



Sibley

November 13, 2006

Rachel Thompson
Advisory Neighborhood Commission 3D
5835 Sherrier Place, N.W.
Washington, D.C. 20016

Sibley Memorial Hospital
Grand Oaks
The Sibley Renaissance

5255 Loughboro Road NW
Washington DC 20016-2695
Telephone 202-537-4680

Jerry Price
Chief Operating Officer

Leonard Spector
Sibley Neighbors for Responsible Growth
5224 Loughboro Road, N.W.
Washington, D.C. 20036

Dear Rachel & Sandy:

At Rachel's request, I have attached the revised FAR analysis for the medical office building and the parking garage which reflects our decision to lower the height of the medical office building by one floor and sink the parking garage one more floor into the ground.

We asked our architects to undertake an exhaustive analysis of the FAR of this project. As a result, please note that we have listed the FAR of the medical office building as 113,123 square feet, rather than 111,123 square feet that we noted in the information that was submitted to you and to the Zoning Commission on October 12, 2006. The additional 2,000 square feet is merely area that is located below vehicle/walkway canopies, loading dock overhands and basement lightwells. It is not additional space that can be leased to medical office tenants.

We are currently working on revising our site and landscape plans to address DDOT's concerns regarding the redesigned intersection of Dalecarlia Parkway and Little Falls Road. In order to avoid comments that were previously raised by some members of the ANC and the community regarding receiving plans from Sibley in a piecemeal fashion, we will provide the ANC and Sibley Neighbors for Responsible Growth with a complete set of plans that include our final proposal for the redesigned intersection. We expect to have that information to provide to you in mid-December, 2006, well in advance of the February 1, 2007, public hearing in this case.

If you have any questions regarding the attached information or the matter discussed in this letter, please feel free to call me.

Sincerely,

Jerry Price
Executive Vice President and Chief Operating Officer

Attachment

JP:sai

ZONING COMMISSION
District of Columbia
CASE NO.05-42
EXHIBIT NO.160B

Sibley Memorial Hospital

Project: *Medical Office Building and Garage*

RE: *Floor Area Ratio Summary*

Date: *10/31/06*

Revised:

FAR Build-out Summary

Floor	MOB / Aud	Garage
Basement		51,676
Ground	25,956	51,676
First	27,956*	51,676
Second (lease space)	19,065	51,676
Third (lease space)	19,065	51,676
Fourth (lease space)	19,065	
Fifth (lease space)	19,065	
Sixth	8,907	
Seventh(mech)	4,315	
Eighth (mech)	260	
		excludes basement and top level
Sub FAR Total	excludes 7th & 8th 113,123	155,028
Total FAR	268,151	

* includes area for vehicle/walkway canopies, loading dock overhangs, basement lightwells