

PROPOSED MATERIAL PALETTE - OPEN SPACE TYPE 2



PRIMARY WALKWAYS

UNIT FINISHS

COMPANY: Harrow
PRODUCTS: Paver Brick
SIZE: Pervious 4"x8" (with integral silt) Impervious 4"x8"
THICKNESS: Pervious: 2" Impervious: 2"
COLOR: Super Black, Charcoal, or Matrix BR113
PATTERN: Running bond
SR1 INDEX: Super Black (SR1 14), Charcoal (SR1 NA), or Matrix BR113 (SR1 42)

CAST-IN-PLACE CONCRETE PAVING

PROFILE: 4.5" Concrete Slab W/M Reinforcement 12" Compacted Aggregate Base Course

ASPHALT FINISH

PROFILE: 2" Asphalt Concrete Wear Course 2" Asphalt Concrete Binder Course 12" Compacted Aggregate Base Course Pervious Placement

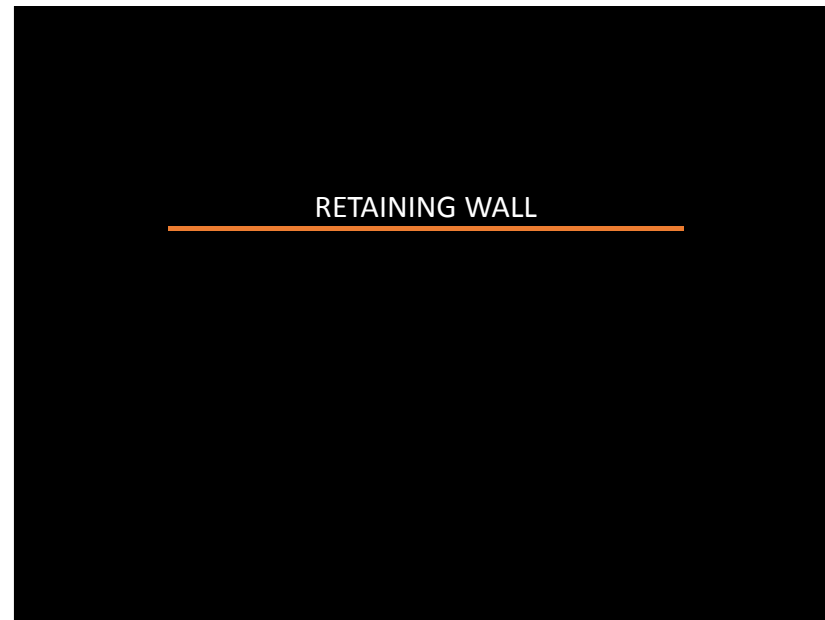
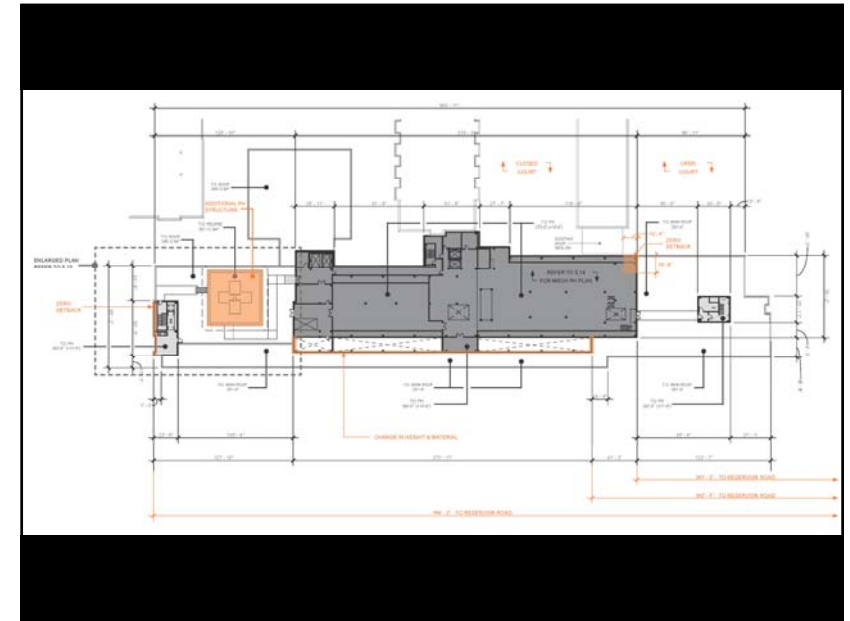
ASPHALT FINISH WITH BRICK EDGE

DOMINANT PLANT MATERIAL PALETTE

TREE FRAMEWORK FOR MAJOR STREETS AND SPACES:
 Willow Oak
 Tulip Poplar

SPECIMEN GROVES NEAR BUILDING, DINING AND SERVICE COURTS:
 Honey Locust
 White Ash/Birch
 Kousa Dogwood

GROUNDCOVERS:
 Majority lawn
 Groundcovers in courts and "stormwater courts"

