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March 29, 2011

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

Re: Zoning Commission Case No. 05-28B
Supplemental Submission for Second Stage Review and Approval of a Planned Unit
Development and Zoning Map Amendment

Dear Chairman Hood and Members of the Commission:

Enclosed please find the original and twenty copies of the District of Columbia Primary Care Association's ("DCPCA" or "Applicant") supplemental submission in Zoning Case No. 05-28B. Attached are the following exhibits:

Exhibit A: Alternate Hayes Street Façade Study. The attached study shows:

- 1) The proposed Hayes Street East Elevation, as was submitted with the Applicant's Application on May 10, 2010 and Pre-Hearing Statement on December 27, 2010, shows the height of the main façade's perforated/corrugated screen set at 49 feet 8 inches to the top of the curve. The previously submitted design calls for a screen that extends above the building Top of Parapet and curves at the top. The Commission requested more information and simplification of the façade. In response to this request and in taking into consideration the cost parameters of the Project, the Applicant is also studying an alternative elevation as shown at the bottom of Exhibit A.
- 2) The alternate Hayes Street East elevation shows adjustments made to the perforated/corrugated screen. These adjustments include simplifying the screen by eliminating the curve at the top resulting in a less complicated vertical design as well as reducing the height of the screen to only extend 1 foot 0 inches above the building Top of Parapet to a height of 46 feet 2 inches.

Exhibit B: Outlines of testimony for Applicant's proposed witnesses;

ZONING COMMISSION
District of Columbia

CASE NO. 05-28B
EXHIBIT NO. 28

Exhibit C: Copies of resumes for the Expert Witnesses the Applicant will proffer;

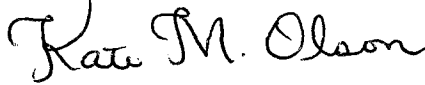
Exhibit D: A copy of the updated Transportation Study; and

Exhibit E: A copy of the updated Site Amenities Plan.

We look forward to presenting this application at the public hearing scheduled for April 18, 2011. Please feel free to call the undersigned at 202-452-1400 with any questions.

Sincerely,

John Patrick Brown, Jr., Esq.


Kate M. Olson, Esq.

Enclosures

cc: Ms. Robin Halsband, D.C. Primary Care Association

CERTIFICATE OF SERVICE

I hereby certify that on March 29, 2011 a copy of this PUD Supplemental Submission for a Second Stage Review and Approval of a Planned Unit Development and Zoning Map Amendment was served, by first class mail and electronic delivery, on the following:

Advisory Neighborhood Commission 7D
5002 Hayes Street, NE
Washington, DC 20019

Willie Woods, SMD 7D07
3725 Cassell Place, NE
Washington, DC 20019

Mr. Stephen Mordfin
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

Mr. Jeffrey Jennings
Department of Transportation
2000 14th Street, NW
7th Floor
Washington, DC 20009

Mr. Greg Rhett, President
Eastland Garden Civic Association
4010 Lane Place NE
Washington, DC 20019

