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September 6, 2006

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

Dear Ms. Mitten,

We are writing to oppose the rezoning requested by Sibley Hospital for the medical office building. We believe a large commercial office building would be a dramatic departure for the quiet residential neighborhood where we have lived in for 30 years and love. Maintaining livable areas is critical to Washington's future – the city needs areas where young families (and older residents like us) want to live. A large office building is a radical change from inpatient care, a modest number of medical offices, and residential space for the elderly.

The proposed office building will, by Sibley's own estimates, generate an enormous increase in traffic -- over 4,500 new trips per day. This can only increase the problems we have with cut-through traffic. Already cars eager to avoid backups at the two problem intersections identified in the Sibley traffic study cut through our streets, often at top speed, despite excellent efforts by the police to control speed. The scale of the building will create increased ambient light at night and activity and noise throughout the day, but Sibley refuses to consider anything smaller. Finally, there is the issue of parking. Regardless of available spaces, many people will choose to park on the streets, rather than pay at Sibley – and the hospital has adamantly refused to consider free or validated parking for an hour or two.

We weigh these negative consequences against a poor argument for expansion. There does not appear to be a lack of doctor's offices in this area of Washington. Foxhall Square, 4900 Massachusetts Avenue, and Friendship Heights are all nearby. Sibley cannot show why more offices are needed, just that they want them. If Sibley has financial concerns (despite healthy profit margins) as expressed at the ANC meetings, they need to find alternatives in keeping with their location.

ZONING COMMISSION
District of Columbia

CASE NO. 05-42

EXHIBIT NO. 59

ZONING COMMISSION
District of Columbia
CASE NO.05-42
EXHIBIT NO.59

We urge the zoning commission to consider the need to preserve neighborhoods as important as Sibley's desire for expansion.

Sincerely,

Handwritten signature of Parker Harrell in black ink.

Parker Harrell

Handwritten signature of Adele Harrell in black ink.

Adele Harrell

CC:

**Jennifer Steingasser, Office of Planning
Alma Gates, Chairman, ANC 3D**