

Vince Treacy  
5143 Yuma St. NW  
Washington DC. 20016-4336

February 21, 2007

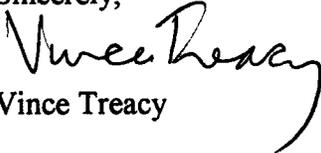
Ms. Carol Mitten, Chairperson  
D.C. Zoning Commission  
441 Fourth St., NW. Second Floor  
Washington, D.C. 20001

Subject: Sibley Medical Office Building (MOB)  
DC Zoning Case Number 05-42 (Sibley Hospital)

Dear Chairperson Mitten and Zoning Commissioners:

I respectfully request that the enclosed documents be included in the record of this case.

Sincerely,



Vince Treacy

Enclosure, Viewpoint, by Vince Treacy. Northwest Current newspaper, Wednesday,  
February 7, 2007, page 10.

Letters and emails supporting views expressed in viewpoint.

**ZONING COMMISSION**  
CASE No. 05-42  
**ZONING COMMISSION**  
EXHIBIT No. 193  
District of Columbia  
CASE NO.05-42  
EXHIBIT NO.193

## Sibley office building benefits community

### VIEWPOINT

VINCE TREACY

Sibley Memorial Hospital has asked the Zoning Commission to approve a proposed new medical office building on its grounds. It has encountered opposition from the local advisory neighborhood commission and the group Sibley Neighbors for Responsible Growth, but the hospital has shown itself to be responsible in every respect.

The office building would be a unique benefit to our neighborhood and community. This is not a strip mall or auto-repair facility, but a doctors office building. Doctors save lives. They need modern, technically advanced office space at a time when existing space in D.C. and the suburbs is aging and dwindling. With doctors on campus, a patient visit or an emergency hospitalization would mean a trip down a corridor and elevator, not a drive by auto or ambulance across town.

As a matter of land use, the Sibley campus is a very suitable location for a medical office building. As noted in a recent letter to the editor, a doctors office building adjacent to the hospital makes it easier for doctors to visit their sick patients and more convenient for the ongoing healthcare of those patients.

After hours and hours of meetings with neighbors, Sibley has redesigned a traffic intersection at the request of the D.C. Department of Transportation. Sibley will donate more than \$100,000 to Iona Senior Services, build a new bus stop, operate a shuttle bus to Metro, and provide extensive landscaping with trees, trellises, courtyards and a new park. The building will be set back from the street and one floor lower than the hospital itself. Extensive traffic studies show that it would not have a negative impact. It would be accessed from Dalecarlia Parkway, which has no residences at all, and abundant parking would prevent overflow into nearby streets, which already have two-hour parking restrictions for nonresidents. No houses or trees would be eliminated. Sibley provides services to the community as a whole, including uninsured persons. The commission meets in its auditorium.

Just how much more responsible can you get?

By contrast, when Advisory Neighborhood

Commission 3D met on Sept. 20 to make a decision, it allowed no questions or comments from the audience. When one person asked to comment, a commissioner answered "No." The commission voted to approve its own modified plan, one that had never been discussed by the community. The Current reported that the commission refused at its January meeting to reconsider its stance, even though Sibley had reduced its building and garage by one floor, cutting 20 percent of its office space.

At the recent Zoning Commission hearing, Sibley was supported by the D.C. Office of Planning, the Department of Transportation, the Palisades Citizens Association, Spring Valley West Homes Corp., the D.C. Chamber of Commerce, doctors and neighbors. It has the support of Ward 3 Council member Mary Cheh and her predecessor, Kathy Patterson.

In the District, Columbia, Capitol Hill and D.C. General hospitals have all closed over the past two decades, and Greater Southeast is in precarious condition. Prince George's General Hospital is threatened with closure. Because of free care to indigents and limited insurance reimbursements, hospitals by themselves generally lose money. The medical office building, along with the rehabilitation center and the senior assisted-living facility, will provide the non-insurance revenue that Sibley needs to maintain its viability.

A 2006 Harvard Medical School study showed that nonprofit hospitals consistently outperformed for-profit hospitals in treating patients. As Sibley is a nonprofit, no part of its revenues may inure to the benefit of any individual. Sibley must legally be held in trust for the sole and exclusive benefit of its patients, staff and community. If bought out by a for-profit concern, it would be managed for the benefit of the owners and shareholders.

The zoning hearing has been continued until Feb. 21, so there is time to send your views, pro or con, on Case Number 05-42 to the D.C. Zoning Commission, 441 4th St. NW, Second Floor, Washington, D.C. 20001.

We all rely on Sibley for medical services. The most vocal of the critics will probably be very scarce and silent if Sibley runs into financial difficulties.

*Vince Treacy is a Spring Valley resident.*

## LETTERS TO THE EDITOR

sonable and enlightening ["Sibley office building benefits community," Feb. 7].

Sibley Memorial Hospital is a highly respected and admired medical facility, but a medical office building on hospital grounds would be of enormous help to doctors and their hospital patients.

At present, doctors who need to treat their hospital patients often lose valuable time by driving across town in congested D.C. traffic. That can result in stress to both doctors and hospital patients.

A medical office building on hospital grounds would enable doctors to treat their patients in a few minutes, because they would be right next door.

If Sibley Hospital's application before the Zoning Commission is approved, the patients and their doctors would benefit in prompt treatment and serenity of mind. The community would also benefit through the new and expanded service. If it's rejected, Sibley's viability and independence would be jeopardized. Instead of progressing, it would stagnate.

