Fax to: Paul Hart DC Office of Zoning
202 727-6072
From: Linda Graves Shaughnessy
202/586-1851 (d)

D.C. RECEIVED OFFICE OF ZONING 2001 FEB 14 PM 4:01

Date: Feb 14, 2001
Re BZA Applic # 16654 Sibley Hosp
Attached is summary of results of Jan 16 BZA hearing on Sibley Hospital. I provided a copy to Jerry Price & Bob Sloan of Sibley Hospital Feb. 9th at Congr Eleanor Holmes Norton's office at a meeting.

I am using this until official order is filed to tell the community (Palisades Citizens Assoc, Adjs Neighborhood Assoc. & other stakeholders) the BZA result.

~~You do also to be aware~~

Also attached is a copy of 1 of the petitions that became part of the record. This is what the transcript refers to as "Linda Graves Shaughnessy" circulated

BZA Case No. 16654 Exhibit No. 33

Board of Zoning Adjustment District of Columbia CASE NO.16654 EXHIBIT NO.33

PETITION REGARDING CONTINUED SIBLEY HOSPITAL EXPANSION

As an immediate neighbor of Sibley Memorial Hospital, I agree that the Hospital should take action to remedy the impact of its construction and expansion on the residential character of our neighborhood. These actions include:

- **Re-routing buses**: Facilitate and where necessary, meet the costs for re-routing buses to Little Falls Road.

- **Landscaping:** Screen all parking lots and the nursing facility.

- **Loughboro Road nursing facility entrance:** Erect "No Left Turn" sign from entrance; prohibit service and employee vehicles from using this entrance.

- **Exterior lighting:** Work with the neighbors and community to reduce night-time impact of exterior institutional lighting.

- **"Campus" plan requirement:** I support changing D.C. law to require long-term site plans for all significant institutional landowners and request the Hospital to voluntarily comply in the meantime.

When firm commitments to these actions are made, I would support the variance currently before the D.C. Board of Zoning Adjustment for an expanded oncology treatment center . I understand this petition will be submitted to the Advisory Neighborhood Commission and become a public record.

Sign: _____ Print name: Bruce Babbitt

Address: 5169 Watson St NW

Sign: _____ Print name: Harriet Babbitt

Address: 5169 Watson St NW

Circulated by: Linda Graves Shaughness 364-9657, 5236 Loughboro Rd. NW
Email: lindajgraves@hotmail.com

Note: Please come to the ANC meeting December 13th at 7:30 pm in the Sibley auditorium. Sibley Hospital expansion is the first major item on the agenda. Please drop off signed petitions through the mail slot in my door before that. You are also encouraged to write letters to Patrick Shaughness, ANC3D Commissioner and drop them off at 5236 Loughboro Rd. NW or fax to 202.364-9657 (Ph and fax), email to pshaughness@hotmail.com.

Additional comments: _____

[continue on back]

RESULTS OF JANUARY 16, 2001 BOARD OF ZONING ADJUSTMENT HEARING ON SIBLEY HOSPITAL ONCOLOGY TREATMENT FACILITY EXPANSION

[The final order has not yet been filed; the following is based on the hearing transcript.]

The variances from rear yard setback and for transfer of excess floor area ratio (FAR) [unused FAR from previous variances] **were approved, 5-0, with the following conditions attached:**

A. All of the provisions stated in "Sibley Responses re: Residential Quality Impact Issues" transmitted on Sibley Memorial Hospital letterhead: [tr. p. 237]

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 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.

B. Advisory Neighborhood Commission 3D recommended conditions, consisting of #7-9 above. [tr. p. 237]

C. Palisades Citizen Association recommended conditions #1-3 [tr. p. 237]:

1. 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.

2. 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.

3. That all construction workers be required to park onsite.

D. The exterior lighting condition from the Linda Graves Shaughness circulated petition [with 25 signatures of the most immediately impacted neighbors] [tr. p. 238]

- Exterior lighting: Work with the neighbors and community to reduce night-time impact of exterior institutional lighting. [The Board recommended work with the **DPW** tr.p.233]

E. Other conditions required by the Board: [tr. p. 238-9]

- No construction on Saturday; no construction before 7 a.m.
- No blasting
- Truck controls [e.g. dump trucks covered, loose dirt swept off before leaving site] as in previous Sibley construction variance approvals
- Onsite parking to be provided for construction workers

The Board made the following closing comments. Although the Board voted for approval:

- Sibley has to become more aware of community concerns and become more responsive and more proactive because they are a not-for-profit institution. [tr. p. 235]

- Sibley should rectify and ameliorate what the community has brought to its attention. [tr. p. 236]

- The Board strongly urged Sibley Hospital to work with the opposition and come to some meeting of the minds to address those adverse impacts that have resulted from the previously granted variances [Extended Living Center and Skilled Nursing Facility]. [tr. p. 237] **The Board requested Sibley have a liaison contact with the opposition.** Mr. Price, Sibley's Chief Operating Officer indicated he is the Liaison with the Opposition [tr. p. 227] and agreed to provide Shaughness with the results of the road bed testing. [tr. p. 163]

- The Board noted that it understands the positions of the opposition witnesses as strong proponents of quality neighborhood environments, property value retention, etc.[tr.214-5]

- The Board apologized for any mistakes made before in granting variances to Sibley and in not enforcing [correcting] previous mistakes. [tr. p. 218]

- The Board wanted to know when Sibley would present a landscaping plan to the community to mitigate the impacts of its previous projects, and Sibley indicated it would present a landscaping plan within the next 2-3 weeks, through the Palisades Community Association Task Force on Sibley Hospital expansion. [tr. p. 229]

Other: 1) Implications of the pending sale of Army Corps of Engineers land to Sibley Hospital: once the sale has occurred, Sibley would be able to build as a matter of R, w/o obtaining variances b/c of the change in FAR ratios; [tr. p. 112, 114-17, 124-25]
2) 95% of Sibley's 1400 employees drive. [p. 139] **[hence the need for vast, lighted parking]**