

Blythe J. Lyons
5135 Rockwood Parkway, N.W.
Washington, DC 20016

May 18, 2006

Ms. Carol Mitten, Chair
District of Columbia Office of Zoning
Case #05-42 (Sibley Hospital)
441- 4th Street, NW, 2nd floor
Washington, DC 20001

By Facsimile
202-727-6072
ZONING COMMISSION
District of Columbia

2006 MAY 18 AM 11:35

D.C. OFFICE OF ZONING

RECEIVED

CASE NO. 05-42 FAX
EXHIBIT NO. 35

Dear Ms. Mitten and Commission Members:

I am the owner of the home at 5135 Rockwood Parkway, NW and write with concerns regarding Sibley Hospital's request for exemptions from zoning requirements in order to build a medical office building. My concerns are four-fold.

First, the hospital's economic viability does not require a medical office building. It may improve its profitability but Sibley would not cease to exist if the offices were not built. Therefore, the city and its residents would not be harmed economically or in terms of access to a medical facility if the office building were not approved.

Second, a medical office building would increase both heavy truck traffic during construction and then cars, taxis and even public transportation for dozens and dozens of years on the streets of a residential neighborhood. For discussion purposes, if an increase in 2500 vehicles per day came to the building (a number given to me by our ANC), that means: for twelve hours a week day, there will be 208 more cars each and every hour in my neighborhood!

Third, adding a significant number of vehicles on Dalecarlia Parkway, the entrance to the office building, would significantly impact the safety of driving in my neighborhood. The traffic on the surrounding streets would increase as well. I can attest to the following conditions on and around Dalecarlia Parkway:

- Drivers disobey the turning restrictions on Rockwood Parkway and use my residential street as a commuter cut-through to avoid Massachusetts Avenue traffic. Drivers breeze through the stop sign at Rockwood and Overlook. Large trucks hit and tear off overhanging tree branches along my street. These problems would be exacerbated.
- Drivers exceed the posted speed limit on Dalecarlia and honk their horns often to warn people trying to turn into or out of Rockwood Parkway. Noise levels, already high, would increase even more.
- The sight lines are very bad, and when coupled with excessive speeding, lead to terrible accidents at the Rockwood and Dalecarlia intersection. Common sense

tells me that there would be accidents at the entrance because of bad visibility, speeding, and traffic.

Fourth, while the zoning commission may not consider Sibley's request in the context of the potential dewatering facility that has been proposed at the water treatment plant adjacent to Sibley Hospital, I certainly do. Taken together, it is too much to ask the Spring Valley area to accept two significant building projects and the associated traffic on Dalecarlia Parkway, Loughboro Road and MacArthur Boulevard.

There is no overwhelming benefit to our neighborhood (or the residents of DC) that warrants exemptions from the rules, forcing residents to bear the heavy burden of traffic, noise, and unsafe streets.

Thank you for this opportunity to present my concerns. I respectfully ask you to give serious consideration to disadvantages of Sibley's request and deny permission to build the office building.

Sincerely,

A handwritten signature in cursive script that reads "Blythe J. Lyons". The signature is written in black ink and is positioned above the printed name.

Blythe J. Lyons

Copy to: Ms. Jennifer Steingasser, Office of Planning
Ms. Rachel Thompson, ANC 3D 04
Ms. Alma Gates, Chair, ANC 3D