Re: Zoning Commission Case No. 00-02C:
MedStar Health ("MedStar"), Applicant

Dear Mr. Bastida:

Enclosed please find 20 copies of a plat plan drawn at a scale of 80 feet to the inch, and 20 copies of architectural drawings submitted in further support of the MedStar Health application for approval of a Second Stage Planned Unit Development. Please note that pages 7 and 8 of the latter document specifically detail the parameters of the changes of zoning that are being requested.

Please contact the undersigned with any questions. Thank you.

Sincerely,

Jerry A. Moore III

Enclosures

ZONING COMMISSION
District of Columbia
Case
Exhibit

ZONING COMMISSION
District of Columbia
CASE NO.00-02C
EXHIBIT NO.1

Z.C. Form #3 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for Final Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.
3129	All portions of Lot 2 now Zoned R-5-A

Address or description of the premises: 110 Irving Street, N.W. Also known as the campus of the Washington Hospital Center

Area of the Site: 1,460,851 square feet or acres.

Baist Atlas No. 3, Page 17.

Brief description of the proposal: See Attachment A

Date of Preliminary Approval: October 17, 2002 Case No.: 00-02C

Zoning Commission Order No.: 969

Concurrent change of zoning requested (check one): X Yes ___ No

The above information and attached documents are true to the best of my knowledge.

John P. McDaniel — October 18, 2002

Owner's Signature — Date

MedStar Health Inc. (Washington Hospital Center)

JOHN P. McDANIEL

Owner's Printed Name

Gerald F. Oudens, FAIA — (301) 718-0080

Name of Architect — Telephone Number

Oudens & Knoop Architects P.C.

2 Wisconsin Circle, Suite 820, Chevy Chase, MD 20815-7003

Address — Zip Code

Person to be notified of all actions:

Jerry A. Moore III — (202) 775-7101

Name — Telephone Number

Arter & Hadden LLP

1801 K Street, N.W, Third Floor L, Washington, D.C. 20006

Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

ADD

Date Accepted: Z. C. Case No. 02-43

INSTRUCTIONS

Any request for second-stage (final) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 3, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.

2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested final PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.

3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.

4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

5. Twenty (20) copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all the current lot lines for the square within which the subject property lies and drawn to show the boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.

6. Non-refundable filing fee for $500.00 (make check or money order payable to the D.C. Treasurer; no cash).

7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

Statement in Support of Second Stage
Planned Unit Development Application

In accordance with the requirements of 11 D.C.M.R. Sections 2406.12 and 2407.8 through 2407.11, MedStar Health Inc. (The Washington Hospital Center Corporation) herewith files an application for Second Stage approval of a Planned Unit Development ("PUD"). The First Stage approval was granted by the Zoning Commission at a special meeting held October 17, 2002 and promulgated in Zoning Commission Order No. 969.

The Applicant herewith submits the documents required by Section 2406.12. In so doing, MedStar respectively requests the Commission to also consider the numerous documents and detailed testimonies that have been submitted into the record since this case was filed nearly three years ago. The documents submitted herewith are in supplement to the documents of record and indexed to provide a reader's guide to the section that responds to each of the elements of Section 2406 of the Zoning regulations. MedStar fully intends to use the entire site as a "hospital" with accessory uses, including a Physician's Office Building, helopad and parking structure for the life of the PUD. The Zoning Commission's approval of the First Stage Application was based on those elements of the MedStar's "Master Plan 2000." The Master Plan expresses in lengthy detail the background of the Washington Hospital Center development, the existing conditions, the program and space needs of the facility, the development guidelines, planning alternatives, floor plans, landscape plans, circulation and way-finding plans and an implementation schedule.

In submitting the Second Plan Stage Application, MedStar re-emphasizes that local and national interests require it to have flexibility in design, use and building implementation schedules. To this end, MedStar requests that the Commission direct the Zoning Administrator to exercise reasonable degrees of flexibility when considering MedStar's permit applications in the Master Plan 2000 area. That flexibility should include allowing MedStar to deviate within the PUD to a level that does not exceed the normal use and area limitations that apply to the underlying SP-1 and SP-2 zone districts that have been preliminary approved. MedStar requests that the plan be approved for no less than a fifteen year period of time and allow for a five-year variation, if subsequently deemed necessary by MedStar, from the development schedule that is set forth in the Master Plan. Documents of record, and documents that will be submitted with the pre-hearing statement and at the public hearing will further justify MedStar's need for flexibility in responding to the ever-changing demands of the medical services industry.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., 10-27-1999

Plat for Building Permit of SQUARE 3129 LOT 2

Scale: 1 inch = 200 *feet* *Recorded in Book* 157 *page* 15

Receipt No. 72081

Furnished to JERRY MOORE

Surveyor, D. C.

