

EXHIBIT A

CLOSING STATEMENT

Sibley Memorial Hospital is pleased to have presented a project to the Zoning Commission that has the support of the Office of Planning (OP), the District Department of Transportation (DDOT), former Ward 3 Councilmember Patterson, current Ward 3 Councilmember Cheh, the Spring Valley West Homes Corporation, the Palisades Citizens Association, and 83 members of the neighboring community who have submitted letters of support in this case.

The proposed PUD project fully satisfies the requirements of 11 DCMR § 2400 et seq. Section 2403.3 of the Zoning Regulations enumerates the standards that the Zoning Commission must follow in approving a PUD application.

The impact of the project on the surrounding area and the operation of city services and facilities shall not be unacceptable, but instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.

All traffic and parking impacts of the project on the surrounding community are capable of being mitigated by the Applicant's proposed traffic improvements and the transportation management plan. OP and DDOT have agreed that these impacts are capable of being mitigated. Moreover, this PUD project provides a number of commendable public benefits. These include:

- 1) Extensive landscaping and screening of the MOB and parking garage and the creation of a public park near the intersection of Loughboro Road and Dalecarlia Parkway;
- 2) Redesign and construction of a new intersection at Dalecarlia Parkway and Loughboro Road, extensive traffic and speed remediation measures, and a new landscaped bus layover area;
- 3) A significant transportation management plan that includes: a shuttle bus that will run from the Friendship Heights Metro Station to the Sibley Campus that is available to the general public; carpool incentives for hospital and medical office building employees; and a transit benefits program;
- 4) A contribution of \$140,000 to Iona Senior Services that will be used for the purchase of two vans to support Iona's transportation services initiatives;
- 5) Low-impact development strategies throughout the site, including the roofs of the auditorium and the parking structure that will mitigate the heat island effect and address stormwater management issues; and
- 6) Adequate resources to maintain Sibley's ability to remain a thriving, award-winning community-based hospital.

It is important to remember that ANC 3D has approved the proposed medical office building use on the Sibley campus. Ultimately, the difference between Sibley's proposal and that of ANC 3D comes down to 12 feet, 4 inches of building height, 15 doctors, and 0.17 FAR of medical office space. These are not significant numbers. Sibley has made significant concessions and added significant costs to this project in order to address the concerns and issues raised by the ANC and the members of the Sibley Neighbors for Responsible Growth (SNRG). In this regard, the PUD public hearing process has succeeded.

The Applicant believes that the approval of this PUD and Zoning Map Amendment application is consistent with the enumerated standards of Section 2403 of the Zoning Regulations and the Comprehensive Plan. Therefore, we request that you approve this application.