



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3D
P.O. Box 40846, Palisades Station
Washington, DC 20016

*PALISADES · KENT · SPRING VALLEY · WESLEY HEIGHTS · NEW MEXICO/CATHEDRAL · THE AMERICAN UNIVERSITY
FOXHALL · BERKELEY*

June 8, 2017

VIA E-MAIL <ZCSUBMISSIONS@DC.GOV>

Anthony J. Hood, Chairman, and
Members of the District of Columbia Zoning Commission
441- 4th Street, NW, Suite 200S
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 Chairman Hood and Members of the Commission:

Below, please find the text of a resolution in support of MedStar Georgetown University Hospital’s further processing application referenced above, which was passed by ANC 3D at its June 7, 2017 meeting by a vote of 6-1-0.¹

**A Resolution in Support of the Further Processing Application of
MedStar Georgetown University Hospital**

WHEREAS ANC 3D is an automatic party to the Georgetown University 2017-2036 application for approval of a twenty-year campus plan (Zoning Commission case number 16-18) (the “Campus Plan”);

WHEREAS the Campus Plan was approved by the Zoning Commission;

¹ ANC 3D meets the first Wednesday of the month. ANC 3D was unable to consider the further processing application at its monthly meeting in May 3, 2017, and it was only able to take action on this item at its meeting last night, June 7, 2017. In view of these extenuating circumstances, ANC 3D requests leave to file this letter out of time—on the day of the hearing.

WHEREAS ANC 3D is an automatic party to the further processing application of MedStar Georgetown University Hospital for a new medical/surgical pavilion (Zoning Commission case number 16-18A) (the “Surgical Pavilion Further Processing Application”);

WHEREAS the Georgetown Community Partnership (GCP) is the forum created as part of Georgetown University’s 2010 Campus Plan to facilitate discussion, information sharing, and consensus-based decision making to support a high quality of life in the community and Georgetown University’s long term planning;

WHEREAS through the GCP, Georgetown University is engaging community and city leaders in master planning and neighborhood quality of life initiatives;

WHEREAS the GCP is led by a Steering Committee composed of representatives from ANC 2E, ANC 3D, the Citizens Association of Georgetown, the Burleith Citizens Association, the Foxhall Community Citizens Association (FCCA), Georgetown University, and the Georgetown University Student Association, with a representative from MedStar Georgetown University Hospital (MedStar) being an *ex-officio* member of the Steering Committee;

WHEREAS the Steering Committee meets quarterly and provides guidance to six working groups, and the Steering Committee works on issues related to Georgetown University’s master planning, including issues related to undergraduate housing and future growth;

WHEREAS the six working groups meet monthly and address shared goals for neighborhood quality of life and Georgetown University master planning;

WHEREAS each working group has a University and a community co-chair, and other working group members include University administrators, staff, faculty, students, neighbors, consultants, and government officials;

WHEREAS the six working groups are: Safety and Student Life, Environment and Landlord Initiatives, Transportation and Parking, Communications and Engagement, Data and Metrics, and Master Planning;

WHEREAS the Master Planning Working Group includes members of the GCP Steering Committee—including the ANC 3D and FCCA representatives to the Steering Committee—and representatives from MedStar to discuss plans for the future of the hospital and Georgetown University master planning;

WHEREAS the Master Planning Working Group has provided a forum for the community, Georgetown University, and MedStar to address master planning issues in a unified, encompassing, collaborative, and efficient way that would not have been possible absent this collegial group;

WHEREAS over the past three years, the ANC 3D and FCCA representatives to the Steering Committee have been involved in good conversations that have led to the Proposed Conditions of Approval for MedStar’s Further Processing Application included as Exhibit 21D to the Surgical Pavilion Further Processing Application;

WHEREAS as described in the Proposed Conditions of Approval for Surgical Pavilion Further Processing Application, MedStar has agreed to construct its new helipad on the roof of its new medical/surgical pavilion utilizing sound-baffling material, and to maintain a routine flight path for helicopters with an approach and departure path running linearly from and towards the Potomac River over the center of the Georgetown University campus, which should reduce helicopter noise from its current levels;

