

## ***Sibley Neighbors For Responsible Growth***

A Neighborhood Perspective  
Adele Harrell

February 1, 2007

### **Who are the Sibley Neighbors for Responsible Growth**

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- Over 100 residents of the immediate areas around the hospital
- Many of us have supported Sibley's expansion over the years.
- But we oppose Sibley's rezoning request for a large commercial office building.

## **Three Main Concerns about the Proposed MOB**

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- **New Large Scale Commercial Activity**
- **Too Much Traffic**
- **Benefits do not justify the costs**

## **Hospital Impacts Neighborhood**

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### **Noise**

- sirens, emergency helicopter landings

### **Lights**

- Visible from many nearby residences

### **Off-campus parking**

- Visitors, trucks

**Contributes to growing traffic problem**

## **Dense Development**

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## ***Large Scale Commercial Activity in Residential Neighborhood***

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MOB will dramatically increase commercial traffic

- **Office supply delivery**
- **Medical supply delivery**
- **Restocking retail outlets – food, inventory**
- **Trash trucks**
- **Cleaning and maintenance crews**
- **Repair trucks**

Plus trips by doctors, office staff, and patients

## **What Neighbors Say**

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- The new buildings would inevitably bring additional lighting and light pollution to our previously quiet residential neighborhood.
- The scale of the additional building would overwhelm an already too-busy MacArthur Blvd/Loughboro intersection.

Harriett Babbitt, Watson Street

## **Too Much Traffic**

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- **Assuming 4,000 trips per 10-hour working day, the MOB would add**
  - 400 trips per hour entering or leaving
- **Constant, all day traffic**

## **More Traffic Hazards**

- **MacArthur Blvd is under siege. In 2003- 2005,**
  - 19 accidents on MacArthur most during on weekdays during the day
  - 6 accidents at the intersection of MacArthur and Loughboro, all on weekdays
- **Police and community efforts to calm MacArthur are just starting to have effect**
  - MOB traffic likely to be a major setback to safety

## **Cut-through Traffic**

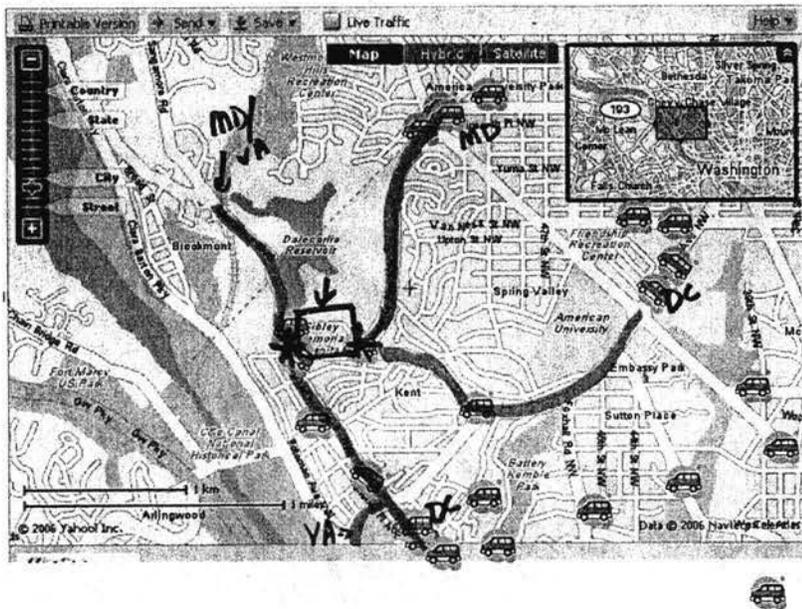
### **Traffic at Sibley corners already motivates drivers to take short-cuts to avoid waits**

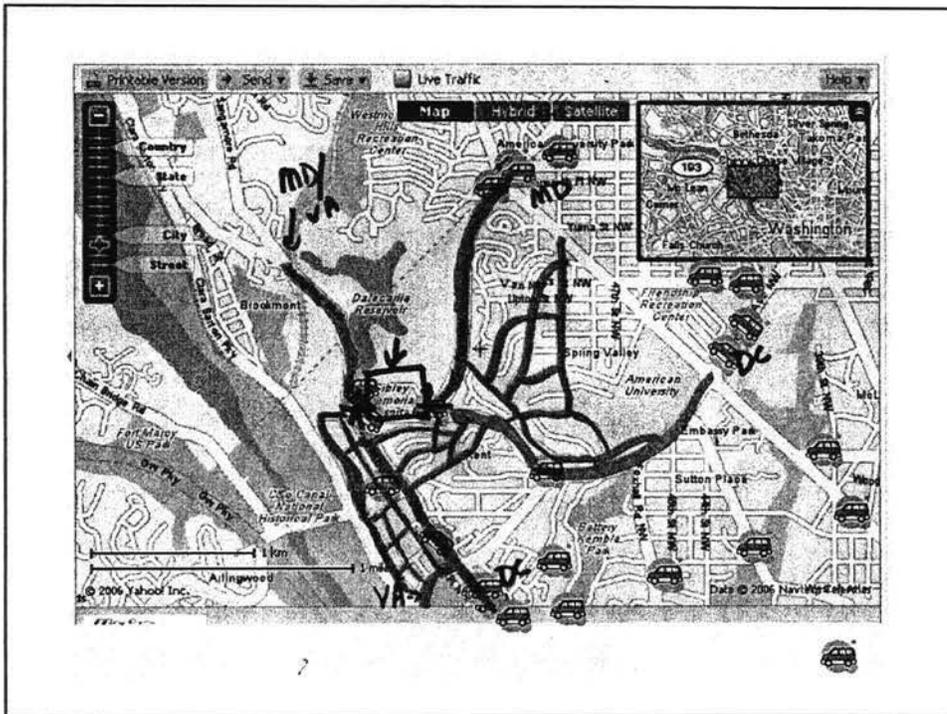
- In April, 31 residents petitioned the ANC for relief from cut-through traffic on **Watson Street**
- In June and again in Dec, 58 residents petitioned the ANC for relief from cut-through traffic on **Macomb Street**
- Efforts to limit current cut-through traffic in **Spring Valley** by limiting turns onto Dalecarlia have been only partially successful