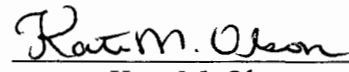

Kate M. Olson

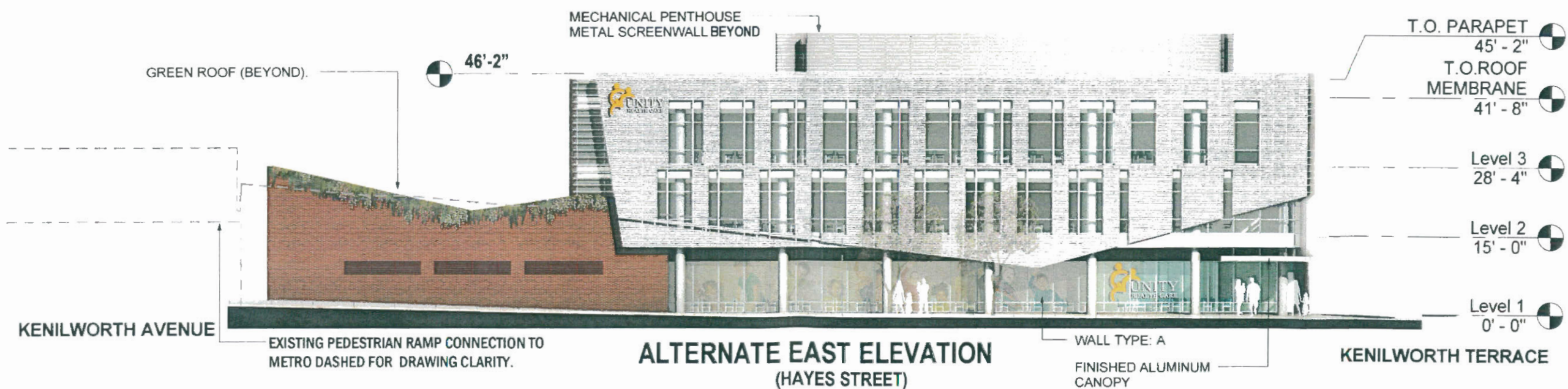
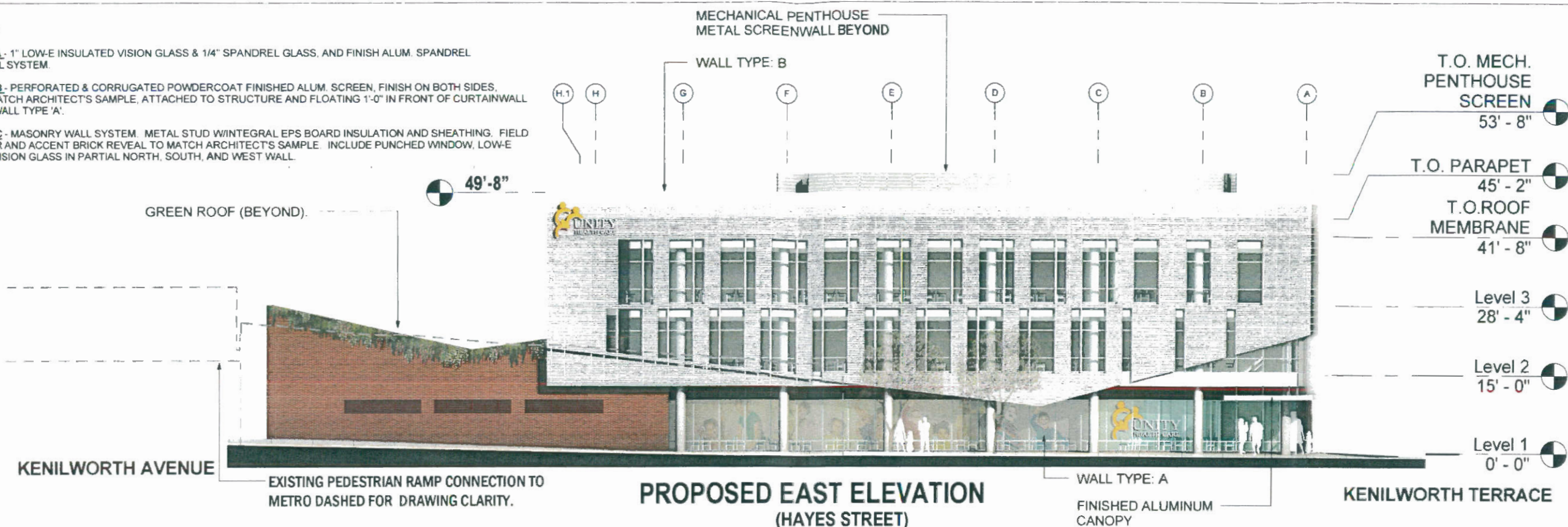
EXHIBIT A

WALL TYPES:

WALL TYPE: A - 1" LOW-E INSULATED VISION GLASS & 1/4" SPANDREL GLASS, AND FINISH ALUM. SPANDREL CURTAINWALL SYSTEM.

WALL TYPE: B - PERFORATED & CORRUGATED POWDERCOAT FINISHED ALUM. SCREEN, FINISH ON BOTH SIDES, COLOR TO MATCH ARCHITECT'S SAMPLE, ATTACHED TO STRUCTURE AND FLOATING 1'-0" IN FRONT OF CURTAINWALL SIMILAR TO WALL TYPE 'A'.

WALL TYPE: C - MASONRY WALL SYSTEM. METAL STUD W/INTEGRAL EPS BOARD INSULATION AND SHEATHING. FIELD BRICK COLOR AND ACCENT BRICK REVEAL TO MATCH ARCHITECT'S SAMPLE. INCLUDE PUNCHED WINDOW, LOW-E INSULATED VISION GLASS IN PARTIAL NORTH, SOUTH, AND WEST WALL.