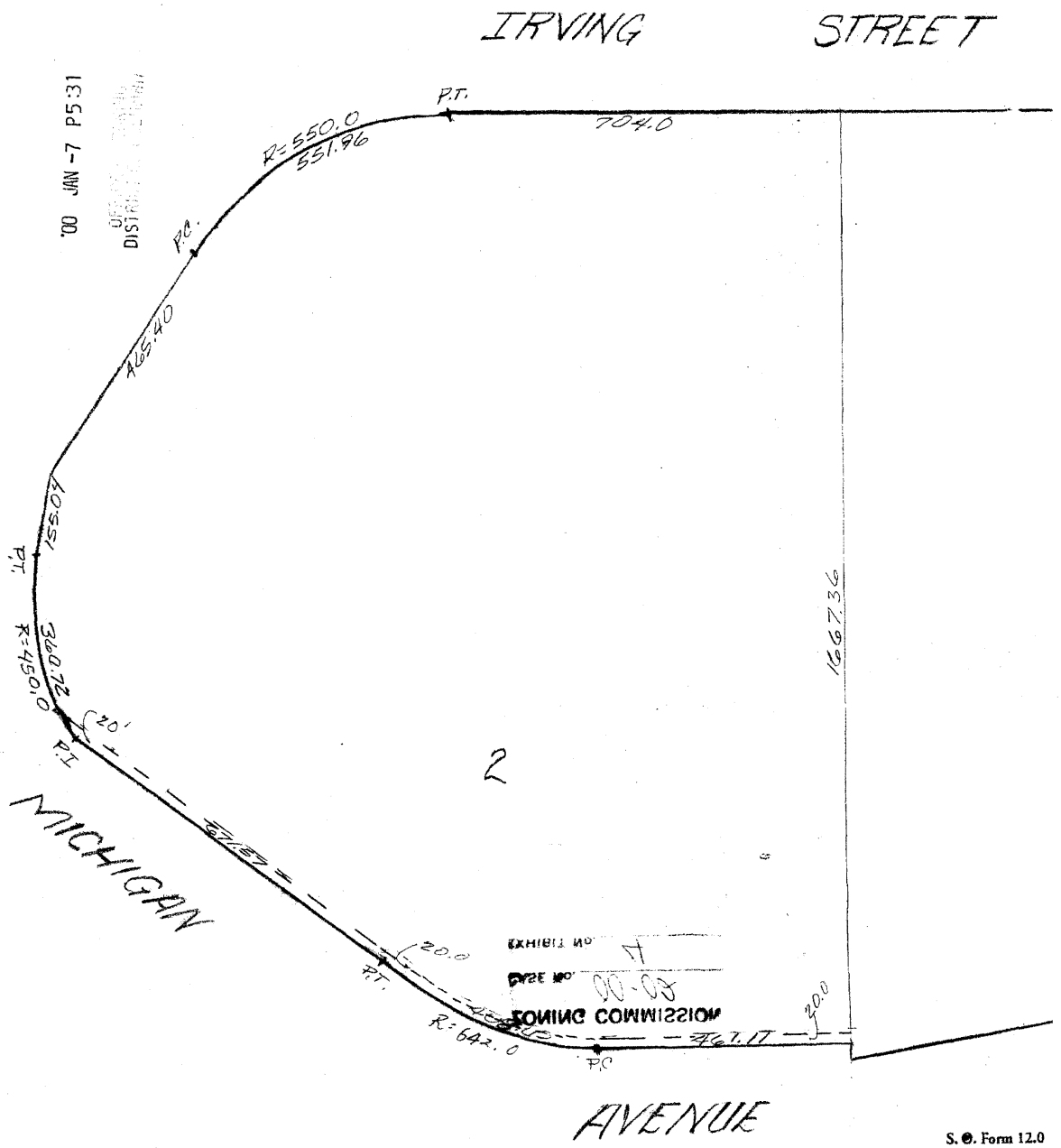
By: D.A. D.M.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date .....

