



November 30, 2019

District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

District of Columbia Zoning Administrator
1100 4th Street, SW
Washington, DC 20024

Dear Commissioners Hood, Miller, Shapiro, Turnbull and May and Administrator LeGrant:

As you are aware, on June 8, 2017, the further processing application submitted by MedStar Georgetown University Hospital (MGUH) for the construction of a new medical-surgical pavilion pursuant to the Georgetown University Campus Plan 2017 – 2036 was unanimously approved by the Zoning Commission (ZC Order No. 16-18A). The Order approving the further processing application includes a robust set of conditions that were developed through the Georgetown Community Partnership (GCP), including the requirement that an annual compliance report be submitted to the GCP by November 30 of each year.

The format of the annual compliance report is based on the *Medical-Surgical Pavilion Further Processing Application Compliance Dashboard*, a tool populated with key compliance data and information as well as active links to specific reports and resources that track performance requirements associated with each of the 13 conditions detailed in ZC Order No. 16-18A. A hard copy of the *Medical-Surgical Pavilion Further Processing Application Compliance Dashboard* is attached hereto.

We are proud of the accomplishments and continued progress achieved over the past year through our focused, constructive, and collegial collaboration, and respectfully submit this annual compliance report.

A handwritten signature in blue ink, appearing to read 'Gm SCA', is written above a horizontal line.

Geoff Chatas
Senior Vice President and Chief Operating Officer, Georgetown University
Co-Chair, Georgetown Community Partnership

A handwritten signature in black ink, appearing to read 'Ron Lewis', is written above a horizontal line.

Ronald Lewis
Co-Chair, Georgetown Community Partnership

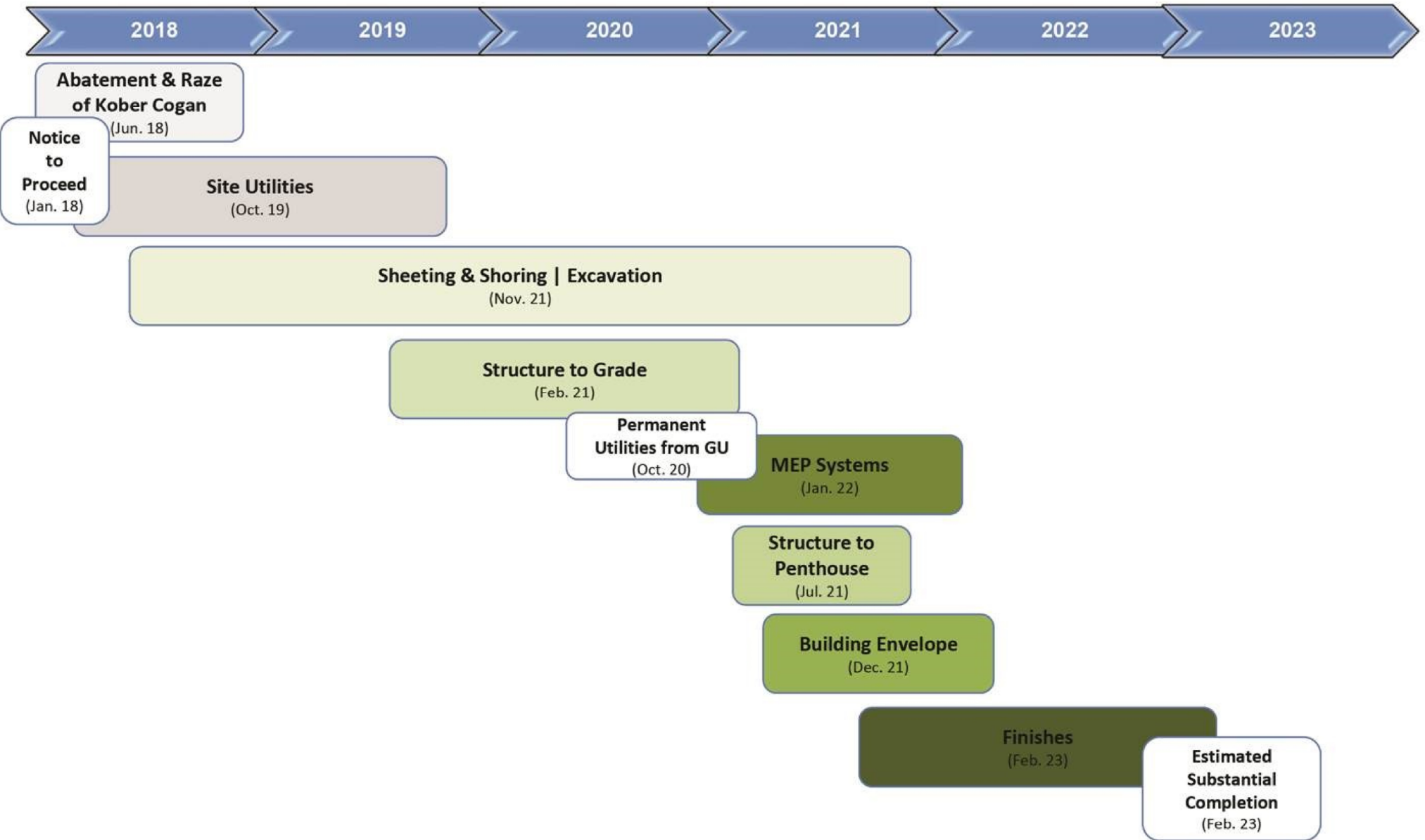
ZONING COMMISSION
District of Columbia
CASE NO.16-18A
EXHIBIT NO.44

