

Govern. of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
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October 29, 2007

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Application No. 05-42
Sibley Memorial Hospital
Consolidated PUD and Zoning Map Amendment Application
Supplemental Submission and Proposed Revisions
October 22, 2007
ANC 3D Vote and Recommendations Adopted October 25, 2007

Sibley Memorial Hospital filed its Supplemental Submission and Proposed Revisions on October 22, 2007. Per directions given to parties in this case by the Zoning Commission chair at its last hearing, March 12, 2007, Advisory Neighborhood Commission 3D must file its comments no later than October 29, 2007.

Special/Emergency Meeting, Public Notice, Quorum

On October 16, Sibley notified ANC 3D chair Rachel Thompson, by phone, that it planned to file its Proposed Revisions on Monday, October 22. (There were no discussions or meetings between the hospital and the ANC from March to October). Consistent with ANC 3D's bylaws, Thompson set a special/emergency meeting for Thursday, October 25. Notice of the meeting appeared twice in The Northwest Current: on October 17th and October 24th. A short article about the upcoming meeting appeared in the Current (page 5) on October 24th. Notice appeared 3-4 times on the Palisades listserv which has about 650 members.

ANC 3D had a quorum at all times for the meeting. ANC 3D's by-laws define a quorum as "a majority of the current Commission members, provided that a majority of the Single Member Districts within the Commission area has Commissioners." ANC 3D has nine seats, seven of which are seated. Of the seven, five were present on this evening.

Vote and Conditions

Following opening remarks by the chair to set the context of the meeting, Sibley Hospital chief operating officer Jerry Price made a presentation of the hospital's revised proposal

with a focus on the differences between the March 12th version and the Proposed Revisions. Commissioners asked a series of questions; members of the public then spoke in turn for the next hour, both in support of and against the hospital proposal. ANC commissioners had further questions of Mr. Price, his attorney and architect. The ANC then moved to discuss a vote and conditions.

Note: Please see the attached 3 charts developed by the ANC to compare its original vote with the Proposed Revisions. Those charts are titled Comparison of Original ANC Vote and Proposed Revisions, Building Square Footage, and Traffic Counts.

The ANC approved the Supplemental Submission and Proposed Revisions by a vote of 5-0-0 with six conditions.

Condition 1: Helipad

Sibley will work actively with DDOT and WMATA to ensure the road is upgraded and buses are rerouted behind the hospital by July of 2010.

Context: Per Sibley's revised proposal, the helipad behind Sibley Hospital will be moved into a parking lot adjacent to Little Falls Road by the time the project is completed. This is to help facilitate the long-sought relocation of buses behind Sibley on Little Falls Road rather than up Loughboro Road to Dalecarlia Parkway. Sibley at the meeting stated that assuming approval for the MOB, it expected to obtain building permits by the fall of 2008 and for construction to take about 18 months. This ANC condition would require Sibley to participate actively with DDOT and WMATA to endorse and facilitate the bus relocation, and put a firm end date on this commitment.

[The ANC further understands that the proposed new bus layover on the hospital campus near the Dalecarlia entrance is unchanged from the October 12, 2006 set of drawings which is incorporated by reference into the hospital's January 22, 2007 Supplemental Submission.)

Condition 2: There will be no more than 62 doctors in the MOB in any 24-hour period.

Condition 3: The proposed imaging and outpatient surgery center located on the ground floor of the MOB will remain permanently in place.

Context: The ANC in its vote and conditions of September 20, 2006, talked about the need to reduce the size of the building and couple that with mitigation. In its oral testimony the ANC chair stated, "Only by first reducing the size of the building, and the amount of activity in the building, can we bring about conditions under which the proposed mitigations may be successful. Even then we continue to have strong reservations concerning the potential effectiveness of traffic volumes and traffic safety mitigation." (ANC oral testimony, February 21, 2007, page 3).

The Zoning Commission's comments in March likewise focused on the need to reduce the intensity of the activity at the site. Commissioners concurred that given the unavoidably intensive nature of the proposed use – that of a doctors' office building and

outpatient surgery center – the only reliable way to reduce the intensity of the use was to reduce “the size of the box.”

During the ANC’s special meeting, most of the discussion and questions therefore focused on two areas: 1) whether the cap on doctors relates to individuals, offices, practices, etc.; and 2) the fact that square footage removed from above-ground floors in the Proposed Revisions has to a great extent been replaced on the ground and first floors.

