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D.C. OFFICE OF ZONING

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October 10, 2006

Ms. Carol Mitten, Chair
District of Columbia Office of Zoning
Case #05-42 (Sibley Hospital)
441- 4th Street, NW, 2nd floor
Washington, DC 20001

By Facsimile
202-727-6072

Dear Ms. Mitten and Commission Members:

I wrote to the Commission on May 18, 2006 stating my opposition to Sibley's rezoning request in order to build a medical office building (MOB) and adjoining parking garage. Now that the ANC 3D has voted on the matter, I write again.

Fundamentally I am opposed to Sibley's rezoning request because of the increase in traffic, potential accidents and noise. I live three houses in from the Rockwood and Dalecarlia Parkways intersection. Because of increasing traffic on the nearby commuting roadways, the volume of cars cutting-through my neighborhood is negatively impacting our once-quiet street. The Sibley MOB will exacerbate the problem. The traffic brought on by Sibley's development would have otherwise taken 14 years to reach such a level. The estimated 4,600 extra car trips per weekday will bring more noise, accidents, and drivers disobeying the street restrictions. While some argue the percentage increase is not unreasonable, I see it as the camel's nose under the tent.

If the negative impacts on our quality of life, and I would add, property values, would be insufficient to persuade the Zoning Commission to stop the MOB, I urge the Zoning Commission to accept the compromise position adopted by the ANC 3D. Equally important, the Zoning Commission should require Sibley to pay for any and all Department of Transportation-recommended improvements to nearby intersections and roads, as well as bus service connecting the Friendship Heights metro station and Sibley Hospital as conditions for receiving the SP 1 zone designation.

Thank you for this opportunity to register my concerns and views, and for your kind consideration of my letter.

Sincerely,


Blythe J. Lyons
5135 Rockwood Parkway, NW
Washington, DC 20016

Copy to: Ms. Jennifer Steingasser, Office of Planning
Ms. Rachel Thompson, ANC 3D
Ms. Alma Gates, Chair, ANC 3D
Ms. Nan S. Wells, ANC 3D

ZONING COMMISSION
District of Columbia

CASE NO. 05-N2 (FAX)
EXHIBIT NO. 116
ZONING COMMISSION
District of Columbia
CASE NO. 05-42
EXHIBIT NO. 116