.....
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

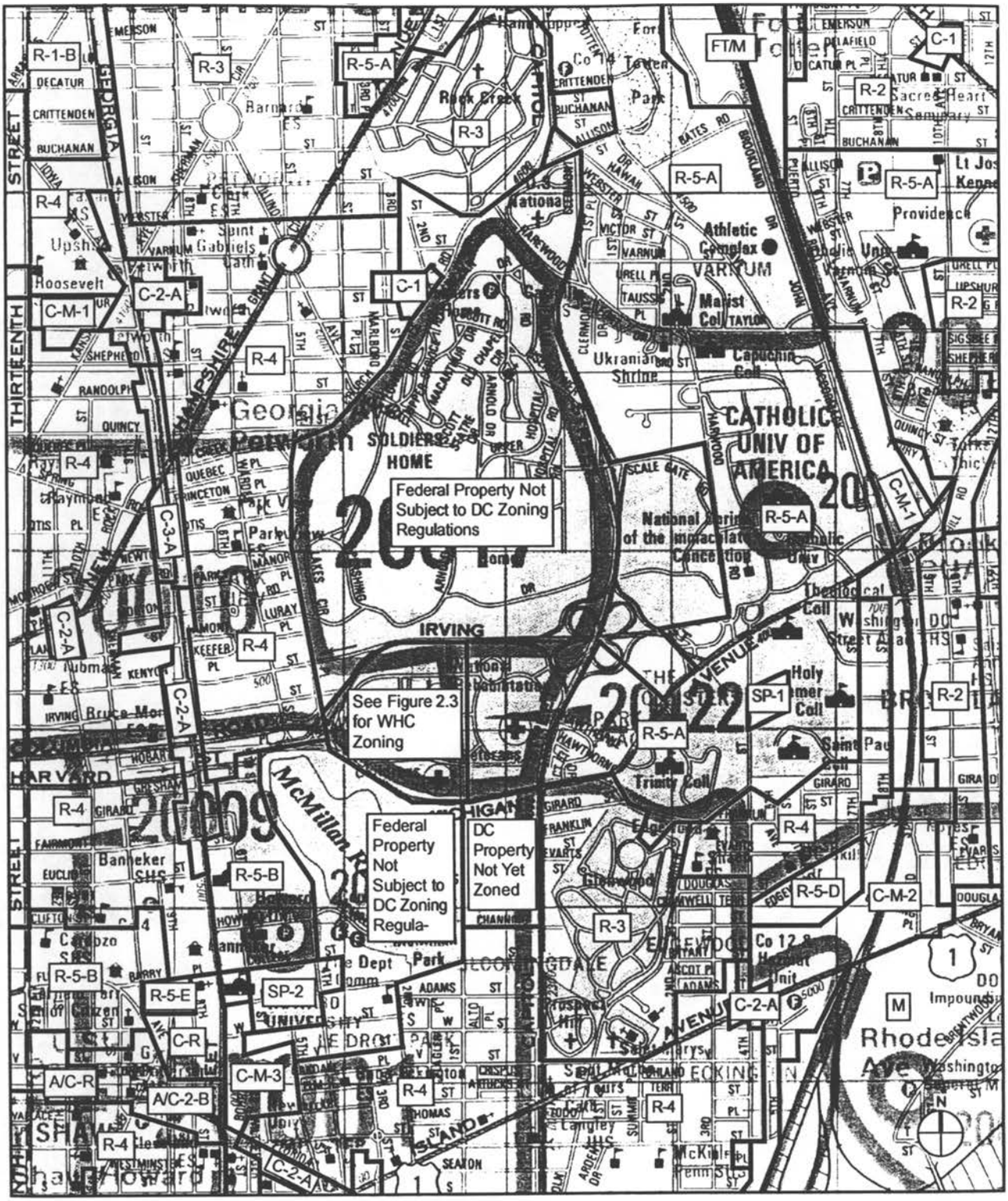


