

PROPOSED CONDITIONS OF APPROVAL FOR MEDSTAR'S FURTHER PROCESSING
APPLICATION

1. MedStar shall construct the medical/surgical pavilion in accordance with the plans titled "MedStar Georgetown University Hospital Surgical Pavilion", prepared by Shalom Baranes Associates dated _____, 2016, and marked as Exhibits _____ of the record. Since the Applicant will present the medical/surgical pavilion to OGB and/or CFA at the design stage, the Applicant shall have flexibility to make minor modifications to the design to comply with any conditions of approval and comments from either OGB or CFA.
2. MedStar shall ensure that the routine flight path for helicopters will approach and depart the Hospital's helipad linearly from and towards the Potomac River over the center of the Georgetown University Campus. Safety considerations may, on rare occasions, require pilots to alter this path due to weather or other ambient situations. The helipad will be constructed with sound-baffling material using the best available technology. Helicopter noise monitoring in the neighborhood will take place at unannounced times at least twice a year in agreed-upon locations, or more frequently if off-route or noise issues develop. This condition is based on the expectation that helicopter flights to MGUH will not exceed an average of 1.5 flights per day.
3. MedStar will ensure that the MGUH Emergency Department facilities will provide no more than 32 universal treatment bays and one SANE suite. MedStar will work with the GCP in requesting DC FEMS to adopt "quiet community" protocols to reduce ambulance siren usage in the neighborhood.
4. Upon approval of the pavilion project, the following TDM Commitment shall replace the MedStar TDM Commitment set forth in the Conditions for Approval of the 2017 University Campus Plan. MedStar will reduce peak hour vehicle trips to MGUH by 5 to 12 percent on average based on an average of three AM and PM peak period traffic counts conducted on typical weekdays (i.e., Tuesday, Wednesday or Thursday when DC Public Schools, Georgetown University, and Congress are in session) compared to the traffic counts conducted by Wells + Associates in February 2015, without increasing on-street parking. MedStar will have the flexibility to choose and to vary the method or methods of achieving the requisite reduction, though it is not expected that shifting hours of arrival or departure will be a significant part of the plan. The upper end of the range is a target and opportunities to approach it feasibly will be continually under review. MedStar will be in compliance with this condition as long as at least a 5 percent reduction in peak hour trips to MGUH is achieved.

5. As part of the medical/surgical pavilion project, MedStar will construct a roadway running from east to west connecting Entrance 4 to the Leavey Garage (the "New Road"). During and after construction of the medical/surgical pavilion, MedStar will not utilize Entrance 4 or the New Road for any construction related traffic (including employee shuttles and trucks), commercial vehicles, or services/deliveries. During and after construction, MedStar intends to use Entrance 4 and the New Road solely for vehicular transportation (i.e. patients, visitors and employees traveling in cars). During construction, ambulances will continue to use Entrance 2, unless the use of a different entrance or the limited use of the road is necessary due to the particular urgent needs of a patient. Any change to MedStar's use of Entrance 4 or the New Road shall be permitted only if reviewed by and concurred to by the GCP, based on a demonstration that measures will be implemented to mitigate adverse impacts (e.g. noise, light, and air quality). The limitations on the University's use of Entrance 4 are addressed in Campus Plan Condition 20(d).
6. Construction Management Plan. Construction relating to the medical/surgical pavilion project will take place according to the written Construction Management Agreement between MedStar and the community representatives of the GCP, marked as Exhibit _____ of the record, that incorporates the construction plan outline presented to the community representatives of the GCP on September 14, 2015. The agreement provides for no idling of trucks on Reservoir Road; off-site parking to replace on-site staff and visitor parking, such as the surface parking on Lots A and B, that will be unavailable during construction; environmental, noise and vermin controls to protect the community; communication procedures and records that maximize effective communication from and to the community during construction; at the completion of construction of the medical/surgical pavilion project or during construction if need be, repair and resurfacing as needed of any part of Reservoir Road damaged by construction traffic; and a similar construction management plan to be in effect for back-fill and other on-campus construction relating to MGUH.
7. As part of the Construction Management Agreement discussed in Condition 5 above, MedStar shall work with the University and the GCP to develop a plan acceptable to applicable regulatory agencies in the District of Columbia for vehicular, pedestrian, and bicycle circulation into, around the perimeter of, and within the campus during all phases of construction of the medical/surgical pavilion project. The plan will be submitted to the GCP for review and comment.

Reporting and Compliance Review

8. By November 30 of each year following approval of its Further Processing application for the medical/surgical pavilion, MedStar shall file an annual compliance report with the GCP that addresses MedStar's compliance with the above conditions.