

Summary of Compliance with Conditions of BZA Application No. 16654

1. The proposed radiation oncology addition shall be constructed substantially in accordance with the plans on file in BZA Application No. 16654, Exhibit 4.
 - o **Response:** Radiation Oncology addition was constructed in accordance with plans on file with BZA Application No. 16654.

Traffic, Transportation, and Parking Impacts

2. The applicant shall continue to discuss the concept of providing bus boarding and layover bays on the hospital grounds with the Washington Metropolitan Area Transit Authority (WMATA), Montgomery County Ride On, the Palisades Association, the Palisades Citizens Association Task Force on the Sibley Hospital expansion (hereafter, "PCA Task Force"), and ANC 3D. If the Little Falls Road roadbed is suitable and the proposal financially feasible and subject further to approval by WMATA and Ride On, the appropriate federal authorities, and the hospital's board of trustees, the applicant shall facilitate implementation of the proposal.
 - o **Response:** In the present PUD and Zoning Map amendment application, the Applicant initially proposed to relocate the Metrobus stop to the rear of the Sibley Campus on Little Falls Road. In a report dated March 2, 2006, DDOT noted concerns with this proposal. Thereafter, the Applicant removed this proposal. However, the Applicant has continued to engage in discussions with DDOT and the community regarding the relocation of the Metrobus stop to Little Falls Road. The proposed PUD project is providing a bus layover bay on the Sibley property.
 - o This condition has been satisfied by the Applicant.
3. The applicant shall facilitate the relocation of the Loughboro Road bus stop to in front of the hospital's Community Services building.
 - o **Response:** The Applicant has continued to discuss the possible relocation of the Metrobus Stop along Loughboro Road adjacent to Sibley's property with DDOT and WMATA. As noted in DDOT's January 26, 2007, memo regarding Sibley's satisfaction with the conditions of BZA Order No. 16654, DDOT has determined that it "will judge whether the bus stop relocation to the bus layover lane is necessary upon completion of the Sibley MOB construction."
 - o This condition has been satisfied by the Applicant.
4. The applicant shall facilitate the elimination of the bus stop on the residential side of the 5200 block of Loughboro.
 - o **Response:** The Applicant does not have the authority to relocate Metrobus stops. The Applicant has continued to discuss this issue with the relevant agencies. However, as noted in DDOT's January 26, 2007, memo regarding Sibley's satisfaction with the conditions of BZA Order No. 16654, "DDOT and WMATA do not support this recommendation."
 - o This condition has been satisfied by the Applicant.

5. The applicant shall work with the community in addressing traffic issues of mutual concern, including excessive commuter traffic, speeding, and safety relating to road configuration and traffic controls on all local roads.
 - o **Response:** During the community meeting process for this PUD and Zoning Map amendment application, the Applicant and the community have spent considerable time and energy addressing traffic impacts not just related to this project, but also related to general conditions in the surrounding community. In response to issues raised by the community and DDOT, the Applicant conducted additional traffic impact analyses at intersections in the community that are farther removed from the Sibley campus. In addition, the Applicant will pay for the design and construction of a new intersection at Dalecarlia Parkway and Loughboro Road. The new intersection addresses general traffic safety issues for the entire community.
 - o This condition has been satisfied by the Applicant.
6. The applicant shall provide adequate onsite parking for the radiation oncology center patients and encourage the patients to use Little Falls Road to access the center.
 - o **Response:** The Hospital provides ample free parking for Radiation Oncology patients. The only access to Radiation Oncology parking is Little Falls Road.

Visual Impacts

7. The applicant shall consult with the Palisades Citizens Association, the PCA Task Force, and ANC 3D regarding the development and implementation of a comprehensive landscape plan, including a schedule for the installation of the landscaping. The comprehensive landscape plan must include the installation of additional landscaping in front of the skilled nursing care facility and to screen all parking lots. Following the consultation required in this condition, the applicant shall promptly implement the comprehensive landscape plan. All plantings must be maintained in a healthy, growing condition and in a neat and orderly appearance.
 - o **Response:** Additional landscaping was installed in front of the Renaissance Building, the skilled nursing care facility (Exhibit 1). Heavy planting was also installed to screen the parking lot from 5266 Loughboro Road (Exhibit 2).

Exhibit 1



Exhibit 2



8. The applicant shall work with the neighbors, the Palisades Citizens Association, the PCA Task Force, ANC 3D, and, if appropriate, the Department of Public Works, to reduce the nighttime impact of all exterior institutional lighting.
 - o **Response:** Low impact, residential-type light fixtures were installed. (Exhibit 3). Lighting installed on the roof of the parking garage is low profile direct-down lighting (Exhibit 4, 5). The parking garage was built with high walls to screen lighting and cars. Lights are turned off in the garage throughout the entire weekend.

Exhibit 3



Exhibit 4



Exhibit 5



9. The applicant shall identify measures to ameliorate site and parking area lighting at the skilled nursing care facility. The applicant shall, in a manner consistent with providing appropriate and effective security for the hospital grounds and parking areas, promptly implement all feasible measures to reduce the off-site bleeding of illumination.
 - o **Response:** See above. In addition, new lighting was installed for the east parking lot in 2004. This lighting has large screens installed on the Loughboro Road side to prevent bleeding of illumination (Exhibit 6, 7).

Exhibit 6



Exhibit 7



Construction Impacts

During the construction phase of the addition approved in this order, the applicant shall comply with the following conditions:

10. With the exception of dump trucks, the applicant shall require all construction traffic to enter and exit on Dalecarlia Parkway or Little Falls Road. The applicant shall require all dump trucks to enter and exit on Dalecarlia Parkway only. Construction vehicles may not use Loughboro Road.
 - **Response:** This was accomplished. Sibley caught one truck violating this requirement. The contractor was required to pay a \$2,000 penalty and the money was donated to the Palisades Community Fund.

11. The applicant shall provide onsite parking in an amount sufficient to accommodate all construction workers. The applicant shall require all construction workers to use such onsite parking.
 - **Response:** This was accomplished.

12. Construction may not begin before 7:00 a.m.

- **Response:** This was accomplished.

13. The applicant may not conduct exterior construction work on Saturdays or Sundays.

- **Response:** This was accomplished.

14. The applicant may not use blasting in the construction of the addition.

- **Response:** This was accomplished.

15. The applicant shall cover all dump truck loads and sweep off all construction vehicle before they leave the construction site. The applicant shall station a construction worker onsite to ensure that these requirements are met.

- **Response:** This was accomplished.