## What Neighbors Say

- We are not just a collection of through streets and cut-through streets
- We are a community...but lately we are a community under assault.

Laura Phinizy, MacArthur Blvd.





## **Safety Risks to Cut-through Traffic**

**Several near-misses in the last year as cars zoom through the narrow hilly streets**

- \* Lots of young children – 20 in one block of Watson (13 children younger than 10)
- \* Lots of pedestrians walking dogs and exercising

**Watson Street**



### ***Questionable Benefits to DC***

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- **Most patients and staff live outside DC**
  - Only 22% of staff live in DC
  - Fewer than half of patients live in DC
  
- **DC taxpayers will end up paying for traffic management and accidents caused by the MOB**
  - "Safety issues would overwhelm the neighborhood and municipal infrastructure"

Susan Holt, Watson Street

### **What Neighbors Say**

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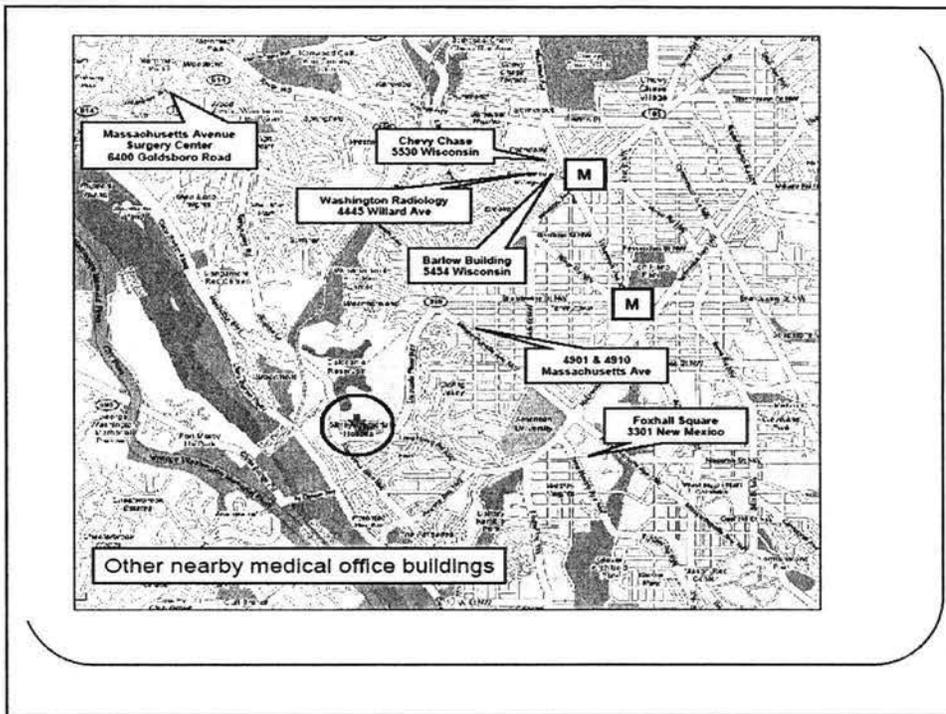
- The MOB cannot be justified in terms of education or research. It is a business venture, pure and simple...
- The city's taxpayers should not ... support a private, profit-oriented enterprise.

Stephen Wolff, Rockwood Parkway

### ***Costs to Neighborhood Not Offset by Benefit***

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- Neighbors will bear the brunt of commercialization and traffic on our streets
- Neighbors already have easy access to doctors at existing medical offices



## What Neighbors Say

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- Why does Sibley need such a large facility?  
There are ... other medical offices in the area
- Why doesn't Sibley care about its impact on the surrounding community?

Christine Jahnke, MacArthur Blvd.

## **The Neighbors' Plea**

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*We urge the commission*

*Preserve our neighborhood in the  
absence of demonstrated need for the  
Medical Office Building*