

Holland & Knight

800 17th Street, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Norman M. Glasgow Jr.
(202) 419-2460
norman.glasgowjr@hklaw.com

May 19, 2017

VIA IZIS

Zoning Commission
of the District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Z.C. Case No. 16-18A-Application to the Zoning Commission for Further Processing of a Campus Plan Square 1321, Lots 824, 825, 826, 833

Dear Members of the Commission:

On behalf of MedStar Health, Inc. through its wholly owned not-for-profit subsidiary MedStar Georgetown Medical Center, Inc. d/b/a MedStar Georgetown University Hospital (“MGUH” or the “Applicant”) we submit herewith supplemental materials in support of the Applicant’s request for special exception approval for further processing of the 2017-2036 Georgetown University Campus Plan (the “2017 Campus Plan”) approved in Z.C. Case No. 16-18 to permit the construction of a new medical/surgical pavilion (the “Surgical Pavilion”) at MGUH.

A. Supplemental Architectural Drawings

Additional architectural drawings (the “Plans”) are provided to address the comments from the Office of Planning (“OP”) (Exhibit A). Specifically, the Plans have been updated as follows:

- Landscaping drawings are provided on Sheets 7.1 through 7.11 for the entry plaza along Reservoir Road.
- Additional drawings depicting the requested penthouse relief are included on Sheets 8.1 through 8.2. The main penthouse enclosure will have a height of 18’6” and at the north end a small portion of the main penthouse enclosure is only set back 8’ from the irregular open court, not 10’6” as stated in the Applicant’s original statement.

- On Sheets 9.1 through 9.3 additional information is provided regarding the proposed retaining wall along the east-west road, as well as information regarding the existing retaining walls that currently exist on the Georgetown University Campus. The proposed retaining wall will not be visible from Reservoir Road or any public space and the proposed material is precast concrete panel lagging between soldier piles, with a green screen facing at a coverage rate of 25%.

B. Supplemental and Updated Transportation Information

As requested by the District Department of Transportation (“DDOT”), attached as Exhibit B is a Transportation Memorandum, which highlights the aspects of the Comprehensive Transportation Review submitted with the 2017 Campus Plan that are specific to the Surgical Pavilion. Attached as Exhibit C is the Applicant’s revised Transportation Demand Management Plan, which was updated in accordance with comments from DDOT.

C. Additional Information Requested by OP

OP requested additional information regarding energy efficiency and LEED Certification as well as information regarding proposed wayfinding signage for the proposed circulation changes. The project is registered with the U.S. Green Building Council and is designed to achieve a LEED Silver rating in accordance with LEED v2009 for Health Care (New Construction & Major Renovations). The Applicant will provide wayfinding signage for the proposed site circulation changes, all of which will be subject to review and approval by the Old Georgetown Board, the Commission of Fine Arts, and DDOT. The wayfinding signage will be further developed as the Applicant moves forward with the design of the Surgical Pavilion and through the public space approval process.

D. Revised Conditions of Approval and Outlines of Witness Testimony

Attached as Exhibit D are the revised Proposed Conditions of Approval. Attached as Exhibit E is the Outline of Witness Testimony and resumes of expert witnesses.

E. Construction Management Agreement

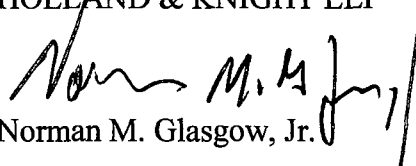
Attached as Exhibit F is the Applicant’s Construction Management Agreement and Plan as agreed to by the Applicant and community representatives serving on the Georgetown Community Partnership (“GCP”) Steering Committee.

May 19, 2017
Page 3

We look forward to the Commission's consideration of this application at the public hearing scheduled for June 8, 2017. Should you have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact me.

Very truly yours,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

Attachments

Cc: Jenifer Steingasser, D.C. Office of Planning (w/ attachments via Hand Delivery)
Ryan Westrom, DDOT (w/ attachments via Hand Delivery)
Advisory Neighborhood Commission 2E (w/ attachments via U.S. Mail)
Advisory Neighborhood Commission 3D (w/ attachments via U.S. Mail)