DCPCA-PARKSIDE HEALTH CENTER
PARKSIDE DEVELOPMENT, WASHINGTON DC



**ALTERNATE HAYES STREET
FACADE STUDY**



ASK 47.2 28 MAR 2011
REVISED

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

EXHIBIT B

**OUTLINE OF TESTIMONY
APPLICANT'S REPRESENTATIVE**

- I. Description of the Applicant and its work in DC
- II. History and current use of the property
- III. Goals of the Project
- IV. Need for and Benefit of the Health Center to the Neighborhood
- V. Role of DC Government
- VI. The Role of Unity
- VII. Hours of Operation
- VIII. Community Outreach
- IX. Expected Numbers of Administrative Staff, Doctors, and Patients
- X. Conclusion

**OUTLINE OF TESTIMONY
APPLICANT'S ARCHITECT**

- I. Site Location and Description
- II. Description of the Project
 - a. Site Plan
 - b. Design Challenges
 - c. Circulation
 - d. Topography
- III. Conclusion

**OUTLINE OF TESTIMONY
APPLICANT'S TRANSPORTATION ENGINEER**

- I. Existing Conditions
- II. Network Capacity
- III. Methodology & Analysis
 - a. Traffic & Trip Generation
 - b. Parking
- IV. Transportation Demand Management
- V. Transportation Impact
- VI. Conclusion

EXHIBIT C

RESUMES



DESIGN PRINCIPAL

Rugel F. Chiriboga, AIA, LEED AP

Little Diversified Architectural Consulting

EXPERIENCE AND QUALIFICATIONS:

An award-winning architect and designer, Rugel brings over 19 years of experience specializing in areas ranging from healthcare, office, and mixed-use to university campuses. As a Partner and Design Principal, he is responsible for project design and for the leadership of the project team for a variety of workplace and community projects.

Rugel emphasizes a holistic approach to design incorporating sustainable design strategies with clients' aesthetic and performance goals. He coordinates design development with multiple disciplines, and works closely with each stakeholder team to ensure adherence to the financial success and design intent of each project. He is familiar with the requirements for base building projects in the District of Columbia, and has worked with Advisory Neighborhood Commissions and community stakeholders in both Ward 7 and Ward 8.

RELEVANT PROJECT EXPERIENCE:

DC Primary Care Association, Parkside Medical Center, Washington, DC - Design Principal for a 32,000 SF new construction urgent and primary care facility in a planned-unit development (PUD) in an underserved neighborhood. The four-story medical center will feature structured parking, a three-story tenant interior fit out for an occupational and urgent care

facility, and additional speculative medical office space on the fourth floor. The Parkside Medical Center is intended to provide services including general family practice, dentistry, specialty healthcare services such as obstetrics and gynecology, and community support services including education and Women, Infants, and Children (WIC). The project is currently in design, with completion anticipated in late 2011, with a budget of approximately \$20 million.

Mary's Center for Maternal and Child Care, Georgia Avenue Clinic, Washington, DC - Design Principal for new, 30,000 SF clinic anticipated to include examination and support spaces for primary family medical care, behavioral and social services, and dental services as well as administrative and support spaces including Women, Infants, and Children (WIC), a teen activities program, Even Start, and other associated services. The projects are anticipated for completion in 2010, with an approximate budget of \$3 million.

Mary's Center for Maternal and Child Care, Ontario Road Clinic, Washington, DC - Design Principal for renovation of existing 8,000 SF clinic that provides examination and treatment spaces for primary family medical care, behavioral and social services.

Unity Health Care, Anacostia Clinic, Washington, DC - Design Principal for design of a new, 28,000 SF health center to replace an older facility in an underserved neighborhood. The new Anacostia Clinic will provide a variety of services, including general family, obstetric/gynecological, urgent care, and dental practices, and community support services such as community education and a Women, Infants and Children (WIC) program.

Friendship Public Charter School, Friendship Technology Preparatory Academy, Washington, DC - Design Principal for renovations of an educational facility in Washington, DC. In spring of 2009, Friendship Public Charter School engaged Little to convert the Boys and Girls Club to their new Friendship Technology Preparatory Academy. This renovated school consists of a gymnasium, eight new classrooms with accessible toilet facilities and offices and support space for 200

junior high level students. Despite a tight schedule and a restricted budget, Little was able to work with the Friendship leadership to open the renovated facility on time for an August 2009 opening date.

Science Applications International Corporation (SAIC), Phase II Building, Orlando, FL - Design Principal for an 84,000 SF, three-story build-to-suit for an existing SAIC campus to handle growth of the business units. The space includes a 3,000 SF conference center, 18,000 SF of high-bay lab demonstration space, and general office space.

Crescent Resources, Phipps Tower, Atlanta, GA - Design Principal for 500,000 SF, 19-story speculative office tower constructed from a complex architectural Building Information Model that integrated several engineering disciplines and analyses. Due to the team's use of BIM to create the project, when it became necessary to cut the cost of the project by approximately 20 percent, BIM also made it far simpler and faster. Project was completed in early 2010.

Corporate Office Properties Trust, Arundel Preserve, Anne Arundel County, MD - Design Principal for provision of architectural and master plan design services for multiple site and speculative office buildings totaling 1.2 million GSF, with structured parking. The first building of the planned development is currently in conceptual design.

