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December 18, 2007

**VIA HAND DELIVERY**

Mr. Anthony Hood, Chairperson  
District of Columbia Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Room 210  
Washington, DC 20001

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**Re: Sibley Memorial Hospital (“Sibley” or the “Applicant”)  
Consolidated PUD and Zoning Map Amendment Application  
in Zoning Commission Case No. 05-42 - Final Submission**

Dear Chairperson Hood and Members of the Commission:

At its November 19, 2007 Public Meeting, the Zoning Commission took proposed action to approve the Applicant’s revised proposal for a medical office building on the Sibley Memorial Hospital campus. During the meeting, members of the Commission asked the Applicant to consider the provision of free or reduced rate parking for patients and visitors to the Medical Office Building. The Applicant has considered the request. However, as discussed in detail below, the Applicant believes that providing free or reduced rate parking to patients and visitors would be a significant disincentive to the success of the transportation management plan that Sibley is undertaking as a result of this application. Moreover, there is no substantive evidence in the record of this case showing that Sibley creates parking problems in the surrounding community. For these reasons, Sibley does not agree that providing free or reduced rate parking is appropriate.

In response to input from District officials and the community, Sibley has endeavored to develop a transit-oriented project. As detailed during the course of the hearing, Sibley has developed a transportation management plan that includes carpool and ridesharing incentives, a new traffic routing plan to encourage use of Little Falls Road, and, most importantly, a new shuttle bus to Metro. This shuttle bus will operate from 6:00 AM to 5:00 PM weekdays between the hospital and the Friendship Heights Metrorail Station. Providing free or reduced rate parking for patients and visitors would counteract the efforts of the transportation management plan to encourage patients and visitors, as well as employees of the Hospital, to use mass transit or the new shuttle bus.

OP noted in its November 9, 2007 supplemental report that:

[OP] does not support free parking as it contradicts the intent of the transportation demand management strategy of providing a shuttle bus

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-42  
EXHIBIT NO. 220  
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OP noted in its November 9, 2007 supplemental report that:

[OP] does not support free parking as it contradicts the intent of the transportation demand management strategy of providing a shuttle bus

service to reduce the number of trips to the site and to encourage use of mass transit services provided by metrorail. Provision of free parking provides an incentive to drive to appointments or for hospital visits which may be up to an hour in duration.

Supplemental Report at 4. OP also noted that Policy LU-3.2.1 of the Comprehensive Plan encourages institutions to undertake transportation demand management strategies.

The record of this case is clear that Sibley does not currently generate on-street parking impacts, and is not expected to with the operation of the Medical Office Building:

- The Applicant's Traffic Impact Study dated June 8, 2006 included an analysis of parking conditions in the surrounding residential neighborhood. Time stamped photos were taken of Palisades Lane showing the number of parked vehicles over a two week period. The observations and photos showed that on-street parking was abundantly available. Over the period observed, only one vehicle parked along Palisades Lane was found to be associated with Sibley Hospital. All other vehicles were linked to residents of Palisades Lane. See Pages 38-40 of Exhibit H of the Applicant's Pre-Hearing Submission (Ex. 41 of the Record). During the public hearing, the Applicant's representative testified regarding this parking study. Tr. Feb. 1 at 155-156.
- During the public hearing, Ken Laden, the Associate Director for Transportation Policy and Planning at DDOT testified that there have not been any complaints regarding lack of on-street parking in the residential neighborhoods surrounding Sibley Hospital. Tr. Feb. 1 at 192-93.
- During the public hearing, ANC 3D's representative acknowledged that, in lieu of providing free parking, Sibley agreed to provide ample parking as part of the PUD in order to address concerns about on-street parking impacts in the surrounding neighborhood. Tr. Feb. 21 at 50-55.
- Sibley already conducts a SmartBenefits/Metrocheck transit benefits program, and its employees are provided with free parking in order to discourage on-street parking in the surrounding residential neighborhood. Ex. 80.