Speaking for myself, if I entered a hospital, I would prefer treatment by a nonprofit facility like Sibley. I would not feel as comfortable in a profit-influenced hospital.

Compassion, like Sibley's, should be a hospital's transcendent interest, not profit.

Disraeli's reminder of the great value of good health should be remembered and appreciated: "The health of the people is really the foundation upon which their happiness depends."

That important "foundation" would be strengthened if a medical office building is constructed at Sibley Memorial Hospital.

**Stephen G. Callas**  
*Cathedral Heights*

### **Sibley needs office building for viability**

I found Vince Treacy's Viewpoint piece convincing, rea-

## LETTERS TO THE EDITOR

The Current publishes letters representing all points of view. Letters should be signed and must include the writer's home and business telephone numbers, as well as home address. Because of space limitations, submissions should be no more than 400 words and may be subject to editing. Letters intended for publication should be addressed to: Letters to the Editor, The Current, Post Office Box 40400, Washington, D.C. 20016-0400. You may send e-mail to [current@erols.com](mailto:current@erols.com).

<!--StartFragment-->

>From: "Harris, Steve (Banking)" <Steve\_Harris@banking.senate.gov>

>To: "Vince Treacy" <vtreacy@msn.com>

>Subject: RE: Column in NW Current on Sibley Medical Office Building

>Date: Wed, 7 Feb 2007 23:42:36 -0500

>

>Very well written and done, Vince.<!--EndFragment-->

<!--StartFragment-->

>From: "Rufus Hill" <rufus6@verizon.net>

>To: "Vince Treacy" <vtreacy@msn.com>

>Subject: Re: Column in NW Current on Sibley Medical Office Building

>Date: Thu, 08 Feb 2007 13:24:38 -0500

>

>This is terrific. Very well done! Thanks, Vince. -- Rufus<!--EndFragment-->

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>From: "William Sittig" <wsit@loc.gov>
>To: <vtreacy@msn.com>
>Subject: Re: Column in NW Current on Sibley Medical Office Building
>Date: Wed, 07 Feb 2007 15:57:38 -0500
>
>Vince,
>
>Very good letter. I have not been following this issue nearly as
>closely as you have, but, for the life of me, I cannot imagine how this
>obstructionist group has gotten as much attention as it has. Hasn't
>Sibley gotten all the permissions it needs to go ahead with its plans
>now? What is the opposing groups primary beef--too much traffic in the
>neighborhood?

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...communication upon School.

## LETTERS TO THE EDITOR

### New office building would help patients

I would like to refute the letter of Irene and Robert Sinclair regarding Sibley Memorial Hospital's proposed medical office building ["Sibley hasn't shown need for building," Jan. 10]. There is a need for such a building.

I have lived in the Palisades area, in the same house, for 56 years. I have been an overnight patient at Sibley a couple of times and a patient in the emergency room probably a dozen times. I will turn 87 in February and frequently see doctors for various reasons. This takes me to the Barlow Building on Wisconsin Avenue in Chevy Chase; 5530 Wisconsin Ave., across from Saks; and the Foxhall Square building on New Mexico Avenue.

All three of these medically oriented buildings have one thing in

common: inadequate parking. Sometimes a backup of cars means a considerable wait. I assume Sibley's new office building would be constructed to modern parking garage standards.

It is common practice for modern hospitals to have a doctors' office building adjacent to the hospital. This makes it easier for doctors to visit their sick patients in the hospital, as well as being more convenient for patients to see their doctors for ongoing healthcare.

**Richard England**  
*The Palisades*

### All D.C. pensioners deserve tax break

I was pleased to see Jim Holway's letter charging that the District discriminates against some senior citizens by not affording a tax benefit to all of us who are pensioners ["City should broaden pension exemption," Jan. 10].

A longtime D.C. resident and taxpayer, I am now retired and living on Social Security and a very

meager pension. I find myself forced to dip into my savings in order to meet my monthly living expenses. I would greatly benefit from the \$3,000 tax break that the District now accords pensioners who worked for government.

**John W. Drake**  
*Georgetown*

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# FROM READERS

## Supporters of Sibley drowned out

*Re: "Sibley Hospital neighbors fight its growth," Jan. 23*

While *The Examiner* reports that a Prince George's hospital may close in 60 days without a \$5 million transfusion, some of Sibley's neighbors would like to cripple the viability of our nonprofit hospital, which is one of the most precious assets of the neighborhood, the city and the region.

The Advisory Neighborhood Commission voted against Sibley at a meeting where it allowed absolutely no questions or comments from the audience, and recommended a reduced building that had never been the subject of debate.

The ANC ignored the votes in favor of the project by the Palisades Civic Association and the Spring Valley West Homes Corporation, and refused to reconsider its stance when Sibley downsized its design by 20 percent. The commissioners substituted their own inexperienced business judgment for that of the executives charged with fiduciary responsibility to ensure the future economic viability of Sibley Hospital.

The many supporters of the hospital have been drowned out by the short-sighted complaints of neighbors who hypocritically rely on it for essential medical care, including life-saving emergency services.

I predict that the Sibley Neighbors for Responsible Growth will be nowhere to be found if Sibley runs into the financial difficulties that have closed a long list of hospitals, including St. General, Capitol Hill and Columbia — and now threaten Prince George's County.

Vince Treacy  
WASHINGTON

examiner.com

Thursday, January 25, 2007



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