

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission
For a Planned Unit Development**

October 25, 2005

The Lucy Webb Hayes National Training School for Deaconesses and Missionaries, doing business under the name Sibley Memorial Hospital (“Sibley” or “Applicant”), gives notice of its intent to file an application for a Planned Unit Development (“PUD”) and related Zoning Map Amendment for the property known as Lot 26 in Square N-1448 (“Subject Property”). The Subject Property is generally bounded by Little Falls Road on the north, Loughboro Road on the south, Dalecarlia Parkway on the east and MacArthur Boulevard on the west. The Subject Property is located in the Palisades neighborhood of Ward 3 and consists of approximately 20.48 acres of land area. The Subject Property is currently located in the R-5-A Zone District. The Applicant proposes to rezone the Subject Property to the SP-1 Zone District.

The existing Sibley medical campus includes the Sibley Memorial Hospital (“Hospital”), the Grand Oaks Assisted Living Facility and the Renaissance Skilled Care Nursing Facility. The proposed PUD and Zoning Map amendment application will allow for the modernization and expansion of the medical campus to meet the continuing medical needs of the surrounding community. Sibley proposes to construct a new Medical Office Building (“MOB”), a new four-level, 630 space parking garage (“Parking Garage”), a new Emergency Department (“ED”), and a new seven-story, 328 bed patient tower (“Patient Tower”).

Sibley does not expect to develop all of these projects at one time; rather, they will be phased. The MOB and the Parking Garage will be the first projects to be developed on the Sibley campus. A medical office building and an above-grade parking garage are not permitted uses in the R-5-A District, therefore it is necessary to seek a Zoning Map amendment to rezone the Subject Property to the SP-1 District.

The MOB will be 88 feet tall (not including mechanical penthouse) and will include approximately 131,000 square feet of gross floor area. The MOB will be located on the northeast portion of the Sibley campus east of Hayes Hall. The MOB will provide office and clinical space for medical professionals that have admitting privileges at Sibley Memorial Hospital and other hospitals in the D.C. region. The MOB will also include out patient services and complementary, community-oriented retail ground-floor services. The new ED will be located behind the Hospital at the north of the site, while the Patient Tower will be constructed behind the existing Hospital at the center of the Subject Property, connecting the new MOB and ED to the existing Hospital. These facilities are intended to serve the existing medical needs of the community by upgrading facilities and converting semi-private patient rooms to private patient rooms. The new construction is all oriented towards the back of the Subject Property to preserve the development buffer between the Hospital and its residential neighbors.

The PUD application will seek changes intended to improve to the transportation system surrounding the Sibley campus. The main hospital entrance will be moved from Loughboro Road to Dalecarlia Parkway, creating a new on-site boulevard with a patient drop-off area at the

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new MOB and a new turnabout at the main hospital entrance. This boulevard will be extensively landscaped to provide an attractive, pedestrian-friendly connection between the MOB and the Hospital. Additionally, Little Falls Road will be improved so that service and emergency traffic can be rerouted to the back of the Subject Property. Sibley has also investigated relocating the existing Metrobus layover and turnaround on the existing southbound Dalecarlia Parkway lay-by lane to a new on-campus loop behind the Hospital along Little Falls Road.

The total gross floor area of the existing buildings on the Sibley campus is approximately 686,200 square feet for a total Floor Area Ratio ("FAR") of approximately 0.77. The proposed modernizations and new construction will add approximately 827,034 square feet to the Sibley campus resulting in a FAR of 1.62.

The Applicant has presented preliminary plans to Advisory Neighborhood Commission 3D and members of the surrounding community on numerous occasions. The Applicant plans to meet with the Palisades Citizens' Association on November 1. The Applicant will continue to seek input from its neighbors as it proceeds through the Zoning Commission public hearing process.

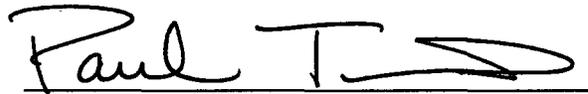
This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Wilmot Sanz. The transportation consultant is Gorove Slade Associates, and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds (202-663-8873).

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development and related Amendment to the Zoning Map of the District of Columbia for Lot 26 in Square N-1448 was mailed to Advisory Neighborhood Commission 3D and to the owners of all property within 200 feet of the perimeter of the project site on October 25, 2005, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit E.



Paul Tummonds

Pillsbury Winthrop Shaw Pittman