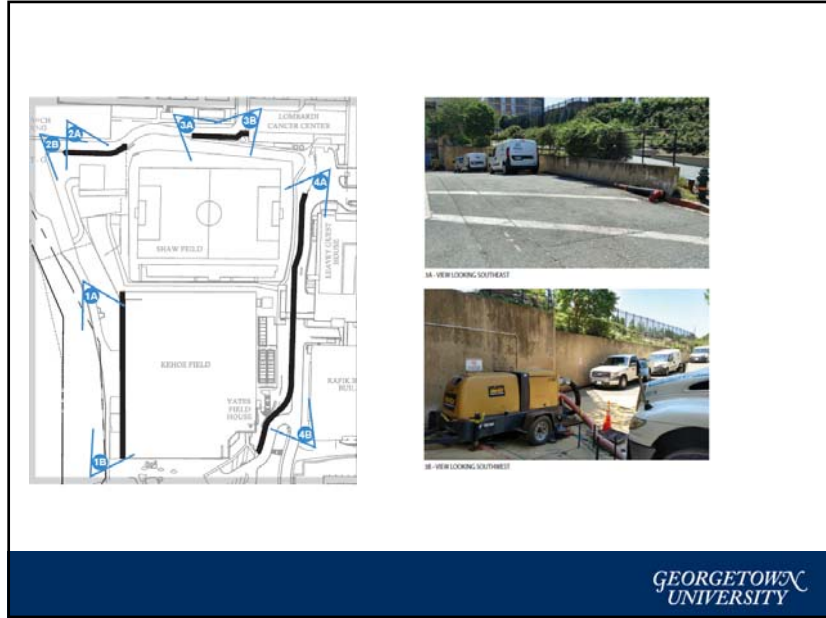


East West Road – Retaining Wall

- North campus topography consists of significant grade changes
- Retaining walls and steep cut backs are utilized to resolve elevation changes
- Existing retaining wall heights: 5' to 23'



GEORGETOWN UNIVERSITY



East West Road – Retaining Wall

- Resolve grade changes
- Establish internal vehicle connections
- Organize subgrade utilities
- Strengthen pedestrian connections

GEORGETOWN UNIVERSITY





TRANSPORTATION PLANNING

MedStar Georgetown University Hospital
New Medical/Surgical Pavilion

District of Columbia Zoning Commission
June 8, 2017

WELLS + ASSOCIATES

Overview

The proposed application includes a number of significant transportation elements, including:

- ☐ Traffic Circulation
 - Vehicular
 - Bus
 - Pedestrian/Bike
- ☐ Parking
- ☐ Loading
- ☐ Transportation Demand Management Plan

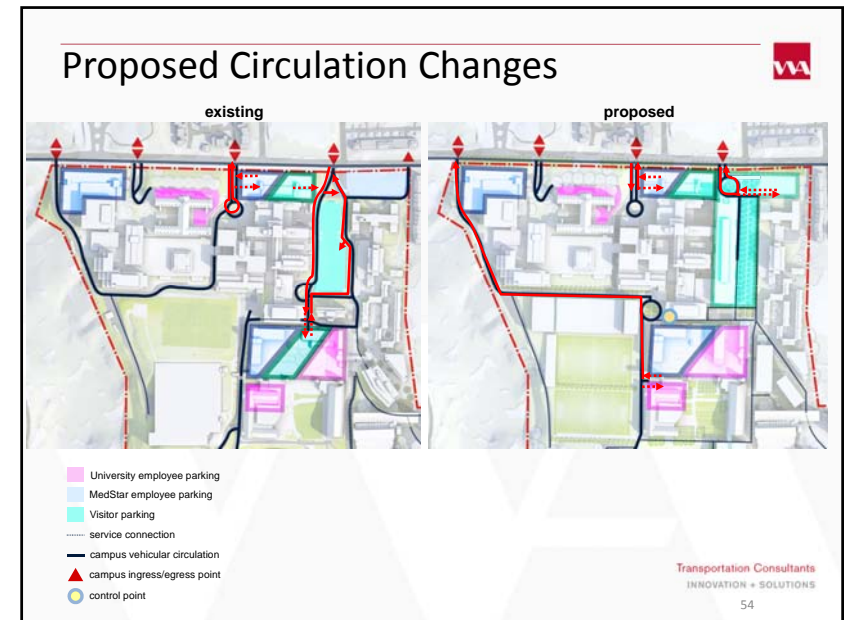
Transportation Consultants
INNOVATION + SOLUTIONS
52

Vehicular Circulation


Proposed Improvements:

- ☐ Better balance traffic volumes among Reservoir Road gates
 - Create east-west link on campus with new roadway
 - Signalize Gate 4/Reservoir Road
 - Remove entry/exit from northern façade of Leavey garage
 - Shift exit of Garage 1 from Gate 1 to Gate 2