PROFESSIONAL REGISTRATIONS:

- National Council of Architectural Registration Boards (NCARB)
- Registered Architect in IL
- LEED Accredited Professional (BD+C)

PROFESSIONAL AFFILIATIONS:

- American Institute of Architects

EDUCATION:

Bachelor of Architecture
University of Notre Dame, Notre Dame, IN

Rome Studies Program
University of Notre Dame, School of Architecture,
Rome, Italy

RESUMES



PRINCIPAL IN CHARGE

Beth Buffington, AIA, LEED AP
Little Diversified Architectural Consulting

EXPERIENCE AND QUALIFICATIONS:

A graduate of Cornell University, Beth Buffington is a registered architect with over 30 years of experience. Her portfolio includes projects for community, institutional and education clients throughout the metropolitan DC area.

As Project Principal, Beth is responsible for client relationship management, business development, project coordination and scheduling of all work for the Studio. Beth is LEED accredited and has participated in the design of several LEED-Silver certified projects. She is the Principal of the Community Studio in the Washington DC office of Little Diversified Architectural Consulting. She will be responsible for project management, and critical path issues involving schedule, budget, reporting and the coordination of consultants for our clients.

Beth is highly familiar with DC's Zoning Commission process, and has worked with with Advisory Neighborhood Commissions (ANCs) and other community stakeholders on several occasions, helping to build project consensus.

RELEVANT PROJECT EXPERIENCE:

DC Primary Care Association, Parkside Medical Center, Washington, DC - Project Principal for a 32,000 SF new construction urgent and primary care facility in a planned-unit development (PUD) in an underserved

neighborhood. The four-story medical center will feature structured parking, a three-story tenant interior fit out for an occupational and urgent care facility, and additional speculative medical office space on the fourth floor. The Parkside Medical Center is intended to provide services including general family practice, dentistry, specialty healthcare services such as obstetrics and gynecology, and community support services including education and Women, Infants, and Children (WIC). The project is currently in design, with completion anticipated in late 2011, with a budget of approximately \$20 million.

Mary's Center for Maternal and Child Care, Georgia Avenue Clinic, Washington, DC - Project Principal for new, 30,000 SF clinic anticipated to include examination and support spaces for primary family medical care, behavioral and social services, and dental services as well as administrative and support spaces including Women, Infants, and Children (WIC), a teen activities program, Even Start, and other associated services. The projects are anticipated for completion in 2010, with an approximate budget of \$3 million.

Mary's Center for Maternal and Child Care, Ontario Road Clinic, Washington, DC - Project Principal for renovation of existing 8,000 SF clinic that provides examination and treatment spaces for primary family medical care, behavioral and social services.

Unity Health Care, Walker-Jones Clinic, Washington, DC - Project Principal for a fast-track, 12,000 square foot design/build renovation of existing space to suit the varied needs of an underserved neighborhood. Planned spaces incorporate suites for dental, obstetric/gynecological, and general family practitioners as well as specialty services including dermatology, psychiatry, podiatry, and dietary advisory.

Unity Health Care, Anacostia Clinic, Washington, DC - Project Principal for design of a new, 28,000 SF health center to replace an older facility in an underserved neighborhood. The new Anacostia Clinic will provide a variety of services, including general family, obstetric/gynecological, urgent care, and dental practices, and community support services such as community education and a Women, Infants

and Children (WIC) program.

Lord Fairfax Community College, Smith Building Renovations, Middletown, VA - Project Principal for the renovation of a 6,500 SF community college academic building to provide multi-functional space including operatories with 10 chairs for LFCC's dental hygiene program. The operatories are anticipated to be fully functional dental offices to serve the needs of the Middletown community.

Friendship Public Charter School, Friendship Technology Preparatory Academy, Washington, DC - Project Principal for renovations of an educational facility in Washington, DC. In spring of 2009, Friendship Public Charter School engaged Little to convert the Boys and Girls Club to their new Friendship Technology Preparatory Academy. This renovated school consists of a gymnasium, eight new classrooms with accessible toilet facilities and offices and support space for 200 junior high level students. Despite a tight schedule and a restricted budget, Little was able to work with the Friendship leadership to open the renovated facility on time for an August 2009 opening date.

The Catholic University of America, Opus Hall, Washington, DC - Project Principal for a new residence hall complex at Catholic University. Opus Hall is the first phase, seven-story, 400-bed, suite-style residence for upperclassmen, designed to achieve LEED certification. This facility uses an innovative pre-cast sandwich panel for the exterior wall with an R value of 26.