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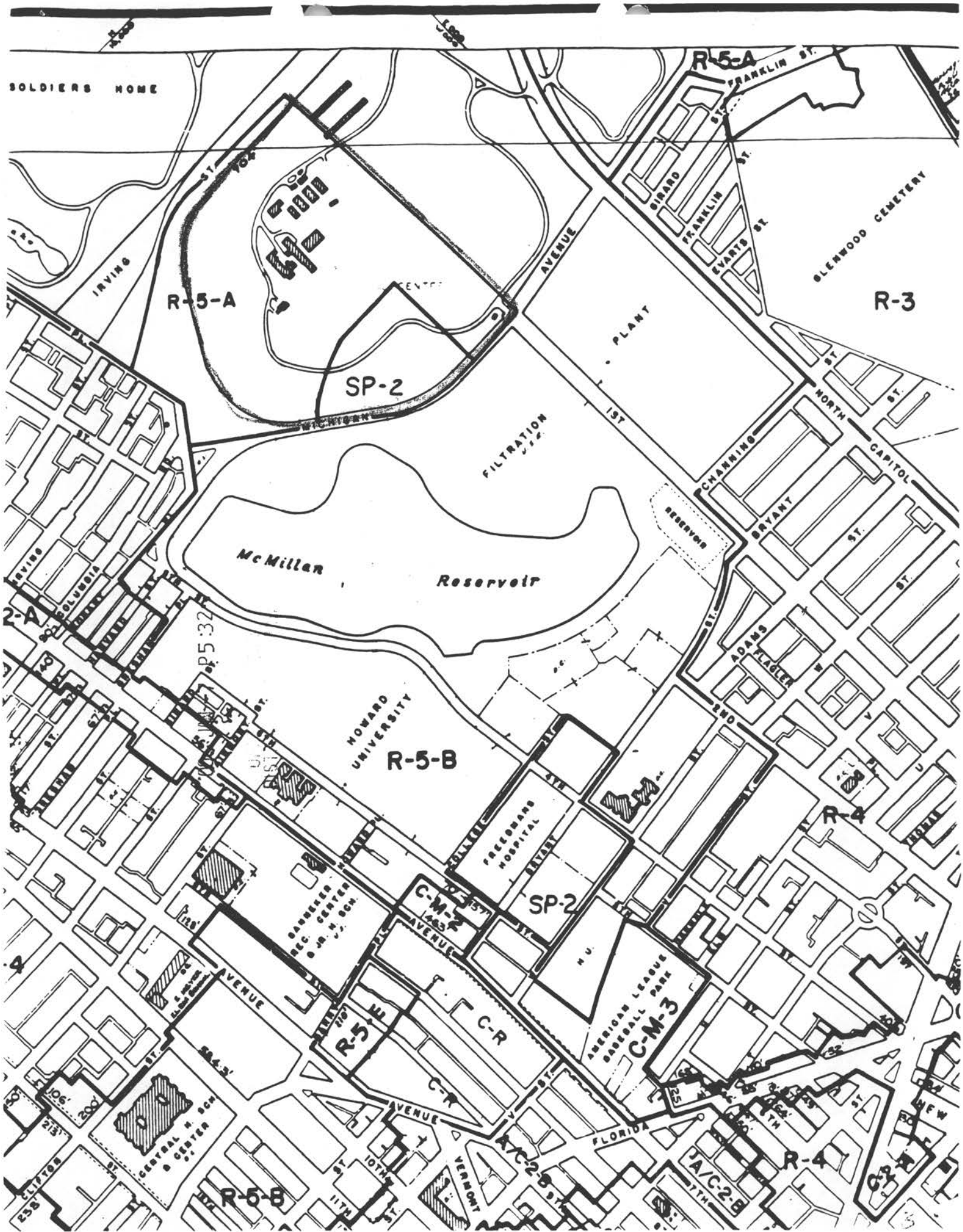
S. ●. Form 12.0

