

1601-45th Street, N.W.
Washington, D. C. 20007
October 11, 2006

The Honorable Caron Mitten
Chairman, Zoning Commission
441 Fourth Street, N. W.
Washington, D. C.

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Sibley Hospital's Proposal for a Planned Unit Development and Zoning Map Change, #05-42

Dear Chairman Mitten:

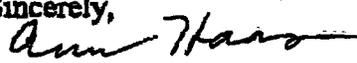
As a member of Advisory Neighborhood Commission 3D, I would have voted to endorse the commission's resolution at a special meeting on September 20, 2006 to approve Sibley Hospital's proposal with conditions. Regrettably, I was unable to attend because of illness.

This proposal is of great interest to a community that is struggling with development pressures. Reducing the scale is the key to a plan that will enable a growing institution to enhance its financial well-being while retaining the residential character and livability of the neighborhood. The Sibley situation differs from other hospitals with medical office buildings in that it is adjacent to low-density residential neighborhoods.

Traffic, lot occupancy, building density, the resulting "heat-island effect," and water runoff are issues here. The 20,000 square-foot steeply-sloped property is likely to have almost 16,000 square feet of impervious surfaces. I applaud the Office of Planning for its concern for storm-water management and its proposal for a green roof for the garage.

As an amenity, a Beacon Hill Village-type retirement-in-place program for residents of the Palisades, Spring Valley, and yes, Foxhall Village, sounds very logical to me.

Two miles away, Foxhall Road, a two-lane street on which 19,000 cars a day travel, is facing the imminent conversion of the 17-acre Phillips Estate and the 17-acre Brady Estate from rolling, wooded properties to 60 homes in addition to a high school and junior high school. I hope that the Zoning Commission will give a comprehensive look at the Sibley proposal in evaluating the cumulative effects for our area.

Sincerely,


Ann Haas
ANC3D-09 (Foxhall Village, Palisades, and Colony Hill)

Cc: Jerry Price, Sibley Hospital
Alma Gates, Chair, ANC3D
Rachel Thompson, ANC3D SMD

ZONING COMMISSION
District of Columbia
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District of Columbia
CASE NO. 05-42
EXHIBIT NO. 120



Fax Cover Sheet

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Date 10-11-06 Number of pages 2 (including cover page)

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Comments

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