

COLUMBIA REALTY VENTURE, LLC

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February 21, 2007

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

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RE: Sibley Memorial Hospital
Consolidated PUD and Zoning Map Amendment Application to
Zoning Commission Case No. 05-42

Dear Chairperson Mitten and Members of the Commission:

We are the owners of 3301 New Mexico Avenue, known as Foxhall Square. To our knowledge, we are the closest medical office building to Sibley Hospital and most likely to be adversely affected by the construction of the proposed medical office building. We have been asked to send this letter in response to some of the allegations purportedly made in support of the above referenced application.

First, we have no intent to discontinue our medical office use. Second, while we respect the services that Sibley Hospital provides, and have no objection to expansion of the hospital building or construction of adjacent buildings to hold beds or to serve as purely administrative offices, we do not agree that there is a need for more medical office space in the area. In fact, we cannot recall at anytime during our ten year ownership that we have not been able to offer medical office space to an interested medical practice. In addition, there is an area building which recently considered converting to medical office uses but did not complete the conversion due in part to lack of demand.

Finally, we have spoken with the representatives for the Chevy Chase Building and the Barlow Building on Wisconsin Avenue in Chevy Chase, Maryland and they have no intent to discontinue their medical office uses. We understand that for doctors whose offices are in Maryland, the malpractice rate increases associated with a move to DC are prohibitive. Expectations that doctors will relocate from Maryland seem ill founded.

Columbia Realty Venture LLC
By: Columbia Realty Management, Inc.

By: 
Robert Sandler, Vice President.

ZONING COMMISSION
District of Columbia
CASE NO. 05-42
EXHIBIT NO. 198