C#	SUBJECT	SUMMARY OF COMPLIANCE REQUIREMENT	■ COMPLIANT ■ ON TRACK/IN PROGRESS ■ UNCERTAIN ■ NOT COMPLIANT
1	Surgical Pavilion Design and Construction	MGUH shall construct the Surgical Pavilion in accordance with the plans titled "Consolidated Further Processing Plans", prepared by Shalom Baranes Associates dated June 7, 2017, and marked as Exhibits 30A1-30A3 of the record. Since the Applicant will present the Project to OGB and/or CFA at the design stage, the Applicant shall have flexibility to make minor refinements to the design with respect to landscape elements and exterior details, locations, and dimensions, including curtainwall mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings and trim; and any other similar changes to comply with any conditions of approval and comments from either OGB or CFA.	CFA approved the design in January 2018, and referred the project back to the Old Georgetown Board to complete future permit review. DDOT Public Space Committee granted concept approval for elements in public space in June 2018. DCRA approved the building permit submission in August 2019, and the approved building permit drawings have been submitted to OGB for permit approval. MGUH acknowledges that the subsequent OGB permit submission review may result in minor refinements to the design with respect to exterior details and landscape elements presented in January 2018 (as noted in Compliance Requirement #1).
2	Helicopter Flight Path	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.	MGUH anticipates that the helicopter flight plan will be consistent Compliance Requirement #2 after the completion of the Medical Surgical Pavilion Project.
3	Emergency Department Facilities	MGUH shall ensure that the MGUH Emergency Department facilities will provide no more than 32 universal treatment bays and one sexual assault nurse examiner ("SANE") suite. MGUH will work with the GCP in requesting DC Fire and Emergency Management Systems ("FEMS") to adopt "quiet community" protocols to reduce ambulance siren usage in the neighborhood.	MGUH anticipates that the Emergency Department program will provide NO MORE THAN 32 universal treatment bays and one sexual assault nurse examiner ("SANE") suite. MGUH will continue to work with the GCP in requesting DC Fire and Emergency Management Systems ("FEMS") to adopt "quiet community" protocols to reduce ambulance siren usage in the neighborhood.
4	Transportation Management	Compliance with Performance Target Commitment <ul style="list-style-type: none"> ▪ Cannot exceed 1,245 trips during AM peak/939 trips during PM peak Annual Transportation Performance Monitoring Study <ul style="list-style-type: none"> ▪ Vehicle trip generation ▪ Transportation survey ▪ GUTS ridership counts ▪ Summary of TDM efforts/expenditures ▪ Parking occupancy counts ▪ GUTS ridership tracking on quarterly basis during construction of the Surgical Pavilion ▪ Study shall be submitted to GCP and DDOT by December 31 of each year 	In 2018, MGUH met both the Performance Target Commitments (1,245 AM peak hour trips/939 PM peak hour trips) and aspirational goals (1,153 AM peak hour trips/870 PM peak hour trips) set forth in the approved FPA which superseded the Campus Plan requirement. The measured hospital trips were 1,025 trips during AM peak hour and 844 trips during PM peak hour. Note that these trip counts deviate from the counts reported in the Fall 2018 Transportation Monitoring Report (TMR) submitted to DDOT and the GCP on December 20, 2018 (1,005 trips during AM peak/809 trips during PM peak). A calculation error in the Fall 2018 TMR which impacted trip counts for both the University and MGUH was discovered in Spring 2019, and the corrected Fall 2018 trip counts were reported on page 9 of the Spring 2019 TMR that was submitted to DDOT and the GCP on June 30, 2019. The Spring 2019 TMR also confirmed that MGUH met both the Performance Target Commitments and aspirational goals set forth in the approved FPA during the Spring 2019 semester. The measured trips during the Spring semester were 1,039 trips during AM peak hour and 850 trips during PM peak hour. The 2019 Annual Transportation Performance Monitoring Study is underway and will be submitted to DDOT and the GCP by December 31, 2019, in accordance with Condition No. 4(b).
5	Electric Car Charging Stations	MGUH shall install two 240-volt electric car charging stations in the Surgical Pavilion parking garage. The car charging stations shall be installed prior to opening of the Surgical Pavilion.	MGUH shall install a minimum of two (2) 240-volt electric car charging stations in the Surgical Pavilion parking garage. The charging stations will be available for use when the garage receives DCRA Use and Occupancy approval.
6	Real Time Transit Information Screen	MGUH shall install a real-time transit information screen that is easily viewable from the main MGUH entrance or lobby and includes GUTS information, to be completed concurrently with the completion of the Surgical Pavilion.	A digital screen will be provided in the Pavilion lobby; the screen will display real-time transit information including GUTS information. The digital screen will be available for use when the building lobby receives DCRA Use and Occupancy approval.
7	Bike Routing and Wayfinding	MGUH shall provide bike routing and wayfinding information on the Surgical Pavilion wayfinding plan, to be completed concurrently with the completion of the Surgical Pavilion.	OGB and CFA reviewed a further detailed concept design related to the exterior site improvements, including wayfinding signage, during the January 2018 meeting. CFA approved the design and referred the project back to the Old Georgetown Board to complete future permit review. DCRA

