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June 30, 2010

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

2010 JUN 30 PM 2:22

OFFICE OF ZONING

Re: **CLARIFICATION REGARDING HEIGHT**

PUD Application for a Second Stage Review and Approval of a Planned Unit Development, Zoning Map Amendment and a Corresponding Modification to an Approved First Stage Planned Unit Development
(Square 5055, Lots 23, 24, 25, 801, 802 and Portions of Lots 22 and 803)
("Property") Z.C. Case No. 05-28B

Dear Chairman Hood and Members of the Commission:

At the request of the Office of Planning, the DC Primary Care Association ("Applicant") would like to clarify that the proposed height of the Parkside Health Care Center. As shown on the plans in Exhibit D of the Applicant's Application (Z.C. Case 05-28B), the height will be 10.5 feet along Kenilworth Avenue (with an architectural embellishment increasing the height to 23.83 feet) and 45.66 feet along Kenilworth Terrace. The lower height along Kenilworth Avenue will enable the Applicant to showcase the 5,178 square feet of green roof above the ground floor enclosed parking area.¹

The proposed height will require a modification to the First Stage Planned Unit Development, Z.C. Order 05-28, which approved a residential building with a height of 90 feet along Kenilworth Avenue scaling down to as low as 44 feet in height along Kenilworth Terrace.²

¹ This green feature will provide visual relief for the public entering the neighborhood via the pedestrian bridge from the Minnesota Avenue Metro Station located on the opposite side of Kenilworth Avenue (I-295).

² See Z.C. Order 05-28 Finding of Fact No. 26.

ZONING COMMISSION
District of Columbia

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CASE NO. 05-28B
EXHIBIT NO. 11

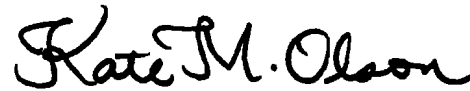
Mr. Anthony J. Hood

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If you have any questions regarding the application or this clarification please feel free to call the undersigned at 202-452-1400.

Sincerely,

A handwritten signature in black ink that reads "Kate M. Olson". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Kate M. Olson

cc: Ms. Robin Halsband, D.C. Primary Care Association
Ms. Alissa A. Woods, ANC 7D
Mr. Stephen Mordfin, D.C. Office of Planning
Mr. Jeffrey Jennings, D.C. Department of Transportation

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 05-28B
(Modification to Previously Approved First-Stage PUD; Second-Stage PUD; and
Related Map Amendment @ Square 5055, Lots 23-25, 801, 802, and
Portions of Lots 22 and 803)
May 17, 2010

THIS CASE IS OF INTEREST TO ANC 7D

On May 11, 2010, the Office of Zoning received an application from DC Primary Care Association (the "Applicant") for approval of a modification to a previously approved first-stage PUD; a second-stage PUD; and a related map amendment for the above-referenced property. The first-stage PUD (Z.C. Order No. 05-28), encompassed three Squares (5041, 5055, and 5056). A previous second-stage PUD (Z.C. Order No. 05-28A), to include a 98-unit senior living facility and 112 single-family townhomes, was approved for Square 5041.

The property that is the subject of this application consists of Square 5055, Lots 23-25, 801, 802, and Portions of Lots 22 and 803 in Northeast Washington, D.C. (Ward 7) on property approximately bounded by Kenilworth Terrace (north), Hayes Street (east), Kenilworth Avenue (south), and 90 feet west of Hayes Street (west). The property is currently zoned C-2-B. The Applicant proposes a PUD-related map amendment to zone the property to C-3-A.

The first-stage PUD approved residential development for the site. The Applicant proposes a modification to the first-stage PUD approval in order to construct a health care center and a temporary parking area for this phase of the second-stage PUD.

This second-stage PUD would consist of a three-story health care center (the Parkside Health Care Center) that will be operated by Unity Health Care, Inc., whose mission is, "to offer a citywide network of quality health and human services to the medically underserved, regardless of race, ethnic background or ability to pay." The facility will offer the following health care services: walk-in care facilities, family practice, dental, women and infant health care, wellness and associated lab, and pharmacy. The project will also include 85 parking spaces: 12 spaces within the health care center and 73 spaces in a temporary parking lot adjacent to the center. (In the future, the parking lot will be replaced with a building that will provide the needed parking interior to the site.)

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.