

EXHIBIT D

Sibley Memorial Hospital—Medical Office Building

Overview of Revised Community Amenities Package

Sibley (Z.C. Case No. 05-42)

- PUD and Map Amendment to SP-1
- Construction of a medical office building and parking structure
- 260,181 s.f. (2.09 FAR), including 105,153 s.f. in medical office building
- 750 parking spaces

<u>Amenity</u>	<u>Amount</u>
Iona Senior Services, to assist with transportation services for seniors in the Northwest Washington/Suburban Maryland community.	\$140,000
Additional Contribution of \$30,000 to community benefits proposed by the Friends of Palisades Park.	\$30,000
District Department of Transportation—100% of engineering and construction for new Dalecarlia Parkway/Loughboro Road intersection	--
Transportation Management Plan/Shuttle Bus to Friendship Heights	--
Creation of a public park at Loughboro Road and Dalecarlia Parkway	--
TOTAL --	\$170,000

**Value of amenities package = \$1.62 per square foot of non-parking gross floor area
(financial contribution only) \$0.65 per square foot of total gross floor area**

Comparison to Washington Hospital Center (WHC)

WHC 1 (Z.C. Order No. 784)

- PUD and Map Amendment to SP-1
- Construction of physicians' office building and parking structures
- 454,006 s.f. (2.47 FAR), including 189,772 s.f. in office building and atrium connector system, 1161 parking spaces

<u>Amenity</u>	<u>Amount</u>
Three year commitment to continued sponsorship of job training program with the Department of Employment Services	--
Five year commitment to continuation of youth mentoring program at Taft Junior High School	--
Five year commitment to continuation of Social Services Department	--

Value of amenities package = unable to be calculated

WHC 2 (Z.C. Order No. 02-43)

- PUD and Map Amendments to SP-1 and SP-2
- Hospital Upzoning for Expansion
- 2,810,864 s.f. of additional density, including 1,714,139 s.f of non-parking area.

<u>Amenity</u>	<u>Amount</u>
District Department of Transportation—Engineering and construction of roadway improvements	\$1,475,000
District Department of Transportation—Design plans for additional roadway improvements	--
TOTAL --	\$1,475,000

Value of amenities package¹ = \$0.86 per square foot of non-parking gross floor area (financial contributions only) \$0.52 per square foot of total gross floor area

¹ Based on the comments of the Zoning Commission on March 12, 2007, there is a question as to whether any amount of this financial contribution should be counted as a "community amenity" or whether it is more appropriately deemed to be "mitigation of traffic impacts."