PROFESSIONAL REGISTRATIONS:

- Registered Architect in DC
- LEED Accredited Professional (BD+C)

PROFESSIONAL AFFILIATIONS:

- American Institute of Architects - DC Chapter, President 2006; Immediate Past President 2007; Board Member 2000-2007; Executive Committee 2002-2007;
- Council of Educational Facility Planners International (CEFPI)

EDUCATION:

Bachelor of Architecture
Cornell University, Ithaca, NY



Erwin N. Andres, P.E.

Principal in Charge

Mr. Andres's diverse experience bridges the disciplines of civil engineering design, urban transportation planning, traffic engineering, land development, environmental analysis, and transportation systems design. Mr. Andres has directed traffic circulation and transit studies, and parking needs and design optimization studies for central business districts and new developments. He has performed traffic impact assessments for residential, office, shopping and convention centers, and institutional complexes. He has been responsible for the transportation and parking components for academic, government, and corporate campuses.



Representative Projects

MASTER PLANNING AND REDEVELOPMENT PROJECTS

Mr. Andres has worked on transportation master plans for several redevelopment projects. Tasks for these types of projects include developing multi-modal plans, long-term transportation master plans, near-term detailed traffic analyses, on-site circulation studies, parking and shared parking studies, loading dock maneuverability analyses, and Transportation Demand Management plans.

Sample Projects: Poplar Point Master Plan, Washington, DC; Southwest Waterfront Development, Washington, DC; Boathouse Row, Washington, DC; Bethlehem Baptist Church Planned-Unit Development (PUD), Washington, DC; Takoma Small-Area Plan, Washington, DC

MIXED-USE AND TRANSIT ORIENTED DEVELOPMENTS

Mr. Andres has managed a number of mixed-used developments in the District of Columbia. In addition to existing and future level of service analysis, tasks usually involved in projects of this nature are traffic signal design plans, parking analysis, site access planning, vehicular maneuverability analysis and loading access design, Transportation Demand Management (TDM) planning, and site circulation planning. Mr. Andres has also managed transportation studies for mixed-use developments that analyzed potential multi-trip sharing and shared parking between restaurant, hotel, bank, residential, office, and retail center uses. Principal tasks of these projects include hourly trip and parking generation, development of parking demand profiles, entrance design for large vehicle circulation access, and identification of general street traffic conditions around the site.

Sample Projects: Half Street Akridge Development, Washington, DC; Poplar Point Master Plan, Washington, DC; Burnham Place, Washington, DC; Georgetown Safeway, Washington, DC; Southeast Federal Center Master Plan, Washington, DC; North Bethesda Conference Center, Bethesda, MD

Public Testimony

Mr. Andres is qualified as an expert witness before Zoning Boards and Commissions throughout the northeast United States including the District of Columbia, Montgomery County in Maryland, and numerous counties in Pennsylvania, New Jersey, New York and Connecticut.

Experience

Years with Gorove/Slade: 13

Years of Experience: 15

Professional Registration and Certification

Professional Engineer: Maryland
(#29177)

New Jersey (#4557000)

Education

Bachelor of Science, Civil Engineering
Rutgers University, New Brunswick, NJ

Professional Associations

Urban Land Institute (ULI)
American Planning Association (APA)
Institute of Transportation Engineers (ITE)
Lambda Alpha International (LAI) Land
Economics Honorary Society, Board
Member
Georgetown University Real Estate
Program Capstone Advisor



Robert B. Schiesel, P.E.

Project Manager

Mr. Schiesel possesses significant transportation engineering and planning experience in both the public and private sectors. His experience includes multimodal analyses of large mixed-use plans and campuses, traffic impact studies, parking studies, traffic and parking forecasting, queuing analysis, traffic simulation, transportation demand management, and intelligent transportation systems planning. Projects Mr. Schiesel has been involved with include entertainment complexes, universities, churches, small and large commercial facilities, residential developments, government facilities and mixed-use developments.



Representative Experience

Campus Master Planning

Mr. Schiesel has developed transportation master plans, demand management plans, circulation studies, and parking studies for a number of University, Federal Agency and Hospital campuses, including the US Capitol House Office Buildings, Washington, DC; Georgetown University, Washington, DC; The George Washington University, Washington DC; The Ohio State University, Columbus, OH; The National Institutes of Health, Bethesda, MD; Indiana University, Bloomington, IN; Indiana University Purdue University Indianapolis, Indianapolis, IN; American University, Washington DC; and Howard University, Washington DC.

Medical Facilities

Mr. Schiesel has provided transportation planning services for a variety of medical facilities, including The Ohio State University Medical Center in Columbus, OH; Indiana University-Purdue University, Indianapolis/Clarian Medical Center in Indianapolis, IN; Sibley Hospital in Washington, DC; Parkside Health Center in Washington, DC, and the University of Virginia Health Sciences District, Charlottesville, VA.