In terms of doctors, the ANC is pleased to see the number of doctors reduced from 75 to 62, but concerned with ensuring this commitment is fulfilled and can be enforced. Mr. Price agreed that this number is doctors, not practices. A list of lessees, for this reason, would not be sufficient for verification. Mr. Price suggested that a way to measure would be the number of doctors listed in the building directory. There was also concern that two doctors might share an office and each might work there for half the day. Agreement was reached, and the ANC’s condition reflects this, that 62 doctors will come and go from the building in any given 24-hour period. We will look to the Office of Zoning’s Compliance Offer for assistance in assuring proper monitoring of this commitment.

In terms of building square footage, the ANC noted that its September vote and recommendations stated that the building square footage should be reduced by a total of 40,000 sq ft. This recommendation has not been met, in the Supplemental Submission and Proposed Revisions.

Compared with the FAR in Exhibit A of the hospital’s January 22, 2007 filing, the Proposed Revisions eliminate another upper floor but simultaneously add 3,181 square feet to the ground (below-grade) floor, and 6,846 to the first floor.

Mr. Price explained these additions thus:

- On the ground floor, new medical rules now require more space for some functions. The hospital guarantees that the only activities to take place in the new ground floor square footage – diagnostic imaging and outpatient surgery – will be relocated from existing main hospital areas and will not result in new vehicle trips.
- These functions will remain on the ground floor of the medical office building on a permanent basis. They will not be moved back into the main hospital.
- A majority of the added footage on the first floor is due to canopies, loading dock etc. (Please note letter to Thompson/Spector dated November 13, 2006 in Exhibit A of the January 22 Supplemental Submission, in which Sibley also added square footage after “an exhaustive analysis of the FAR” by its architects, noting the new footage was “below vehicle/walkway canopies, loading dock overhauls and basement lightwells.”
- The retail use in this area will be exclusively for medical-related products.

The ANC agreed to rely on these guarantees, noting Mr. Price’s statement that the hospital plans to file an altogether new proposal with the Board of Zoning Adjustment in the spring to modernize its overall hospital facilities. However the ANC notes that the recommended reduction of 40,000 square feet – which was not to be made up elsewhere

in the building – will be a reduction of just over 20,000 per the Proposed Revisions, and over the full course of the Case the GFA for the entire building has been reduced from about 152,000 to just over 139,000 square feet.

Condition 4: One Hour of Free Parking

As a result of the net reduction in square footage being less than would have been anticipated from the removal of another floor (due to the re-addition of other square footage on the ground and first floors as noted previously), the daily vehicle trips number also did not drop as would have been expected.

Using the same ITE chart that Sibley’s traffic consultant has used to calculate daily trips based on above-grade square footage, the ANC calculates that total vehicle trips will drop to about 3,870 compared to the figure of 3,240 had a full 40,000 square feet been removed from the building. (Both figures include a 10% reduction for use of public transportation).

As a result, mitigation of neighborhood complaints about on-street parking and cut-through are likely to be less effective than had the building square footage been reduced further still. With many of the activities that will be undertaken at the medical office building fairly short-duration events (a test, picking up a test result, a doctor’s visit), the ANC decided to include the one-hour of free parking condition.

Sibley currently provides one hour of free parking for all new members of its seniors programs. We believe this amenity should be available to all hospital visitors regardless of age, and would be an important mitigation for neighbors as well.

Condition 5: Quarterly community meetings during construction, semi-annual thereafter
The request for quarterly community meetings during construction, especially with such a large project, is standard. ANC 3D wishes to underscore the importance of such meetings given the rocky relationship the hospital has had with the community, and most especially the lack of communication with a neighborhood group, Sibley Neighbors for Responsible Growth. The need for regular dialogue is underlined by the lack of notice by the hospital for this most recently filing and the hospital’s determination to seek further zoning relief in the spring in conjunction with head-to-toe hospital modernization plans.

Condition 6: ANC 3D to receive copies of all applications for all regulatory reviews, permits and approvals, for the duration of the medical office building project.
The need to receive timely notices from Sibley stems from the complexity of the project in terms of agency reviews such as DDOE, starting with the EISF (Environmental Impact Statement). The hospital will also need to obtain a Certificate of Need from the Department of Health’s State Health Planning and Development Agency (SHPDA). The ANC is not familiar with all of these requirements and looks to the hospital to bear the burden in terms of keeping it up to date on the project progress.

Finally, ANC 3D commissioners reviewed the Zoning Commission transcript prior to this meeting, and noted the Commission's clear direction to the hospital to a) reduce the size of the project; b) to hold talk more with the surrounding community (Commissioner Turnbull: "I think ... that the community is not being listened to"; and to c) "... beef up its amenities package" (Commissioner Jeffries).