			<p>approved the building permit submission in August 2019, and the approved building permit drawings are being submitted to OGB for permit approval. MGUH will continue to collaborate and coordinate with the University so that the bicycle routing and wayfinding information on the Pavilion wayfinding plans is consistent with Campus Wayfinding.</p>
8	East-West Road ("New Road")	<p>As part of the 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 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).</p>	<p>In 2019, the University completed utility relocation and a majority of roadway improvements associated with the construction of the "New Road" (commonly referred to as the "East-West Road"). The New Road was substantially complete and open to provide connectivity for vehicular traffic between Gate 4 and the Leavey Garage in September.</p> <p>MGUH and the University continue to participate in weekly construction and progress meetings to ensure that the East-West Road and Pavilion projects are fully coordinated as the remaining surface improvements and signalization are completed.</p> <p>MGUH is not using Entrance 4 or the New Road for construction related traffic. Any change to MGUH's use of Entrance 4 or the New Road shall be permitted only if concurred by the GCP.</p> <p>Ambulances continue to use Entrance 2 during construction of the Pavilion.</p>
9	Construction Management Plan	<p>Construction relating to the Project shall take place according to the written Construction Management Agreement and Plan between MGUH and the community representatives of the GCP, dated May 14, 2017 and marked as Exhibits 28A1-28A2 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 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.</p>	<p>The Construction Employee Shuttle Plan, previously approved in 2017 and documented as part of 2018 compliance reporting, remains in effect during construction of the Pavilion.</p> <p>The Construction Management Agreement and Construction Management Plan stipulate the use of a sound attenuated batch plant ("batch plant"). Sound and dust mitigation plans related to the batch plant during Phase 1 concrete operations are in development based on technical information from the Contractor. MGUH will appropriately schedule to review any such proposed plans with the GCP Master Planning Working Group prior to the operationalization of the batch plant next year.</p> <p>In April 2019, the GCP formed the Hospital Construction Management Group (HCMG) to address day to day construction activities. The group, including community, University, and MGUH co-chairs, initially met on a biweekly basis in April and May, and has met on monthly since June. Standing agenda items for the meeting include the following monthly updates: noise monitoring, lateral movement monitoring, air monitoring, communication log, and 60 day construction look-ahead schedule. Other agenda items have included, but not limited to: augmented strategies for communication with the community, Cloisters West 37th Block Homeowner concerns, vermin control, construction timeline update, and oversize construction delivery permit process/timing.</p> <p>Due to unforeseen delays associated with DC Water infrastructure improvements (replacement of 350 feet of the 96" diameter storm sewer that serves a 240 acre catchment area) and utility obstructions (over 45% of drilled pile and caisson locations impacted by unforeseen obstructions), the anticipated construction timeline which was estimated in Construction Management Plan was updated and presented to the HCMG in September, with subsequent communication to the community distributed by MGUH. During the remainder of 2019 and into 2020, excavation and structure work will be done approximately three stories deep to support the Pavilion and the underground parking garage. Then, through 2021, the exterior of the Pavilion takes shape. During the following year, 2022, work will be focused on the inside of the Pavilion to build out the patient care and support service areas as well as landscaping and hardscaping (pedestrian</p>