Transportation Consultants
INNOVATION + SOLUTIONS
53



Proposed Circulation Changes

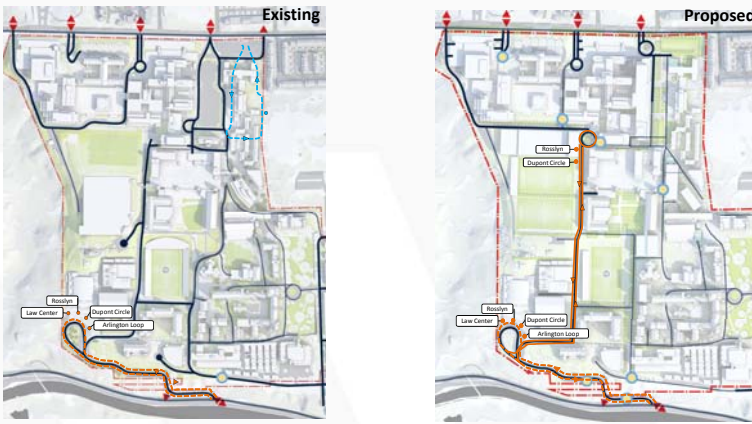


Transportation Consultants
INNOVATION + SOLUTIONS
55

Bus Circulation

Proposed Improvements:

- Extend Dupont and Rosslyn GUTS service to Lombardi Circle



Existing Proposed

Transportation Consultants
INNOVATION + SOLUTIONS
56


Pedestrian/Bicycle Circulation

Proposed Improvements:

- Provide pedestrian connection on north side of campus
- Strengthen north-south pedestrian and bicycle route by creation of green adjacent to the new pavilion

Transportation Consultants
INNOVATION + SOLUTIONS
57

Proposed Circulation Changes



Transportation Consultants
INNOVATION + SOLUTIONS
58

Parking Strategy

- Maintain current cap of 2,700 spaces for Hospital
- Create more user-friendly parking
 - Eliminate majority of stacked spaces by creating three levels of below-grade parking under the new medical/surgical pavilion

Loading Strategy

- Relocate hospital service and loading below-grade
- Normal deliveries for the Hospital will be between 8:30 AM and 4:30 PM; Critical deliveries related to the operation of the Hospital may occur outside of this timeframe

Transportation Consultants
INNOVATION + SOLUTIONS
59

Hospital TDM Plan

Goal:

- Commitment to reduce AM peak hour trip generation by 15 percentage points
 - AM peak hour trip generation will be reduced by 196 trips
 - Result will be a reduction of 65 AM peak hour trips below existing conditions
- Aspiration to reduce AM peak hour trip generation by 22 percentage points
 - AM peak hour trip generation would be reduced by 367 trips
 - Result will be a reduction of 157 AM peak hour trips below existing conditions
- Trip generation will be monitored annually to ensure that the Hospital is meeting its commitment
 - Strategies employed will be modified and augmented as necessary to achieve commitment

Transportation Consultants
INNOVATION + SOLUTIONS
60

DDOT Report

- ❑ MedStar will install a new Transit Screen in the new medical/surgical pavilion
- ❑ Medstar will incorporate wayfinding for bicycles in pavilion wayfinding plan
- ❑ MGUH will continue to explore additional Transportation Network Company partnerships
- ❑ MGUH proposes quarterly GUTS reporting during construction (as opposed to monthly)
- ❑ Transit subsidies during construction
 - DDOT requested \$80/month subsidies for all employees
 - MGUH proposes \$255/month subsidies for 180 employees who currently drive
 - If desired result is not achieved, subsidy initiative may be revised

Transportation Consultants
INNOVATION + SOLUTIONS
61

DDOT Report (continued)

- ❑ Temporary bus stop on north side of campus
 - Campus Plan requires the new bus stop on the north side of campus to be completed within two years of opening of the medical/surgical pavilion
 - The two year timeframe was based on relocation of the oncology unit, which also involves renovation of the space into which the unit will move
 - In lieu of a temporary stop on the north side of campus, MGUH will add mini shuttle capacity to transport passengers from the current stop to the Hospital and will provide transit subsidies

Transportation Consultants
INNOVATION + SOLUTIONS
62

Conclusions

The proposed medical/surgical pavilion is not anticipated to have an adverse impact to traffic operations surrounding the Georgetown University Campus.

As a result of significant collaboration with the University, the Community (through the Georgetown Community Partnership) and DDOT, the proposed project includes a number of significant transportation improvements, focusing on all modes of transportation, including circulation improvements, parking improvements, operational improvements (including an aggressive TDM commitment), and intersection improvements.

Transportation Consultants
INNOVATION + SOLUTIONS
63

Summary of Transportation Improvements

Campus Circulation/Parking Improvements:

- ❑ East – west roadway link on campus
- ❑ Right-size parking (i.e. eliminate majority of the stacked parking)
- ❑ Two electric car charging stations in new garage
- ❑ Move hospital loading below grade
- ❑ Create and enhance pedestrian and bike pathways through campus

Campus Operations Improvements:

- ❑ Aggressive TDM commitments for Hospital to reduce number of single occupant vehicle trips
- ❑ Installation of AVL and APC equipment on GUTS buses
- ❑ Loading management strategies to better accommodate loading

Intersection improvements:

- ❑ Reconfigure Gate 1 to shift further from 38th Street intersection
- ❑ Install traffic signal at the Reservoir Road/Gate 4 intersection

Transportation Consultants
INNOVATION + SOLUTIONS
64

MEDSTAR GEORGETOWN UNIVERSITY HOSPITAL

WASHINGTON, DC