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Spring Valley West Homes Corporation

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September 21, 2006

D.C. OFFICE OF ZONING

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Ms. Carol Mitten, Chairperson
D.C. Zoning Commission
441 Fourth St., NW. Second Floor
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia

Subject: Sibley Medical Office Building MOB
DC Zoning Case Number 05-42 (Sibley Hospital)

CASE NO. 05-42 Ltr.
EXHIBIT NO. 81

Dear Chairperson Mitten and Zoning Commissioners:

Spring Valley West Homes Corporation supports Sibley's proposal to secure its future as a first-class health care facility at our neighborhood's doorstep by building a long-needed physician's office building on its campus.

Spring Valley West Homes Corporation is incorporated under D.C. law as a non-profit corporation composed of the 157 homeowners in Spring Valley West, a community located entirely within SMD 3D03. Incorporated July 1, 1986, the Corporation was set up by the developer to assess homeowners annually for funds to provide trash collection and snow removal services, and to maintain reserve funds for upkeep of streets, curbs, sidewalks, sewers and drains, all owned by the homeowners rather than by D.C. One corporate purpose is to "promote the health, safety, and welfare of the residents of Spring Valley West."

This letter was approved unanimously by the Board of Directors and within the powers of the Board under our articles and by-laws. We have shared these views with our members and have received their support. The Board was duly elected by the members, and has full authority to conduct the affairs of the Corporation. No member of our Board is employed by or affiliated with Sibley Hospital, but many members have used its services repeatedly.

Our Board has carefully considered the proposed Sibley Medical Office Building. There is opposition to the proposed medical office, but we think the new building is necessary and proper, and extremely urgent and desirable for our neighborhood. We feel the opposition being coordinated by a handful of individuals to Sibley's relatively modest expansion is shortsighted and ill targeted. We want to speak for the many supporters of Sibley in our neighborhood.

Value of Sibley. Sibley is a great asset to our area, and is easy to get to and easy to visit for family and friends. From our experience, the medical complex has top-flight staff and friendly, gracious support staff and volunteers, just a few minutes from home. It provides the high quality medical services that are absolutely critical to our city and to our neighborhood. It offers emergency room, rehabilitation facility, medical offices, and senior assisted living, in addition to

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its main hospital. The close proximity of emergency room is especially critical, given the need for emergency transportation of injured patients to hospitals. We need this hospital to succeed.

The MOB would be located on the Sibley campus, set back substantially from the street and nearby homes, and handsomely landscaped. It would not displace any homes or residences. It would be accessed through Dalecarlia Parkway, a four-lane divided highway with no residential property. The Sibley plan provides adequate on-site parking for all employees, patients, and visitors. The hospital is on a bus line. Nearby neighbors are protected from office parking by the two-hour Zone-3 neighborhood parking restrictions

Viability. It is essential that Sibley Hospital be allowed to grow and maintain its economic viability. A medical office building is necessary because the doctors who practice at Sibley need office space in order to continue their professional services, and Sibley needs doctors with close and ready access to its facilities. Medical offices in other parts of the city have closed. It is very important to have a modern, up-to-date facility available for doctors, who no longer make house calls with little black bags. Doctors today need space for state-of-the-art equipment and require access to laboratory, x-ray, and pharmacy services. The MOB will put doctors next door to the hospital they staff, allowing both patients and doctors access to hospital rooms by corridors and elevators rather than by car or ambulance drives across town. The closeness of the MOB will make long drives to downtown or to the suburbs less necessary.

Having seen the demise of Columbia, D.C. General, Capitol Hill, and other D.C. area hospitals, the continued economic viability of Sibley to be paramount. As do all hospitals, Sibley provides enormous amounts of uncompensated emergency medical services to the indigent. Sibley's auditorium is made available to the Advisory Neighborhood Commission and to community organizations.

Non-hospital based revenues are essential to Sibley if it is to continue to provide superior medical services for our neighborhood and for the entire community. We think the Commission should give great weight to the considered, professional judgment of the Sibley Board of Directors and its management, who are in the best position to judge the economic need for the new office building.

Traffic. A comprehensive professional traffic survey showed that the expansion "will not have a negative impact on the existing roadway network." Much of the traffic related to the building probably already traverses the neighborhood, since many of the physician who would be attracted to the building already have practices on New Mexico Avenue or similar nearby locations. Cut-through traffic and speeders can be curtailed by traditional traffic enforcement practices. At repeated ANC meetings, Sibley representatives have responded to all neighborhood questions calmly and politely for many hours. Sibley has promised to cooperate with the ANC and DC transportation officials in planning extensive measures to mitigate traffic problems, including support of a shuttle bus to Metro, a bicycle path on Dalecarlia Parkway, engineering design for a nearby intersection, and a new public park.

Zoning. The expansion is proposed for land that is already dedicated to use as the Sibley campus. No homes or residences would be displaced. The new offices will be in a handsome

brick building, professionally landscaped, and set back from Dalecarlia Parkway, a street without houses.

Conclusion. There may be some trade-offs in the hospital's carefully planned growth to meet new needs and stay competitive in a very difficult health care delivery environment, but in our view, we will all be grateful that Sibley planned for the future so that it can continue to deliver first-class care in our neighborhood. Any relatively modest inconvenience associated with the proposed new office building is far outweighed by the benefit to the community of have Sibley in our neighborhood.

We encourage the Zoning Commission's support for Sibley in general and for the Medical Office Building proposal in particular.

Approved by Spring Valley West Homes Corporation Board of Directors, September 21, 2006.

Patrick Lanigan, President

Vince Treacy, Secretary

Michael Seay

John W. Bolton

William Goldfarb

Joanne Peck