The evidence in the record of this case is also clear that Sibley has worked with the community to refine the design, height, and bulk of the Medical Office Building to address community concerns. Sibley has made eight formal presentations to ANC 3D,

Chairperson Hood  
December 18, 2007  
Page 3

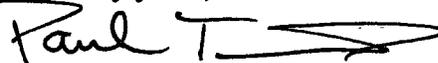
and three presentations to the Palisades Citizens Association (PCA). Throughout the course of this Zoning Commission application, numerous representatives of the City (including the previous and current Ward 3 Councilmembers) and the surrounding community (including past Presidents of the PCA) have similarly cited Sibley's standing as a "good neighbor". A sampling of these statements are noted in Exhibit A. In addition, in an article in the Northwest Current newspaper, dated October 31, 2007, Spence Spencer (President of the PCA), reiterated the PCA's support for the PUD and noted that Sibley has been "a model of cooperation." (A copy of the article is attached as Exhibit A.) It is important to note that this statement was made after the Applicant's submission of its final revisions to the Zoning Commission on October 22, 2007.

The Applicant, in response to Commissioner Hood's comments regarding comparisons of this PUD project to the Washington Hospital Center ("WHC") PUD projects, notes that it provided information to the Commission regarding the WHC PUD projects in order to highlight the significantly greater amount of project amenities that Sibley is providing in this application, compared to the project amenities that were required from WHC in otherwise-similar PUD and related rezoning applications. It is also the Applicant's understanding that WHC does currently charge for parking. (See Exhibit B, picture from the WHC parking garage.)

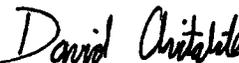
ANC 3D submitted additional materials into the record of this case on December 12, 2007. The Applicant believes that the record of this case is closed, except for the Applicant's response to the issue of free or reduced rate parking and the submission of updated Findings of Fact and Conclusions of Law. To the extent that the ANC's submission provides new information or new conditions of approval, the Applicant believes that those portions of the December 12, 2007 ANC 3D submission should be stricken from the record.

Sibley believes that the proposed project fully satisfies all requirements and standards of the DC Zoning Regulations and respectfully requests that the Zoning Commission take final action to approve this PUD and Zoning Map Amendment application at its January 14, 2008 public meeting.

Sincerely yours,



Paul Tummonds



David Avitabile

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a copy of this letter and enclosure were delivered by hand or first-class mail to the following on December 18, 2007.

Karen Thomas  
Office of Planning  
801 North Capitol Street, N.E.  
4<sup>th</sup> Floor  
Washington, DC 20001

ANC 3D  
P.O. Box 40846  
Palisades Station  
Washington, DC 20016

Leonard S. Spector  
Sibley Neighbors for Responsible Growth  
5224 Loughboro Road, NW  
Washington, DC 20016

Rachel Thompson  
Commissioner, ANC 3D04  
5835 Sherier Pl.  
Washington, DC 20016

  
\_\_\_\_\_  
David M. Avitabile

## EXHIBIT A

- Mary Cheh, Councilmember, Ward 3: In a letter dated January 22, 2007, Councilmember Cheh stated that “the hospital has worked closely with the community associations in the surrounding neighborhoods, as well as ANC 3D.” Ex. 167.
- Kathy Patterson, former Councilmember, Ward 3: In a letter dated December 28, 2006, former Councilmember Patterson stated that Sibley “has been an exceptional good neighbor to the immediate Palisades community” as well as Ward 3 and the District as a whole, and noted the hospital’s close working relationship with local community associations. Ex. 156.
- Spring Valley West Homes Corporation: In a letter of support dated Sep. 21, 2006, the Spring Valley West Homes Corporation noted that “non-hospital based revenues are essential to Sibley if it is to continue to provide superior medical services for our neighborhood and for the entire community. We think the Commission should give great weight to the considered, professional judgment of the Sibley Board of Directors and its management, who are in the best position to judge the economic need for the new office building.” Ex. 81.
- Vince Treacy, Spring Valley resident: In an editorial in the *Northwest Current* dated February 7, 2007, Mr. Treacy noted that “the hospital has shown itself to be responsible in every respect.” Ex. 193.
- Thomas Smith, Commissioner, ANC 3D-02: In a letter dated February 19, 2007, Mr. Smith expressed support and noted that “We should commend Sibley for having the foresight to plan for its financial future, so that our future health care is safeguarded.” Ex. 188.
- Sarah Shapley, former Commissioner, ANC 3D-02: In a letter dated February 1, 2007, Ms. Shapley endorsed the proposal and observed that “Sibley’s financial viability plan should not be chipped and chiseled away to suit relatively insignificant or marginal aspects of this project.” Ex. 169.
- Jack and Karen Newman: In a letter dated January 29, 2007 expressing support for the project, Mr. & Mrs. Newman stated that Sibley had been a “good neighbor” and observed that, based on their attendance at every community meeting concerning the project, they felt that “it has been planned with meticulous care for the environment and modified from time to time to accommodate the community’s comments and recommendations.” Ex. 167.
- Ruth Cozzi: In a letter dated April 21, 2006, Ms. Cozzi observed that in her 50+ years as a resident of the Palisades, Sibley has been a good neighbor that has “done a number of things to mitigate the impact on the neighborhood.” Ex. 25.