While the ANC noted an additional cash contribution to the Friends of Palisades Park, over the summer, concerns remain about the hospital's failure to ever meet with nearby residents who oppose the project. Spring Valley commissioner Nan Wells, one of two commissioners who were unable to attend due to important prior commitments, sent a statement to be read at the meeting in which she noted, among other things, "the lack of adequate outreach to the community and a formal process of involving the neighbors in continuing discussion of issues and resolution of problems."

In summary, ANC 3D voted 5-0-0 to approve Sibley Memorial Hospital's Medical Office Building Proposed Revisions with the following conditions:

Condition 1: Sibley will work actively with DDOT and WMATA to ensure the road is upgraded and buses are rerouted behind the hospital by July of 2010.

Condition 2: There will be no more than 62 doctors in the MOB in any 24-hour period.

Condition 3: The proposed imaging and outpatient surgery center located on the ground floor of the MOB will remain permanently in place.

Condition 4: All hospital visitors will be provided one hour of free parking.

Condition 5: Quarterly community meetings during construction, semi-annual thereafter.

Condition 6: ANC 3D to receive copies of all applications for all regulatory reviews, permits and approvals, for the duration of the medical office building project.

Advisory Neighborhood Commission 3D asks that its unanimous vote be given the "great weight" to which the ANC entitled.

Sincerely,



Rachel W. Thompson
Chair, ANC 3D
(202) 364-1384

cc: ANC 3D Commissioners
Mr. Jerry Price, Sibley Memorial Hospital
Mr. Leonard Spector, Sibley Neighbors for Responsible Growth

Comparison of Original ANC Vote and Proposed Revisions

Criteria	ANC Vote	Current Proposal	ANC Criteria Met
Main recommendations			
1-Building height	65 feet	65 feet	√
1-Floors	5 above grade	5 above grade	√
1-Above-grade square footage	92,624	110,512	X
1-Above-grade sq footage to eliminate	40,000	20,242	X
2-Number of doctors	60	62	√
3-Parking spaces	525+72 (helipad)=597	750	
4-Map amendment	SP-1 maximum	SP-1	√
Conditions			
1-DDOT optimize signal at intersection of Loughboro Road and MacArthur			√
2-Sibley to provide shuttle bus			√
3-Financial/other incentives for employees to share rides or use public transportation			
4-Move helipad		At end of project	√
5-Redesign & pay for new intersection			√
6-DDOT/WMATA re-route buses		Easement ensured	DDOT/WMATA/ANC
7-DDOT comprehensive traffic calming			DDOT/ANC
8-Landscaping to minimize impacts along Dalecarlia Parkway and Loughboro Road	"Park" at corner of Loughboro/Dalecarlia is mitigation, not amenity	Same as October 12, 2006 Drawings page 15	√
9-Meet all DDOE stormwater requirements			√
10/11-Iona contribution	140,000	140,000	√
Standard request: Quarterly community meetings			
Additional			
Contribution to Friends of Palisades Park		30,000	

Building Square Footage

Medical Office Building	Initial Proposed Sq Ft	ANC Vote Sq Ft	Revised Proposal Sq Ft
Basement			
Ground floor (below-grade)	25,957	25,957	29,138
First	21,947	21,947	28,793
Second	19,065	19,065	19,090
Third	19,065	19,065	19,090
Fourth	19,065	19,065	19,090
Fifth	19,065	ELIMINATE	19,090
Sixth	19,065	ELIMINATE	5,359
Seventh	8,907	8,907	
Eighth - Mechanical	4,315	4,315	
Ninth - Mechanical	260	260	
Total square footage for application	130,754	92,624	110,512
Total square footage incl ground floor	152,136	114,006	139,650
GFA for rent to doctors	104,232	66,102	
Net rentable for offices (usually 85%)	88,597	56,187	62,740

7

Daily Vehicle Trips

Medical-Dental Office (720)	Initial Proposal	ANC Vote	Revised Proposal
Above-grade square feet	131,000	92,624	110,512
Daily vehicle trips (approx)	5,130	3,600	4,300
- 10% public transport	513	360	430
Net daily vehicle trips	4,617	3,240	3,870
Below-grade square feet	25,957	25,957	29,138
Daily vehicle trips (approx)	800	800	980
- 10% public transport	80	80	98
Net daily vehicle trips	720	720	882
Total buiding incl 10% disc.	5,337	3,960	4,752