

"...I remember a time when we would drive on Sundays up and down Dalecarlia just to look at the beautiful flowers the city planted and the green trees..."

~Helen Chapin, Overlook Lane, 65 years in Spring Valley

May 19, 2006

Dear Neighbors,

Did you know that Sibley Hospital is planning to build a new seven-story Medical Office Building (MOB) and separate parking garage? Did you know the hospital also has a master plan that includes the demolition of the existing building and erection of a new one? What else does it include?

Did you know that this MOB will be more than 100 feet above ground, will have a mechanical building on top of it that will make noise at all hours, and will have more than 130,000 square feet of gross floor area? There will be a new Sibley Hospital entrance on Dalecarlia Parkway closer to Rockwood Parkway, with an estimated 4,600 trips on that road every weekday. Doctors, patients, associates, nurses, technicians, and cleaning staffs will be congesting our neighborhood each day beginning at 6:00am and into the evening.

My name is Michele Seiver and after reading about Sibley's plans in *The Northwest Current*, I went to my first Advisory Neighborhood Commission (ANC) meeting. I was stunned at the pace at which Sibley's plan is happening. After doing some research, I learned a few disturbing facts. The new facility will potentially generate a 15% increase in traffic on Dalecarlia Parkway. It will also substantially increase traffic on Loughboro Road and MacArthur Boulevard. The congestion will encourage motorists to cut through residential streets such as Rockwood Parkway, Overlook Road, Indian Lane, 49<sup>th</sup> Street, Tilden Street, Fordham Road, etc.

The area around the Barlow Building and other medical buildings in Chevy Chase has become so congested that doctors are seeking an easier, more convenient location. They think they have found it, and it is here in our neighborhood. It will not be long before our quiet neighborhood streets become commuter routes, and Dalecarlia Parkway becomes Dalecarlia Highway.

What can we do about this? Attend the ANC 3D meeting on **Wednesday June 7 at Sibley Hospital Ernst Auditorium**. Please come and ask questions so that our concerns for the preservation of our quiet, family-friendly neighborhood with safe streets can be heard. You are welcome to call Rachel Thompson, ANC representative at (202) 364-1384, or email her at [racheltyton@aol.com](mailto:racheltyton@aol.com). You may also call me at (202) 363-3678 or email me at [micheleseiver@aol.com](mailto:micheleseiver@aol.com) to discuss this matter further.

Thank you,

  
Michele Seiver

ZONING COMMISSION  
District of Columbia

CASE NO. 05-42 FAX

EXHIBIT NO. 37

2006 JUN - 5 AM - 8:36

D.C. OFFICE OF ZONING

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District of Columbia  
CASE NO. 05-42  
EXHIBIT NO. 37

1. 7

Sibley MOB

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Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

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**From:** Rferraro38  
**To:** RachelWToo  
**Cc:** MicheleSelver  
**Bcc:** Rferraro38  
**Subject:** Sibley MOB  
**Date:** Sat, 3 Jun 2006 12:05:53 -0400

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Just wanted to thank you for raising issues affecting our neighborhood. I appreciate it, especially since my property backs up to Dalecarlia Parkway. As I write this, an ambulance just went by with its siren on, and it is intrusive.

In great contrast to the plan for creating a Sedimentation Residuals dump, I see the Medical Office Building as far less threatening to neighborhood comfort and property values.

A few points to explain why I am actually positive about the Medical Office Building:

- The traffic volumes do not sound excessive when considered over the hours of operation
- Medical care is a local activity -- Effective, nearby medical care is usually valued by most citizens
- Compared to other business or industrial activity, medical care is one of the least offensive to local neighborhood comfort

In the spirit of full disclosure, you should also know that:

- My wife is a physician (but practices at a competing hospital in DC)
- Over ten years ago, my wife drove me to Sibley's emergency room when I suffered a stroke. It was the good judgement of a Sibley neurosurgeon to decide to transfer me to a more sophisticated hospital that allowed quick and thorough treatment so that I have had the good fortune of a full recovery. To the extent that increased interaction and strengthening of the Sibley medical staff is enhanced by the presence of the Medical Office Building, this is a positive development for local medical care.

Thanks for letting me express an alternative perspective.

By the way, my compliments to the people behind the placement of trees on the divider on Dalecarlia.

Next we can work on getting the trees trimmed and (stop) signage improved at the intersection of Rockwood and Indian Lane (?) (as you face the "blue" house with holiday lights). I personally trimmed them a few weeks ago because my taxi drivers kept missing it....and it is still substandard, but at least somewhat visible.

Rick Ferraro

3 of 3

3 PAGES  
TOTAL

**SIBLEY HOSPITAL IS REQUESTING EXEMPTIONS  
FROM ZONING REQUIREMENTS IN ORDER TO  
BUILD THE MEDICAL OFFICE BUILDING (MOB).**

Please write or fax to Ms. Mitten and let her hear our voice.

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

Fax (202) 727-6072

June 3, 2006

Ms Mitten -  
Please see attached mailing, on  
the next page, and my response  
on the page following.

RECEIVED  
D.C. OFFICE OF ZONING  
2006 JUN 11 AM 8:36

Rich Ferraro  
202-244-3842

P.S. I am unable to attend the meeting  
on June 7 but thought you should  
hear my voice.

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