# THE NORTHWEST CURRENT

## MITCHELL'S MICKEY



Bill Petros/The Current

Disney characters Mickey Mouse and Goofy were on hand to lead Sunday afternoon's Halloween costume parade and mingle with children at Mitchell Park in Sheridan-Kalorama.

## Mayor's office finalizes bid request

■ **Tenleytown:** City expects to decide on site in February

By **VICTORIA SOLOMON**  
Current Staff Writer

The city is releasing the final solicitation this week for development at the site of Janney Elementary School and the Tenley-Friendship library, and officials expect to make a decision on any

proposals by early February.

The government is offering a portion of the land at Wisconsin Avenue and Albemarle Street to developers as part of a potential public-private partnership. The Office of the Deputy Mayor for Planning and Economic Development has cited the possibility of a mixed-use building at the site, and the solicitation invites developers' visions.

The school is slated for recon-

struction in 2013, but it would be completed sooner if the partnership goes forward. The library is currently scheduled for completion in 2010, though many expect that a public-private partnership would mean at least some delay.

According to the deputy mayor's office, the timeline for review is based on the library renovation plans. "We didn't want to make it too long because we want

See **Bids**/Page 36

## Sibley revisions win ANC endorsement

By **NATALIE GONTCHAROVA**  
Current Staff Writer

Palisades-Spring Valley advisory neighborhood commissioners last week expressed support for Sibley Memorial Hospital's revised plans for a new medical office building and parking garage but also cited concerns about traffic and the number of offices included.

Because of concerns about the building's "intensity of use," the Zoning Commission in March told the hospital to make changes and to share them with the neighborhood commission. Community opposition to the size and potential traffic impacts also put pressure on the hospital to scale back its plans.

Since then, the proposed office building has shrunk from six stories tall to five and from 75 physicians leasing offices to 62. The commission last year indicated that it would support a five-story building with 60 physicians. The original plan called for seven stories.

See **Sibley**/Page 38



Bill Petros/Current File Photo

Much of Sibley Memorial Hospital's parking lot would be replaced by a medical office building and parking garage if the Zoning Commission approves Sibley's revised plans.

## Metro looks at fixes for 30s route woes

By **KATIE PEARCE**  
Current Staff Writer

After conducting research this summer on the notoriously inefficient 30s line buses, the Washington Metropolitan Area Transit Authority is now vetting with the public a menu of possible solutions to the line's problems.

"We need to come up with an implementation strategy that we can both accomplish in our lifetime and afford," said James Hamre, the transit authority's project manager for the 30s line study.

The current 30s line is around 15 miles long and carries nearly 20,000 riders per weekday — the highest ridership of any line in the system. Routes start at the Friendship Heights Metro station and run through Georgetown, into Foggy Bottom and downtown, and



Bill Petros/Current File Photo

The 30s buses — from Friendship Heights to Potomac Avenue in Southeast — have the highest ridership of any line in the city.

ultimately end in Southeast D.C. at the Potomac Avenue Metro station.

The transit authority, along with the District Department of Transportation, gathered information

See **Buses**/Page 9

## Parks department looking to drop costly consultants

■ **Contracting:** New director faults work as 'not up to par'

By **ELIZABETH WIENER**  
Current Staff Writer

The sadly familiar tales of stalled and botched parks projects — the protracted attempt to cure flooding at the Chevy Chase Community Center, the long-delayed renovation of Hearst Park, and broken cooling equipment that forced the Banneker Recreation Center to close right after its grand reopening — have one thing in

common.

All three projects were managed by a construction consulting company called the Temple Group, under lax supervision by the D.C. Department of Parks and Recreation. But the agency's Temple Group era may be coming to an end.