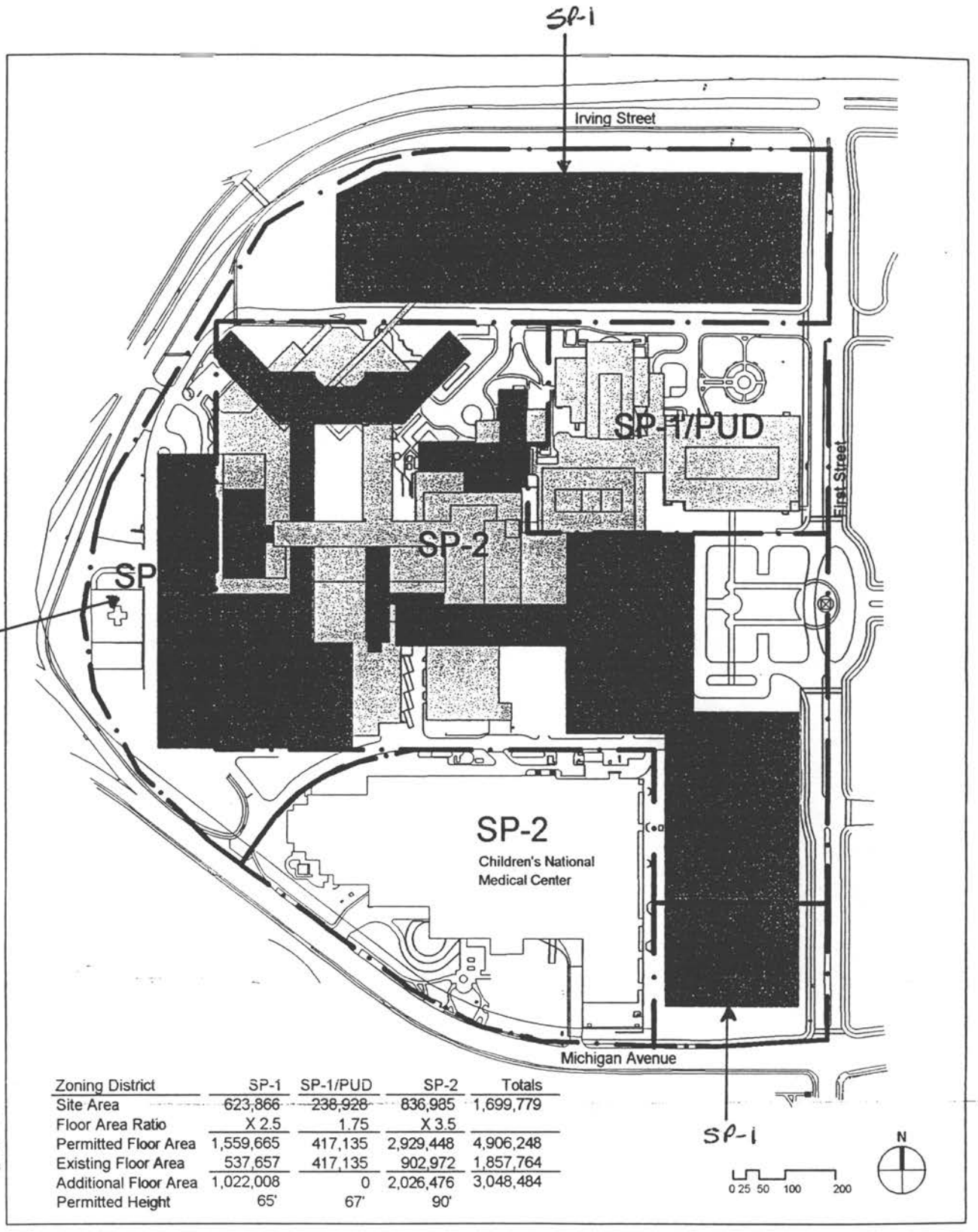
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Map Source: ADC

Adjacent Zoning


SOLDIERS HOME
R-5-A
FRANKLIN ST.
BIRARD ST.
FRANKLIN ST.
EVARTS ST.
GLENWOOD CEMETERY
R-3
IRVING ST.
R-5-A
SP-2
AVENUE
PLANT
1ST
NORTH CAPITOL ST.
CHANNING
BRYANT ST.
FILTRATION
McMillan Reservoir
RESERVOIR
ADAMS MORGAN
HOWARD UNIVERSITY
R-5-B
FREEDMANS HOSPITAL
SP-2
C-M-2
AVENUE
C-R
R-5-E
C-R
AVENUE
AMERICAN LEAGUE BASEBALL PARK
C-M-3
R-4
R-4
FLORIDA AVENUE
VERMONT
R-5-B
CLIFTON ST.
10TH ST.
11TH ST.
17TH ST.
1A/C-2-B
1A/C-2-B



