

PROPOSED CONDITIONS OF APPROVAL FOR MGUH'S FURTHER PROCESSING
APPLICATION

1. MGUH shall construct the medical/surgical pavilion in accordance with the plans titled "MedStar Georgetown University Hospital Surgical Pavilion", prepared by Shalom Baranes Associates dated _____, 2017, 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. MGUH 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. MGUH shall ensure that the MGUH Emergency Department facilities will provide no more than 32 universal treatment bays and one SANE suite. MGUH will work with the GCP in requesting DC FEMS to adopt "quiet community" protocols to reduce ambulance siren usage in the neighborhood.
4. Transportation Management
 - a. MGUH shall implement TDM and trip reduction measures sufficient to ensure peak hour vehicle trips shall not exceed 1,245 trips during the AM peak hour and 939 trips during the PM peak hour ("Performance Target Commitment"). In addition, as an aspirational goal, MGUH will strive to achieve a peak hour trip threshold that is below 1,153 AM peak hour trips and 870 PM peak hour trips. MGUH shall be permitted to update the TDM Plan, in consultation with the GCP and DDOT, to enhance its efficacy over the life of the 2017 Campus Plan consistent with the performance standards set forth above.
 - b. To assess MGUH's efforts towards achieving the Performance Target Commitment and aspirational goal described above, MGUH shall conduct an Annual Transportation Performance Monitoring Study. The Study shall include: (1) measurement of MGUH vehicle trip generation; (2) a MGUH-wide transportation survey (including determination of mode split); (3) GUTS ridership counts utilizing AVL and APC data; (4) a summary report of TDM activities and expenditures; and (5) parking counts. The Annual Transportation Performance Monitoring Study shall be conducted in accordance with the methodology outlined on pages 73-79 of the CTR (Exhibit 33 of the 2017 Campus Plan

Record), as modified with the five items listed on page 17 of the DDOT Report (Exhibit 43 of the 2017 Campus Plan Record). The Annual Transportation Performance Monitoring Study shall be submitted to the GCP and DDOT by December 31 of each year, during the term of the 2017 Campus Plan.

- c. If the Results of the Annual Transportation Performance Study reveal that the Performance Target Commitment outlined above is not met, MGUH will work with the GCP and DDOT to review the then-current TDM strategies and associated expenditures to develop an increasingly robust plan to augment existing and/or implement more stringent TDM strategies to enhance performance. Furthermore, MGUH shall conduct and submit a Supplemental Performance Monitoring Study by June 30 of the same academic year to track progress toward the Performance Target Commitment until such time as the Commitment is met. If the Performance Target Commitment is not met in the following fall, the additional TDM strategies and associated expenditures will become increasingly more stringent, and MGUH shall work with the GCP and DDOT to develop additional TDM strategies not currently included in the TDM Plan until such time as the Performance Target Commitment is met.
5. Electric Car Charging Stations. MGUH shall install two 240-volt electric car charging stations in the medical/surgical pavilion parking garage. The car charging stations shall be installed prior to opening of the medical/surgical pavilion.
6. As part of the medical/surgical pavilion project, MGUH and the University shall 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, MGUH 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, MGUH 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 MGUH'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 2017 Campus Plan Condition 20(d).
7. Construction Management Plan. Construction relating to the medical/surgical pavilion project will take place according to the written Construction Management Agreement and Plan between MGUH 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.

8. As part of the Construction Management Agreement discussed in Condition 7 above, MGUH 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.
9. Reporting and Compliance Review. By November 30 of each year following approval of its Further Processing application for the medical/surgical pavilion, MGUH shall file an annual compliance report with the GCP that addresses MGUH's compliance with the above conditions.