

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 22, 2008

**Re: Z.C. Case No. 05-42 - Sibley Memorial Hospital – Consolidated PUD & Related
Map Amendment @ 5255 Loughboro Road, N.W.**

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit No. 171 (consisting of 41 pages) of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-42.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

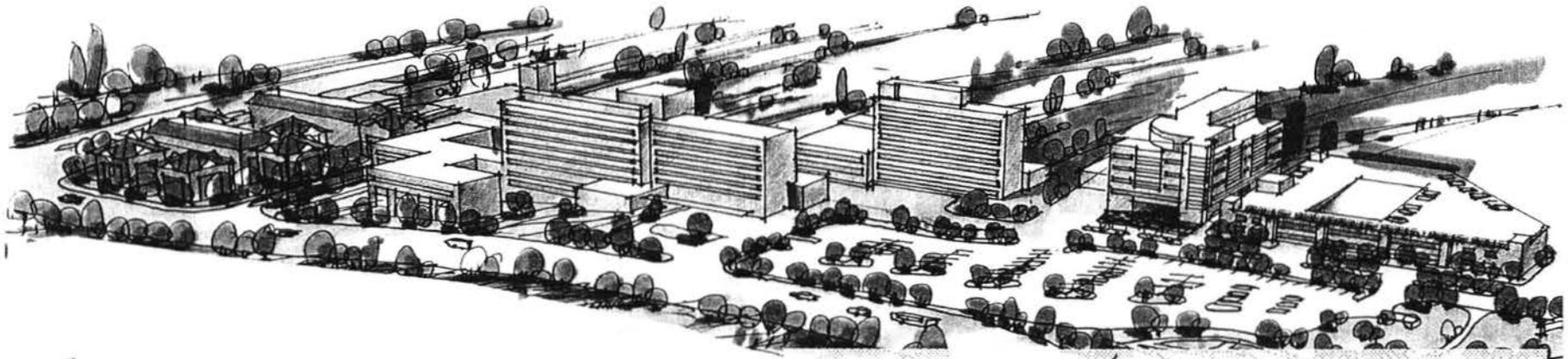
ZONING COMMISSION
District of Columbia

CASE NO. 05-42

EXHIBIT NO. 227

ZONING COMMISSION
District of Columbia
CASE NO. 05-42
EXHIBIT NO. 227

Sibley Memorial Hospital Medical Office Building



Sibley Memorial Hospital
Medical Office Building and Garage
District of Columbia Office of Planning Hearing
February 1, 2007

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 22, 8

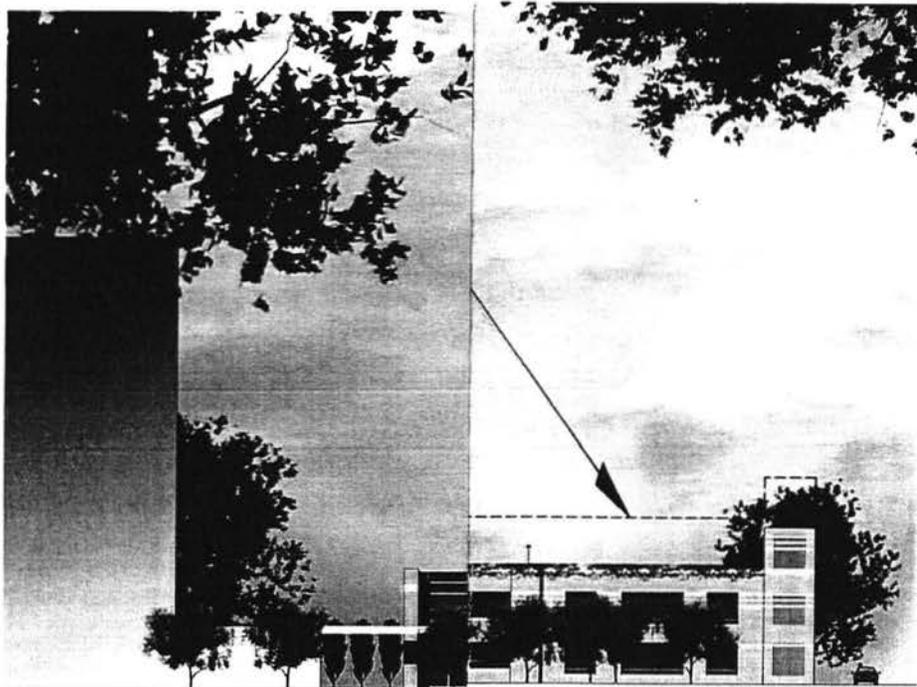
**Re: Z.C. Case No. 05-42 - Sibley Memorial Hospital – Consolidated PUD & Related
Map Amendment @ 5255 Loughboro Road, N.W.**

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit No. 211, Tab B (consisting of 14 pages) of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-42.

Handwritten signature of Sharon S. Schellin in cursive script.

SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION



Revision Date October 22,



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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 22, 2008

**Re: Z.C. Case No. 05-42 - Sibley Memorial Hospital – Consolidated PUD & Related
Map Amendment @ 5255 Loughboro Road, N.W.**

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of part of Exhibit No. 196 – Project Sustainability Initiatives (consisting of one page) of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-42.