Large Mixed-Use Developments

Mr. Schiesel has provided transportation planning and engineering services for several large urban mixed-use developments, including: The Yards (former South East Federal Center), Washington, DC; CityCenterDC (former Convention Center Site) Washington, DC; Innovation Town Center, Manassas, VA; Parkside Mixed-Use Development, Washington DC; Southwest Waterfront, Washington DC, and Poplar Point, Washington, DC.

Entertainment and Event Centers

Mr. Schiesel has worked on numerous entertainment sites and event center, including as the lead transportation planner for National's Park in Washington DC. Other projects include Memorial Stadium, Bloomington, IN; Turning Stone Casino Resort, Verona, NY; and Meskwaki Casino, Tama, IA.

Experience

Years with Gorove/Slade: 8

Years of experience: 10

Education

Master of Science: Civil Engineering, May 2000
*University of Virginia:
Charlottesville, Virginia*

Bachelor of Science: Civil Engineering, May 1998
*University of Virginia:
Charlottesville, Virginia*

Professional Registrations

Registered Professional Engineer;
Commonwealth of Virginia
#0402038965

Professional Associations

Member, Institute of Transportation Engineers, #31935
Member, Society for College and University Planning
Member, Midwest Campus Parking Association (MCPA)

Professional Presentations

"Campuses For All: Integrating Pedestrian and Vehicular Movement on Campus", SCUP North Central 2006 Regional Conference

EXHIBIT D

MEMORANDUM

To: DCPCA Parkside Health Center Team

From: Christopher L. Bowyer, LEED GA
Erwin N. Andres, P.E.

Date: March 29, 2011

Subject: DCPCA Parkside Health Center Stage 2 PUD, Z.C. Case No. 05-28B - Transportation Review

Introduction

This memorandum presents a summary of the transportation components of the proposed District of Columbia Primary Care Association (DCPCA) Parkside Health Center, located within the Parkside Mixed-Use Development, in northeast Washington DC. This review is intended to provide details on the site as part of its Stage 2 PUD application, Z.C. Case No. 05-28B.

A detailed Traffic Impact Study (TIS) examining the potential impacts of the center on roadways and intersections surrounding the development was included in the Stage 1 PUD modification application, Z.C. Case No. 05-28. The site is located on parcel 12 of the Parkside development and is bounded by Kenilworth Terrace to the north, Hayes Street to the east and Kenilworth Avenue to the south. Development of the proposed DCPCA Health Center required a modification to the Stage 1 PUD approval for parcel 12, Z.C. Case No. 05-28E. The Parkside TIS¹ examined the impact of the entire redevelopment of Parkside Parcel 12, including the adjacent Community College of the District of Columbia (CCDC) building (which is also submitting for Stage 2 approval), and the remaining parcel 12 buildings (to be detailed upon applications for Stage 2 approval, Z.C. Case No. 05-28C). Figure 1 identifies the Parkside development site, parcel 12, the DCPCA Parkside Health Center and the CCDC. The information which follows provides detailed information regarding the development densities of the site, the overall site plan, and the Transportation Demand Management program.

Development Densities

The development plan for the second stage PUD for the DCPCA Parkside Health Center would comprise of a 3-story 42,644 gross square feet (GSF) Health Center with approximately 41,164 square feet (SF) of gross floor area and cellar space. The latest site plan depicting the overall development densities is presented in Figure 2.

¹ *Traffic Impact Study – Community College of DC, Gorove/Slade Associates, November 9, 2010*