The company had a five-year contract, awarded by the long-gone D.C. financial control board, to provide "program management services" to the parks department, according to Bryant Coleman, spokesperson for the city Office of

See **Parks**/Page 54

### NEWS

- With Hollywood Video due to close, residents mull future use. *Page 11.*
- Mayor names Kinlow for schools ombudsman position. *Page 5.*



### SPORTS

- Maret wins eighth ISL volleyball banner in nine years. *Page 15.*
- Roosevelt controls playoff spot with win against Wilson. *Page 15.*



### PASSAGES

- What happens when an NPR staffer watches too many vampire movies? *Page 17.*
- Tour includes copper house. *Page 18.*



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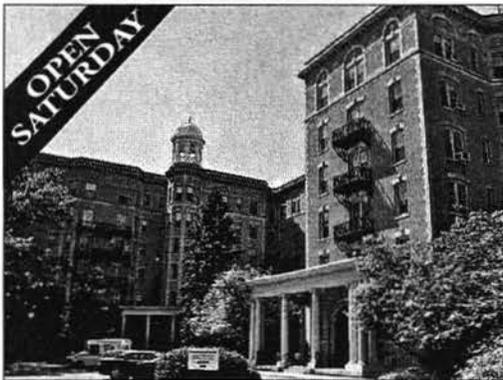
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**SIBLEY**

From Page 1

The Zoning Commission is expected to consider the revised plan at its Nov. 19 meeting.

During a special meeting Thursday, the neighborhood commission strongly recommended that the hospital assure residents there would be only 62 doctors on site in any given 24-hour period. A couple of residents argued that because each office would be about 1,000 square feet, more than one doctor could work out of each office — potentially causing traffic problems for the community.

After some debate on what "62 physicians" means in practice, Jerry Price, Sibley's chief operating officer, told residents that the hospital would address the commission's concern. He added that the physicians would never all be there at the same time.

Price said he believes that after two years of work with the commu-

nity, the hospital has drawn up a proposal that will suit the neighborhood. "We remain convinced that this medical building is the right project for the community," he said.

Commissioners were happy to see the project shrink in height, but they asked why the hospital has beefed up its ground and first floors.

"I'm pleased to see the building down to 65 feet," said commission chair Rachel Thompson, adding, though, that the larger bottom floors may mean more traffic.

Price said the bottom floors would contain the surgery and imaging centers, which the hospital plans to move from existing facilities on site and would therefore not generate additional traffic. He promised that the amount of rentable space in the building would not change and the bottom floors "will never be leased to physicians."

Dwight Fincher, the hospital's architect, said the footprint has expanded because engineers determined the hospital would need extra space for operating rooms.

Price said the D.C. Department of Transportation has approved the hospital's traffic-management plan, which includes continuing shuttle service between the Friendship Heights Metro and the hospital and encouraging more employees to use public transportation. The hospital also plans to provide bicycle spaces and to issue a quarterly traffic-management report.

Commissioners encouraged a more robust traffic-management plan that would include providing some free parking to visitors.

As part of its proposal, Sibley also plans to pay to implement a new design for the intersection of Dalecarlia Parkway and Loughboro Road. The new office building's main entrance would sit just north of the intersection — a junction that city officials have long characterized as dangerous because it now allows two lanes of traffic on Dalecarlia to veer onto Loughboro without coming to a complete stop.

About 15 residents testified during the meeting, with the majority speaking in favor of the long-debated office building.

Spence Spencer, president of the Palisades Citizens Association, said the association has voted to endorse the medical building.

"They have been a model of cooperation," he said of Sibley, praising the community-benefits package the hospital will provide in exchange for zoning allowances to construct the new building. The hospital plans to give \$140,000 to local nonprofit Iona Senior Services and \$30,000 for benches at the Palisades Recreation Center as part of its renovation, completed in June.

Vince Treacy, a Yuma Street resident, said the building would make the hospital more financially viable.

Other residents raised a host of issues about the building, ranging from parking concerns to whether the structure would be appropriate in the low-density residential area.

"This is the green patch in the nation's capital," noted a member of Sibley Neighbors for Responsible Growth, a 100-member group that opposes the building. The building would generate "overwhelming amounts of traffic," he added.

Dr. Frederic Schwartz, a neurosurgeon who works at Sibley, said the building is not necessary because of its proximity to Maryland, where he said doctors are more likely to set up offices because of the lower rents and D.C.'s high cost of medical-malpractice insurance. "It's not that hard for me to drive five minutes to go from Chevy Chase to Sibley," he said.

In its letter to the Zoning Commission, the commission also recommended that the hospital hold quarterly community meetings during construction and at least semi-annual meetings thereafter.

If the Zoning Commission approves the project, Price said construction should start next fall and last about 18 months.

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**EXHIBIT B**

# PARKING RATES

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