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2006 OCT 10 AM 11:39

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October 9, 2006

Carol Mitten, Chair  
District of Columbia Office of Zoning  
Case #05-42 (Sibley Hospital)  
441- 4<sup>th</sup> Street, N.W., 2<sup>nd</sup> Floor  
Washington, DC 20001

ZONING COMMISSION  
District of Columbia

CASE NO. 05-42 (FAX)  
EXHIBIT NO. 110

Dear Ms. Mitten:

We write to express our strong opposition to the rezoning requested by Sibley Hospital for the construction and operation of a medical office building on Sibley's current campus. Such a major commercial office building would be completely out of character from the residential neighborhood in which Sibley exists and in which we have lived for over 22 years.

Our home is approximately two blocks from Sibley. As long time neighbors of Sibley, we are keenly aware of both the benefits and the downsides of our proximity. Sibley's proposal for an overly large medical office building will compound a number of problems which Sibley already visits upon the neighborhood:

- **Increased traffic:** Over 4,500 new trips per day by Sibley's own estimates.
- **Increased noise:** The huge increase in traffic will result in significantly more noise.
- **Increased cut-through traffic:** As all these cars seek the easiest approach many will cut through neighborhood streets.
- **Increased demand for off-site parking:** Many patients will want to avoid Sibley's parking fees and will seek free parking on neighborhood streets.

Sibley patient parking on Palisade Lane is already a problem. The addition of a major office building will make the parking problem untenable. Sibley's refusal to acknowledge and address the problem should not be accepted by the Office of Zoning. Sibley should offer free or validated parking to avoid burdening its neighbors with patients who will seek to avoid Sibley's parking fees by parking free on neighborhood streets.

Last summer I came home to find a vehicle parked on my front lawn and the walkway to my front door. The police found the driver in Sibley's emergency room! He was in such

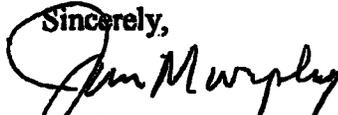
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a hurry he neglected to take the car out of gear and set the hand brake, but not in too much of a hurry to park two blocks from the emergency room to avoid Sibley's parking fee. It is unacceptable that we as neighbors should shoulder this burden. Sibley should address the problems its operations create by providing free parking to those using its facilities. If Sibley is unwilling to responsibly address the burdens its operations create then its request for rezoning should not be approved.

Sibley's latest proposal for a major expansion through the large commercial office building comes on the heels of the Corps of Engineers' decision to permanently truck dewatering sludge via dump trucks on these same roads through our neighborhood. The noise and traffic generated by these two projects will permanently damage the attractiveness of our neighborhood.

We urge the zoning commission to consider carefully the needs of the neighborhood.

Sincerely,



Jim Murphy

Jim Murphy



Anne Murphy

CC: Jennifer Steingasser  
Office of Planning  
801 North Capital Street, N.W.  
Suite 4000  
Washington, DC 20002