

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission 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

April 30, 2010

DC Primary Care Association ("DCPCA", "Applicant") gives notice of its intent to file an application for a Second Stage Planned Unit Development ("PUD"), Zoning Map Amendment and a Minor Modification to an Approved First Stage PUD (Zoning Commission Order 05-28). The application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR, 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 property that will be the subject of this application is approximately 0.46 acres (20,029 sq. ft. of land) and is located in Square 5055, Lots 25 and 801 and portions of Lots 24 and 802 ("Property"). The Property is bounded by Kenilworth Terrace to the north, Hayes Street to the east, Kenilworth Avenue to the south and on the west to a depth of 90 feet running west of Hayes Street. The Property is composed of approximately 0.46 acres of the entire 15.5 acre approved First Stage PUD. The Applicant also requests confirmation of a map amendment from C-2-B to C-3-A which was already approved in the First Stage PUD, but requires the Applicant to submit the application for rezoning as part of the Second Stage PUD approval.

This Second Stage PUD proposes to develop the Property with the Parkside Health Care Center. This will contain approximately 43,784 square feet of gross floor

area, including enclosed parking, for a floor area ratio ("FAR") of 2.19. Since the approved First Stage PUD contemplated this Property would be developed for a residential use, the Applicant requests a minor modification to the approved First Stage PUD for the Property to allow for the Parkside Health Care Center, a non-residential use.

Additionally, the Applicant also proposes to use portions of adjacent lots to the west of the Property, Lots 23, 24, 802 and 803, for a 24,240 gross square foot (0.56 acres) temporary surface parking lot ("Temporary Parking Property"). Accordingly, the Applicant will also request a minor and temporary modification of the First Stage PUD to authorize use of the Temporary Parking Property.

The project architect is Little Diversified Architectural Consulting; the transportation consultant is Gorove/Slade Associates, Inc.; the Civil Engineer is Wiles Mensch Corporation; the Project Manager is JAIR LYNCH Development Partners and the land use counsel is Greenstein DeLorme & Luchs, P.C.

If you would like additional information regarding the proposed PUD, please contact Patrick Brown or Kate M. Olson (202-452-1400) at Greenstein DeLorme & Luchs, P.C.

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File 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 for the Property located in Square 5055, Lots 25 and 801 and portions of Lots 24 and 802 and Lots 23, 24, 802 and 803 was mailed to Advisory Council Neighborhood Commission 7D and to all of the owners of property within 200 feet of the perimeter of the subject property on April 30, 2010, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) 2406.7 – 2406.10.

A handwritten signature in black ink, appearing to read "JPB", is written over a horizontal line.

John Patrick Brown, Jr.