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D.C. OFFICE OF ZONING
2007 JAN 22 PM 2:03

January 22, 2007

VIA HAND DELIVERY

Ms. Carol Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Sibley Memorial Hospital (the "Applicant")
Consolidated PUD and Zoning Map Amendment Application in Zoning Commission Case No. 05-42
Supplemental Submission

Dear Chairperson Mitten and Members of the Commission:

At the public hearing on October 12, 2006, the Applicant requested a continuance in order to address the issues and concerns raised by the District Department of Transportation ("DDOT") in their report of that same date. Since October, the Applicant has revised the intersection design at Loughboro Road and Dalecarlia Parkway and prepared a series of supplemental traffic analyses that respond to DDOT's concerns. No other changes have been made to the design of the Medical Office Building ("**MOB**") or parking structure since the October 12, 2006 public hearing.[1] Please note that the Applicant has made every effort to share all information with the parties, including Advisory Neighborhood Commission ("**ANC**") 3D, in a timely manner.

In preparation for the February 1, 2007 public hearing, enclosed please find the following:

- Revised site plans, landscape plan, traffic circulation plan, grading and stormwater management plan, pervious surface data, and entry detail, which have been updated to reflect the revised intersection design at Loughboro Road and Dalecarlia Parkway, attached as Exhibit A. The revised landscape plan and intersection design detail were presented to ANC 3D at its January 10, 2007 meeting.

[1] Prior to the public hearing, and in response to concerns expressed by ANC 3D, the Applicant reduced the height of the proposed MOB from 90 feet to 77 feet, 4 inches. In addition, the Applicant placed one story of the parking garage below grade, so that it now provides only three floors of parking above grade, as viewed from Loughboro Road. Revised plans illustrating the reduction in height were provided to the parties by hand at the October 12, 2006 public hearing and were submitted to the Zoning Commission on Octob

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- Revised FAR analysis for the PUD project, which summarizes the FAR impact of the reduction in height of the MOB to 77 feet 4 inches and parking garage by one story. This analysis was provided to the parties by letter dated November 13, 2006, and is attached as Exhibit B.

- Additional traffic analyses requested by DDOT, including information on pedestrian levels of service and safety, speed survey data, the Loughboro Road/Dalecarlia intersection redesign, and additional intersection analyses. These analyses were circulated to the parties electronically on December 14, 2006, and are attached as Exhibit C.

- Supplemental traffic analysis prepared by the Applicant's traffic consultant, which summarizes the trip generation impact of the reduction in the height and density of the MOB. This analysis was circulated to the parties electronically on December 22, 2006, and is attached as Exhibit D.

- Additional traffic analyses requested by DDOT, including information on peak hour trips, multi-way stop warrant analysis, and diagnostic space in the proposed MOB. These analyses were submitted to DDOT last week, and are attached as Exhibit E.

- Finally, attached as Exhibit F is a preliminary assessment of the rooftop mechanical equipment noise of the proposed MOB prepared by the Applicant's noise and sound consultant.

The Applicant believes that it has addressed all outstanding traffic-related issues. The Applicant looks forward to the Commission's consideration of the proposed PUD at the February 1, 2007 public hearing.

Sincerely yours,

Paul Tummonds

David Avitabile

Enclosures

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this letter and enclosures were delivered by first class mail to the following on January 22, 2007.

Karen Thomas
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Rachel Thompson
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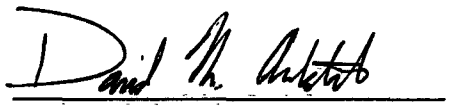

David M. Avitabile