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Carol Mitten, Chair
District of Columbia Office of Zoning
Case #05-42 (Sibley Hospital)
441 4th Street, N.W., 2nd Floor
Washington, DC 20001
FAX: 202-727-6072

1/17/2007

Dear Ms. Mitten :

I am a member of Progressive Radiology and practice in the Foxhall Square building of Northwest D.C. We work closely with many of the physicians in the area providing MRI services and high-quality medical care to their patients.

As you know, Sibley Hospital is planning to build a medical office building in the Palisades section of Northwest D.C. Granting approval to this project would adversely affect the medical practices that are established in this area, as well as the citizens that live here.

There is enough commercial real estate in this area, with several business either attached to, or next to the Foxhall Square Mall building. The Foxhall Square Mall building contains 40 medical suites, and over 70 physicians and their staff practice here. The building has operated since the early 1970s, with a long record of superb integration with the local community.

The Foxhall building is less than five minutes away from the proposed Sibley building. Thus, the proposed Sibley building brings no new services to this area. More importantly, it would only serve to detract from the pleasing residential character of the current surrounding neighborhood. For this reason, there is much local opposition to this structure.

In addition, the proposed Sibley building has an excellent chance of being a poorly utilized structure. Our practice will not be moving from our present location. I have spoken with many of my physician colleagues in Foxhall, and they also have no intention of leaving their current practice location. The current climate is such that there are very few physicians seeking to establish practices in District of Columbia, due to the adverse medical malpractice environment here. In fact, many physicians are either moving their practice out of the District of Columbia, or are trying to establish practices in Maryland or Virginia, so they can obtain a "blended" medical malpractice rate.

All of these factors will combine to create a mostly vacant commercial building, with no added services to the community. I urge you to deny approval for the proposed building, which is unnecessary, and will harm the existing residential, medical, and business community in the region.

Sincerely,

Mark Monteferrante MD

ZONING COMMISSION
District of Columbia

CASE NO. 05-42

EXHIBIT NO. 158

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