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November 8, 2002

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VIA HAND DELIVERY

Carol J. Mitten, Chair
Zoning Commission of the
District of Columbia
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-43/00-02 C: MedStar Health, Applicant

Dear Ms. Mitten and Members of the Commission:

The Applicant herewith submits the prehearing information set forth at Section 3013.1 of the D.C. Zoning Regulations (11 DCMR Section 3013.1, 1996 edition, as amended).

The record in this case is voluminous and full. It contains the Applicant's "Master Plan 2000," a comprehensive planning document that details current and projected objectives and conditions at the Washington Hospital Center, a detailed explanation of the map amendment being requested herein, an interior circulation and exterior way-finding plan, a parking plan, a building plan, a landscape plan, and an implementation schedule all of which was approved by the Commission in its order granting First Stage approval to this planned unit development application (Zoning Commission Order No. 969). In addition, MedStar has submitted a detailed transportation and parking analysis, an assessment of current and projected usage of the campus, a description of community benefits and the substantial reasons that underlie and justify this request for zoning relief. At its core, this case is about the District of Columbia's largest health care provider who desperately needs zoning relief to create additional space in a timely manner with which it can develop its campus to better serve the citizens of the District of Columbia and the metropolitan area.[1]

[1] MedStar has emphasized throughout this proceeding that the development and program needs of the medical services industry are in constant and rapid flux. Medical innovations and the grant funding that supports their implementation occur quickly and often unexpectedly, thereby defying attempts and intentions of regulating them with traditional long-range planning principles.

ZONING COMMISSION
District of Columbia
Case 02-43
Exhibit 8

ZONING COMMISSION
District of Columbia
CASE NO.02-43
EXHIBIT NO.8

MedStar has recently submitted detailed building plans, elevations and implementation schedules for which it now seeks Second Stage Planned Unit Development approval.

The application for Second Stage approval differs from the First Stage submissions only in that MedStar does not seek Second Stage approval for Phases V and VI of the Master Plan which include the East addition and the Southeast complex, respectively. The Commission granted First Stage approval for general development of these facilities, (and Phases I, II, III and IV) but MedStar is not now able to present a substantive level of detail for either and will submit both developments to the Commission at a later time when the program needs of these facilities become ascertainable. For purposes of this Second Stage proceeding, MedStar seeks specific approval for those projects that are listed as Additions L, M, D, E, A, I and J, H, B, G, C, F and K that are set forth on the implementation schedule on page 39 of the Applicant's submission titled "Washington Hospital Center, Planned Unit Development, Second Stage Application, October 18, 2002."

As the record in this case is already voluminous in detail and background and, to a lesser extent, because this application has earned broad community and institutional support and is unopposed, MedStar does not perceive a need to engage the Commission in another lengthy public hearing. Thus, MedStar plans to present its case at the public hearing through three witnesses: A Senior Representative of the Washington Hospital Center who will speak to the development needs of the Washington Hospital Center Campus, Gerald Oudens of Oudens & Knoop Architects, PC (having already been admitted as an expert) who will further detail MedStar's architectural and building plans and Osborne George, Principal of O.R. George & Associates who will offer additional (expert) testimony regarding the transportation, parking, and roadway improvement issues that have been raised and resolved in this Application. With questions from the Commission, MedStar estimates that its presentation will extend from 60 to 90 minutes. Architectural drawings associated with Second Stage approval were submitted into the record on October 25, 2002.

Respectfully submitted,

Jerry A. Moore III

JAM/pea
Enclosures (20)

cc: D.C. Office of Planning