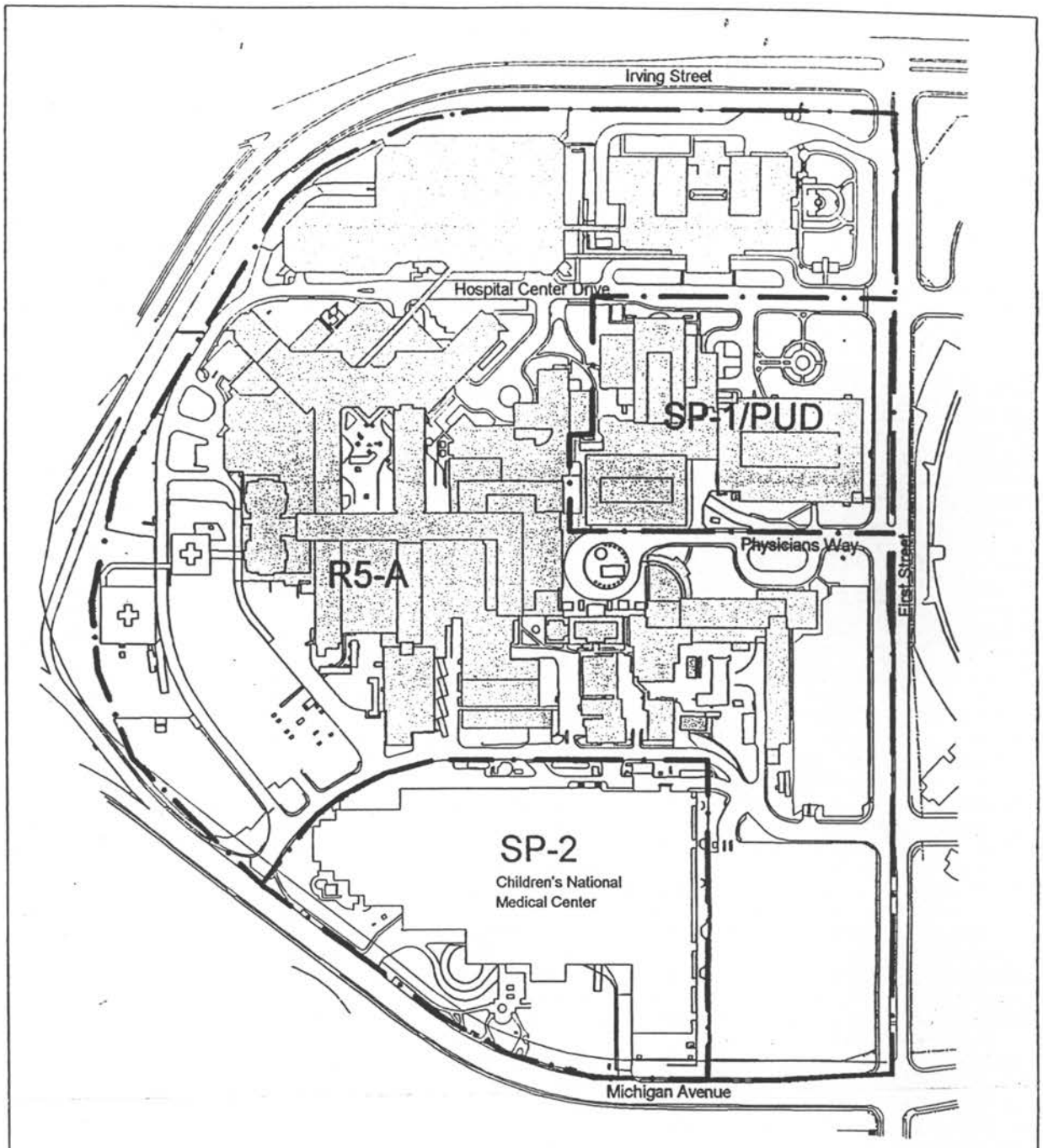
Zoning District	SP-1	SP-1/PUD	SP-2	Totals
Site Area	623,866	238,928	836,935	1,699,779
Floor Area Ratio	X 2.5	1.75	X 3.5	
Permitted Floor Area	1,559,665	417,135	2,929,448	4,906,248
Existing Floor Area	537,657	417,135	902,972	1,857,764
Additional Floor Area	1,022,008	0	2,026,476	3,048,484
Permitted Height	65'	67'	90'	

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Zoning Strategy B

- Zoning Boundaries
- Existing Buildings
- New Construction Opportunities

Washington Hospital Center
Master Plan 2000
WHC Design & Construction Management
Oudens + Knoop Architects, PC



Zoning District	R-5-A	SP-1/PUD	Totals
Site Area	1,460,851 sf	238,928 sf	1,699,779 sf
Floor Area Ratio	0.9	1.75	
Permitted Floor Area	1,314,766 sf	417,135 sf	1,731,901 sf
Permitted Height	40'/90'	67'	

Current Zoning

Zoning Boundaries

Existing Buildings

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Washington Hospital Center
Master Plan 2000
WHC Design & Construction Management
Oudens + Knoop Architects, PC