WHEREAS as described in the proposed conditions of approval for Surgical Pavilion Further Processing Application, MedStar has agreed to conduct helicopter noise monitoring in the neighborhood at unannounced times at least twice a year, or more frequently if off-route or noise issues develop;

WHEREAS as described in the proposed conditions of approval for Surgical Pavilion Further Processing Application, both the Campus Plan and the Surgical Pavilion Further Processing Application prohibit buses from using Entrance 4 off Reservoir Road, which is the entrance to the Georgetown University campus that is immediately adjacent to Glover Archbold Park, unless agreed to by the community in the future;

WHEREAS as described in the proposed conditions of approval for the Surgical Pavilion Further Processing Application, MedStar will implement a transportation demand management plan included as Exhibit 21C;

WHEREAS MedStar's plan calls for three levels of underground hospital parking that will only be accessible from Entrance 1 on Reservoir Road (the entrance that is close to 38th Street) and for the hospital loading dock to be accessible only from the same Entrance 1;

WHEREAS in response to concerns raised by the ANC 3D and FCCA representatives because of bad experiences with rats, trash, parking, and noise issues with previous major construction projects in ANC 3D, MedStar proposes an aggressive construction management plan at Exhibit 21F to the Surgical Pavilion Further Processing Application in which all workers bused to and from the site each day and the construction site will be closed such that workers will not be allowed off site to eat;

WHEREAS MedStar's construction management plan includes a 24-hour, seven day a week hotline to call to report construction related complaints;

WHEREAS MedStar's construction management plan includes bi-weekly meetings with community representatives to discuss any issues related to the construction project;

WHEREAS MedStar Georgetown University Hospital as well as the proposed new medical/surgical pavilion are both located on the campus of Georgetown University;

WHEREAS MedStar Georgetown University Hospital is an important healthcare asset to residents in and around the District of Columbia;

WHEREAS as stated in the Surgical Pavilion Further Processing Application, the proposed new surgical pavilion and associated renovations to the existing hospital building are critical to the efficient and effective continued operation of the hospital;

WHEREAS MedStar has stated its commitment to the principles of safety and maintaining good traffic flow in the community surrounding Georgetown MedStar Hospital, and MedStar has committed, through its use of GPS technology and flaggers with communication devices, to ensure that outbound trucks leave the construction site in the most expeditious and safest manner possible;

WHEREAS MedStar has confirmed this evening that as MedStar uses Reservoir Road, Foxhall Road; MacArthur Boulevard, Arizona Avenue and Canal Road (the Streets) as exit routes for hauling and delivery vehicles leaving the construction site, MedStar shall employ flaggers at impacted intersections along the Streets, as necessary, to minimize the impact of the hauling and delivery vehicles on other traffic along the Streets as well as to promote safety;

WHEREAS MedStar recognizes that there are a number of schools along the Streets and that the speed limit for school zones during specified hours is 15 MPH. Accordingly, MedStar will continually inform its drivers of such school zones along with the absolute need to obey such speed limits. In addition, MedStar agrees that it will, if requested by ANC 3D, post flaggers at such school zones to ensure safety and compliance;

WHEREAS MedStar has confirmed this evening that congestion along the Streets will be a standing agenda item for discussion at the bi-weekly community meetings to be held as part of the Construction Management Plan in order to address any unforeseen issues as construction progress;

WHEREAS MedStar will make every effort to work with DDOT and ANC 3D to continue discussions to mitigation traffic impacts to any “one” community and review specific intersections including but not limited to Foxhall Road and Reservoir Road, Arizona Avenue and Canal Road, as well as Whitehurst Freeway and Key Bridge; and

WHEREAS each ANC commissioner takes an oath to exercise his or her best judgment and to consider each matter before him or her from the viewpoint of the best interest of the District of Columbia as a whole;

NOW THEREFORE, ANC 3D supports the Surgical Pavilion Further Processing Application as filed with the Zoning Commission and publically available on the Office of Zoning IZIS website as Exhibits 1 through 8 and 21 (subsections included). We believe the plans meet MedStar’s goals for a modern medical facility and the community’s goals for an effective reduction in impacts associated with the hospital operation and construction of the new medical/surgical pavilion.

Respectfully submitted,



STEPEHN K. GARDNER
Chair, ANC 3D

