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September 9, 2006

Carol Mitten, Chair  
District of Columbia Office of Zoning  
Case #: 05-42(Sibley Memorial Hospital)  
441 4<sup>th</sup> Street, NW  
2<sup>nd</sup> Floor  
Washington, DC 200081

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D.C. OFFICE OF ZONING  
2006 SEP 18 AM 10:40

Dear Ms. Mitten:

I am writing this letter to state my strong opposition to the proposed Sibley Memorial Hospital Medical Office Building.

As you can see, I am a physician in practice with my office location in Chevy Chase. I reside in Kent on Lowell Street and actively admit patients to Sibley Memorial Hospital.

I recently moved to my office location and found that from personal experience that there is no need for additional medical office space in this area. There is space available on New Mexico and Massachusetts Avenues and in the Bethesda/Chevy Chase corridor. Not having a medical office building at Sibley will not decrease the availability of medical care to the residents in this area. The Medical Office Building will only create additional revenues for Sibley acting as a landlord.

In fact many physicians are moving their offices out of the District of Columbia due to the marked decrease in malpractice premiums available to offices that are situated in Maryland or Virginia. In my own situation having an office situated in the District of Columbia without any other change in my practice patterns would triple my malpractice insurance. I have not personally surveyed the Sibley Memorial Hospital Medical Staff roster but of the physicians that I do know on the Sibley Memorial Hospital medical staff almost all have their offices in Maryland.

I can envision this building not occupied by doctors' offices but by medically related businesses such as insurance companies and building services. This would cause a nuisance increase in traffic but not enough to warrant stricter controls such as traffic lights and regulated street access.

ZONING COMMISSION  
District of Columbia

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I can envision a worse case scenario where this building is minimally occupied creating a financial liability for Sibley with resultant decreased services to the community to remain fiscally viable.

We are all aware of the impact of Sibley's proposed medical office building on increased car trips per day on McArthur Boulevard, Loughboro Road and on Dalecarlia Parkway. We are also aware of the tragic accidents that have occurred on McArthur Boulevard. These increased car trips may very well alter needlessly this desirable neighborhood which is adding new young families on a regular basis.

In my situation I strongly object to the proposed Sibley Memorial Hospital Off building. I feel that it is simply not necessary. There is adequate office space available and a number physicians are abandoning offices in the District of Columbia because of malpractice Premiums. This building may turn out to be a financial liability for Sibley which would then have to decrease the services that it has available to the community. This building will increase traffic and potentially and needless change the character of a very vibrant, active and growing area of the District of Columbia.

Thank you for your attention in this matter.

Yours sincerely,



Frederic T. Schwartz, M.D., F.A.C.S.

FTS:mol

cc: Jennifer Steingasser  
Alma Gates, Chairperson