A handwritten signature in cursive script, reading "Sharon S. Schellin", is written in black ink over a thin horizontal line.

SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

Sibley

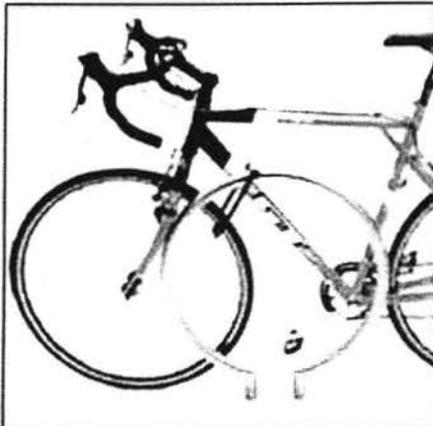
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Initiatives

February 1, 2007

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 22, 2008

Re: Z.C. Case No. 05-42 - Sibley Memorial Hospital – Consolidated PUD & Related Map Amendment @ 5255 Loughboro Road, N.W.

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit No. 80, Tab J – Development and Construction Management Plan (consisting of 3 pages) of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-42.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

DEVELOPMENT AND CONSTRUCTION MANAGEMENT PLAN

Lucy Webb Hayes Training School for Deaconesses (and Missionaries, doing business under the name Sibley Memorial Hospital (the "Applicant") seeks to mitigate any adverse impact on the surrounding neighborhood resulting from construction activity related to the Applicant's plans to construct a planned unit development consisting of a medical office building and accompanying parking facility (the "Project").

1. Communication.

a. Applicant's Representative. The Applicant shall designate a representative (the "Representative") to be the key contact during the period of construction of the Project for the interaction with Advisory Neighborhood Commission 3D and residents within 200 feet of the development site.

The Representative will have a local office and will be accessible during all business hours. At any time construction activity is occurring on the Applicant's property, the Representative or his/her designee shall be available on-site or by telephone to receive complaints or other communications from the surrounding community. The name and work telephone number of the Representative or his/her appointed designee shall be conspicuously posted on the Applicant's property and shall be readily available to members of the community. In addition, a name and telephone number of a person designated by Applicant to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.

b. Duties of the Applicant's Representative. The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Development and Construction Management Plan and enforce its provisions. The Representative, designee and emergency contact shall:

- (i) receive notice of violations of this Development and Construction Management Plan;
- (ii) respond as soon as possible, to the person who has reported the violation, and to the Contact Person (described below);
- (iii) act to remedy the violation as soon as possible; and
- (iv) contact ANC 3D and residents within 200 feet of the development site and relate the complaint, remedy and time frame for resolution of the problem.

c. Neighborhood Contact Person. The Applicant will work with representatives of Advisory Neighborhood Commission 3D, the ANC 3D Single Member District Representative, and residents within 200 feet of the development site to designate a single contact person ("Contact Person"); who may change from time to time, to represent the surrounding

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Zoning Commission



December 22, 2008

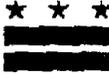
**Re: Z.C. Case No. 05-42 - Sibley Memorial Hospital – Consolidated PUD & Related
Map Amendment @ 5255 Loughboro Road, N.W.**

To Whom It May Concern:

I hereby certify that attached hereto, and bearing my initials in red ink in the lower right corner of each page, is a true copy of Exhibit No. 164 (consisting of 3 pages) of the official record of the Zoning Commission for the District of Columbia in Z.C. Case No. 05-42.


SHARON S. SCHELLIN
SECRETARY TO THE ZONING COMMISSION

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

Memorandum

TO: Sharon Schellin, Secretary
Office of Zoning

FROM: Kenneth G. Laden
Associate Director 

DATE: January 25, 2007

RE: Consolidated PUD & Zoning Map Amendment
ZC Case No. 05-42 - Sibley Memorial Hospital

DO NOT WRITE IN THESE SPACES
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The District of Columbia, Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. DDOT agrees with most of the conclusion and recommendations of the Traffic Impact Study, and DDOT supports the application with the redesign and construction of the Loughboro Road and Dalecarlia Parkway intersection.

The applicant, Sibley Memorial Hospital (Sibley) has responded to comments and recommendations raised by DDOT in the October 11, 2006 comments submitted to the Office of Zoning (see attached).

The applicant has agreed to reconstruct the Dalecarlia Parkway, NW / Loughboro Road, NW intersection based upon the renderings DDOT has viewed, as provided by the applicant. Additionally, DDOT requests the applicant to install active warning signs and pavement markings on Dalecarlia Parkway in an effort to slow vehicles approaching the entrance. DDOT agrees with the medical office building design and the main entrance on Dalecarlia leading to a 750 vehicle parking lot. The parking lot exceeds zoning requirements regardless of the zoning district applied to the site. All intersection improvements, signage, pavement markings and sidewalk design plans and specifications shall be reviewed and approved by DDOT prior to construction. The applicant performed a traffic signal warrants analysis in response to DDOT's concerns regarding a signal. The applicant has provided data; the results demonstrate there is no need for a traffic signal at the Dalecarlia / Loughboro intersection.