			<p>pathways) in the approximately six acres of new green space. Construction of the new Pavilion is expected to be substantially complete in early 2023. Refer to schedule update distributed on September 25.</p> <p>The oversize delivery permit process and anticipated delivery schedule were reviewed during the HCMG meetings held in September and October. In collaboration with the community, MGUH will schedule oversize deliveries for after-off peak traffic hours with the exception of tower crane deliveries. Due to safety constraints, oversize tower crane deliveries must occur during the day. In collaboration with the community, MGUH will schedule oversize tower crane deliveries to occur Friday through Monday, with the heaviest deliveries on Saturday and Sunday on off-peak traffic days. MGUH has requested support for the after-hours oversize deliveries from ANC 2E and ANC 3D.</p>
10	Vehicular, Pedestrian, and Bicycle Circulation	As part of the Construction Management Agreement discussed in Condition 9 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 Project. The plan will be submitted to the GCP for review and comment.	<p>The temporary signal at Gate 2 (tied to the existing signal at 39th Street) was approved by the GCP Master Planning Working Group in April 2018. The signal plan was approved by DDOT in June 2018. The traffic control plan for the signal installation was approved by DDOT in October 2018. The signal at Gate 2 was operationalized December 2018 as anticipated. Subsequent to Gate 2 operationalization, in collaboration with the GCP and community, MGUH has pursued two improvements to the Gate 2 entrance on Reservoir Road: (1) eastbound parking lane restriction and (2) westbound left turn signal phase. The eastbound parking lane restriction took effect with temporary signs on October 25, 2019; installation of the permanent signs is pending construction permit approval by DDOT. The traffic counts for the westbound left turn signal phase were conducted by Wells & Associates on September 10, 2019, and MGUH anticipates submission to DDOT for approval mid-November. MGUH thanks the community and ANC for letters of support to DDOT regarding their approval of these improvements.</p> <p>Gate 1 on Reservoir Road was closed to passenger traffic, and Gate 0 on Reservoir Road opened for interim North Campus Egress, in April 2019. The new East-West Road on campus, connecting Gate 4 on Reservoir Road to Lombardi Circle, was substantially complete and opened for vehicular traffic in September 2019. With the opening of the East-West Road, vehicular traffic at Gate 0 was restricted by a series of barricades, and the Gate 0 portion of the signal (tied to 37th Street) is no longer operational. MGUH has submitted revised signal plans to remove the temporary signal components and temporary signage associated with Gate 0 for DDOT approval. The permanent pedestrian signalization improvements at 37th Street and Winfield Lane will remain in place, including the Leading Pedestrian Interval (LPI).</p> <p>The study of potential temporary curb cuts related to Sound Attenuated Concrete Batch Plant access during Phase 1 concrete operations related to Item 9 above is in development based on technical information from the Contractor. MGUH will appropriately schedule to review any such proposed study with the GCP Master Planning Working Group.</p>
11	Mini Shuttles	MGUH shall provide additional mini shuttle capacity to transport GUTS passengers from the current stop on the south side of the University's campus to the hospital until the new permanent bus turnaround south of the Lombardi Comprehensive Cancer Care Center is operational.	Two mini shuttles were added, operation commenced in February 2018, operating hours are from 6:15 AM to 7:00 PM.
12	Reporting and Compliance Review	By November 30 th of each year following approval of its Further Processing application for the Surgical Pavilion, MGUH shall file an annual compliance report with the GCP that addresses MGUH's compliance with the above conditions.	The MGUH Annual Compliance Report was submitted to the GCP on November 1, 2019 for review and comment. The final report will be submitted November 30, 2019 after review by the GCP and comments, if any, are addressed.
13	Human Rights Act	MGUH will comply fully with the provisions of the DC Human Rights Act of 1977.	Affirmed.

Project Construction Timeline



Date: September 11, 2019