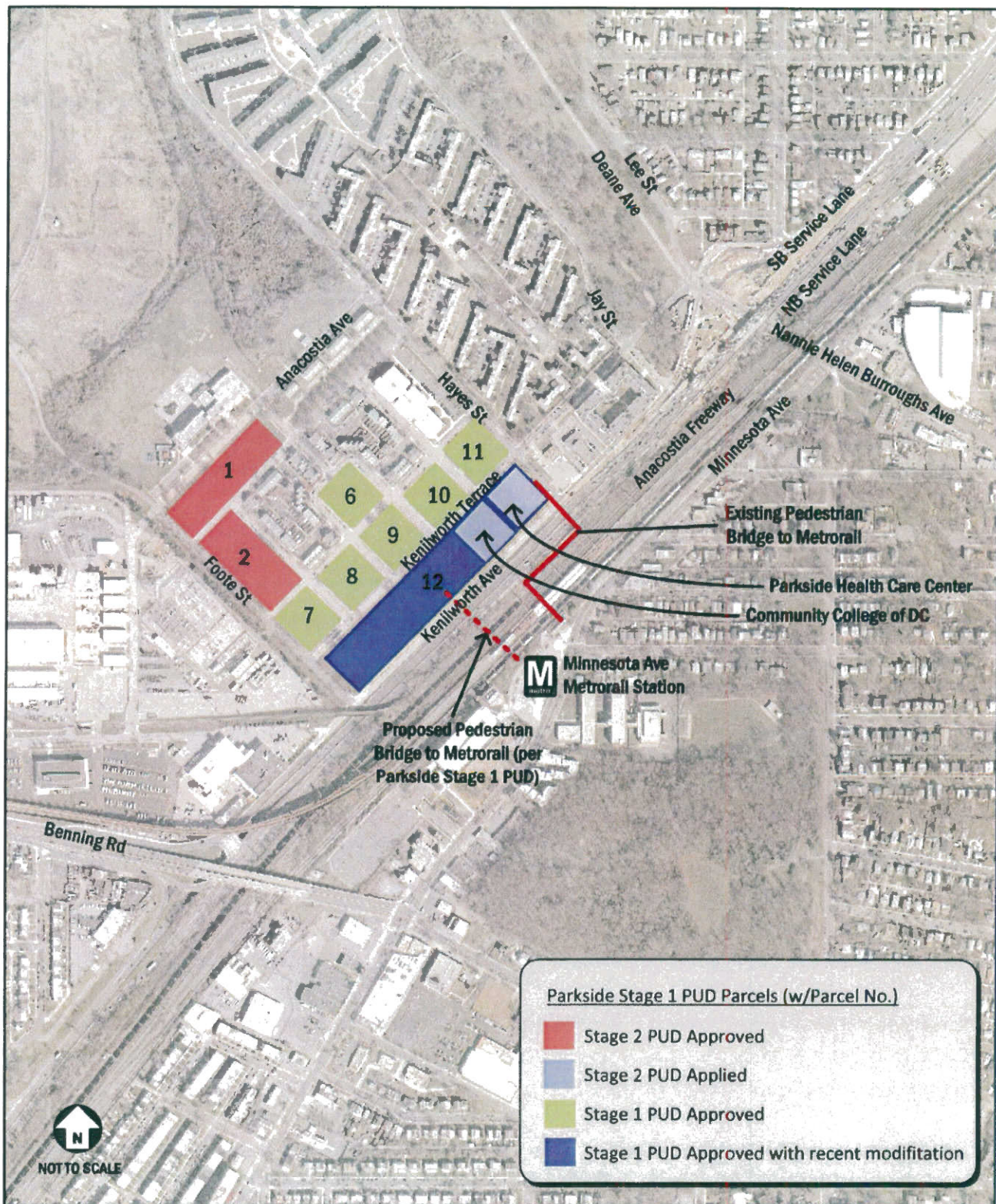
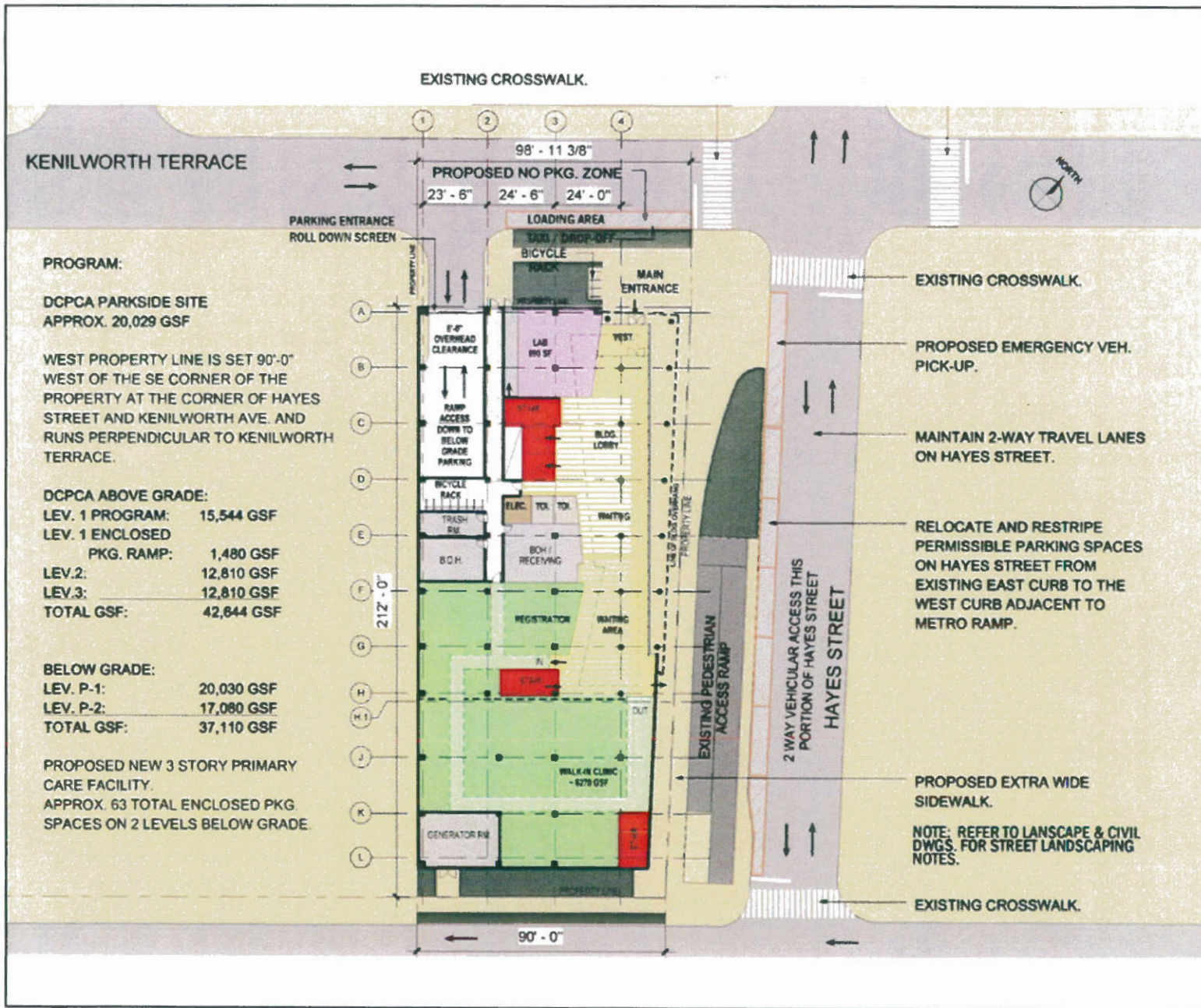


