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Carol Mitten, Chair
District of Columbia Office of Zoning
Case# 05-42(Sibley Hospital)
441 Fourth Street
Northwest, 2nd Floor
Washington, D.C. 2001

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Dear Ms. Mitten,

I am writing you in opposition of the proposed Sibley Hospital Medical Office Building in my neighborhood. I have been a physician and a neighbor in the Kent / Palisades area for the past 10 years. For the initial 10 years, Sibley Hospital has not only been a wonderful community hospital but also a good neighbor. I have had my medical practice at Sibley and my family has been treated there. Five years ago, when Sibley Hospital needed to expand due to financial reasons, I spoke on their behalf for such an expansion. They built on their campus a retirement facility as well as an Alzheimer's Unit. Sibley Hospital came to the neighborhood approximately three years ago requesting to build a special cancer ward for patients. I, as a physician, encouraged and supported this to my greatest extent. The neighborhood, as well as the hospital worked closely together to make sure that the hospital could have their new facility without such impact on their neighborhood.

Unfortunately, over the past 18 months, it has become very clear to the neighborhood that Sibley Hospital wishes to build a medical office building. As a physician practicing in the District of Columbia, I cannot understand why the medical community needs more commercial space. Majority of physicians who practice at Sibley Memorial Hospital offices are currently at the Fox Hall Square/ Medical Office Building. Foxhall Square is a five minute care ride or a twenty minute walk from Sibley's front door. As a physician practicing in the District Columbia, it is also clear to me that the majority of physicians now wish to have their practice of medicine in the state of Maryland due to the malpractice crisis in DC. Many physicians are now moving to the Barlow Building and the Chevy Chase Building for such matters. Unfortunately, Sibley Memorial Hospital has hinted that the Barlow building would be for sale for more commercial retail space. To date, there is no interest in selling these buildings and displacing these doctors.

ZONING COMMISSION
District of Columbia

CASE NO. 05-42

EXHIBIT NO. 63
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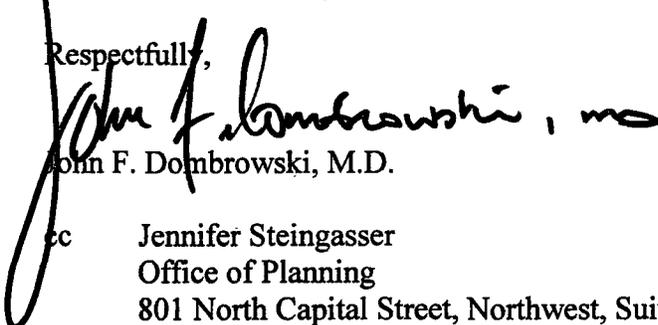
Sibley Memorial Hospital has again said that they are in financial dire straits. The hospital needs a medical office building to stop this financial downturn. The neighbors here understand that having a medical office building does not ensure a financial solvency. As you are aware, Columbia Hospital for Women that had closed four years ago had a medical office building attached to it. Recently, the Washington Hospital Center, a premiere Washington hospital, has sold their medical office building.

If Sibley Hospital continues to pursue a medical office building for a financial gain, they could buy a presently existing office building such as Fox Hall Square/ Medical Building. This possibility would preserve the neighborhood as is and the hospital would have their revenue stream. The other possibility is to have the hospital Medical Office Building off campus in a more fitting commercial neighborhood. This is the same model that was done by Suburban Hospital. Suburban Hospital has their medical office building off campus by approximately 15-20 minutes at Rockledge in Upper Bethesda. Finally, the hospital should demonstrate that their current medical office building is fully occupied and there is a waiting list for new occupants.

As a neighbor, I am very concerned with the extent of growth of the hospital. When my family and I moved into the area, we wanted a community hospital in a neighborhood community. This hospital has now become more commercial and is having a tremendous impact on the neighborhood with the extent of its building and traffic that it would entail. My concern as a neighbor is for my children. There have been traffic studies that show that having a medical office building of this size will increase the traffic in my neighborhood from 4,000- 5,000 new trips daily. This addresses safety concerns both for pedestrian crossing and automobile tie ups. Also, drivers will now use our back roads in the neighborhoods of Spring Valley Kent and the Palisades to circumvent the heavy traffic around Sibley Memorial Hospital. This increase in traffic, parking and commercial space will change the identity of the Palisades.

I am asking you to deny their application for this new zoning designation. I look forward to continue to working with a wonderful community hospital in the future.

Respectfully,


John F. Dombrowski, M.D.

cc Jennifer Steingasser
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Alma Gates, Chairman
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