THE PALISADES CITIZENS ASSOCIATION

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January 8, 2001

Mr. Robert Sockwell, Chair
Board of Zoning Adjustment
441 4th Street, NW
Room 220
Washington, DC 20001

RE: Application # 16654
Sibley Memorial Hospital

Dear Mr. Sockwell,

I am writing on behalf of the Board of the Palisades Citizens Association in support of the application of Sibley Memorial Hospital for a zoning variance to construct a new Radiation-Oncology facility.

Our community has worked closely with Sibley over the years and we consider the hospital a valuable asset to the Palisades. The association has created a special task force of area residents to work with Sibley on this issue. We have held a number of meetings on this issue, as has our ANC3D which also voted to support the variance. Sibley also formally agreed to several measures to address concerns of some immediate neighbors. A copy of those measures is attached to this letter.

As a result, the Palisades Citizens Association's Board has approved the following resolution in support of the hospital's plans for a new Radiation-Oncology facility. Included in the resolution are several conditions which we urge the BZA to include in its official order.

BE IT RESOLVED THAT:
– Sibley Memorial Hospital has applied to the Board of Zoning Adjustment for a zoning variance to build a 12,000 square foot building behind Hayes Hall to house a new Radiation-Oncology Center.

BZA
Case No. 16654
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16654
EXHIBIT NO.28

– Since this addition will enlarge our community hospital's ability to provide needed care, the Palisades Citizens Association supports the hospital's request for a zoning variance with the following conditions:

- ☐ That adequate onsite parking be included for patients at the Radiation-Oncology Center, and that they be encouraged to use Little Falls Road for access.

- ☐ That all construction traffic for the duration of this project use Dalecarlia Parkway and Little Falls Road to minimize the impact on adjacent residential streets.

- ☐ That all construction workers be required to park onsite.

- ☐ That Sibley make a commitment to the community to work to mitigate the impact of buses and other traffic on the immediate neighbors. If rerouting these DC buses is not feasible, then the hospital agrees to implement other measures to help mitigate the impact of increased traffic from recent phases of construction and the proposed Radiation-Oncology Center.

- ☐ That Sibley do landscaping to effectively screen parking lots and the new Skilled Nursing Facility and ensure that all parking lot screening and lighting complies with DC zoning regulations.

I plan to attend the BZA hearing on January 16, 2001, to testify on behalf of the Palisades Citizens Association on this matter.

Sincerely,

Penny Pagano

Penny Pagano, President
Palisades Citizens Association

5255 Loughboro Road, Northwest
Washington, D.C. 20016-2695
Telephone (202) 537-4680
Chief Executive Officer

Sibley Memorial Hospital

Sibley Responses re: Residential Quality Impact Issues

1. Sibley will continue to discuss the concept of providing bus boarding and layover bays with Metro, Ride-On and the Community. If the roadbed is suitable and pending Metro and Ride-On approval, Sibley will support this request. It is anticipated that construction would be part of the Radiation Oncology project.

2. Sibley would agree to support the relocation of the Loughboro stop to the Community Services Building.

3. Sibley agrees to support having the bus stop on the residential side of the 5200 block of Loughboro Road eliminated.

4. Sibley agrees to work with the community in addressing our mutual concerns regarding excessive commuter traffic and speeding and safety issues related to road configuration and traffic controls pertaining to traffic on all local roads.

5. Sibley agrees to install additional landscaping in front of the new Skilled Nursing Facility. We will work with the neighborhood on this.

6. Sibley will attempt to identify ways to ameliorate the site and parking lighting at the Skilled Nursing Facility.

7. All construction traffic for the Radiation Oncology Center will enter and exit Little Falls Road or Dalecarlia Parkway.

8. All dump trucks will enter and exit on Dalecarlia Parkway.

9. Parking for construction workers will be provided on site.