Figure 1: Site Location Map

Figure 2: DCPCA Parkside Health Center Site Plan



Site Plan

The following provides a summary of proposed site plan as it compares to existing conditions. These modifications are presented in Figure 2.

- **Vehicular Access and Parking**

Vehicular access into and out of the DCPCA Parkside Health Center site is proposed via a new curb cut along Kenilworth Terrace which supplies access to below grade parking for the site. The curb cut will provide access to the underground parking for both the Health Center and CCDC which will have its adjacent underground parking accessed from the Health Center property. The Health Care Center's below grade parking will consist of two levels and provide a total of 63 parking spaces as shown on Figure 3.

- **On-Street Parking**

As shown on Figure 2, on-street parking is proposed to be restricted along the northeast corner site frontage on Hayes Street as an on-street patient pick-up area for emergency vehicles and along Kenilworth Terrace as an on-street loading area for delivery vehicles. It is proposed for parallel parking along the east side of Hayes Street to be relocated to the west side of the street. This would serve as a buffer to pedestrians walking to and from the Health Center and the existing pedestrian bridge over DC-295 along Hayes Street. A taxi drop-off/pick-up area is also proposed along Kenilworth Terrace in the area adjacent to the on-street loading area.

- **Pedestrian/Transit Access**

Pedestrians are expected to access the building from Kenilworth Terrace. The majority of transit users to and from the site are expected to use the nearby Minnesota Avenue Metrorail station, accessed via an existing pedestrian bridge that runs along the site frontage along Hayes Street. Additionally, a planned pedestrian bridge within the Parcel 12 development will provide a second point of access to the Metrorail station.

- **Bicycle Parking**

Parking for bicycles is provided at two separate locations throughout the site. The first of these is external to the building along Kenilworth Terrace and includes four (4) spaces. The remaining 8 bike parking spaces are in the enclosed parking area, resulting in a total of 12 bike parking spaces serving the site.

TDM Commitments

As part of this Stage 2 application, the following are proposed commitments to the Transportation Demand Management (TDM) program for the DCPCA Parkside Health Center:

- The site was selected to take advantage of the site's proximity to the existing Minnesota Avenue Metrorail station accessible across DC-295 via the existing pedestrian bridge.
- A staff member(s) of building management or of DCPCA Parkside Health Center will be designated as Transportation Coordinator to be a primary point of contact responsible for coordinating the implementation of the TMP.
- Employees will be provided with WMATA SmartBenefits for transit, resulting in pre-tax salary deductions for Metro rail/bus expenses.

- Information regarding ridesharing opportunities will be provided via website links to CommuterPage.com.
- The proposed site plan will provide 8 total bicycle parking spaces within the building and 4 bicycle parking spaces outside the building along Kenilworth Terrace.
- Existing private space on Hayes Street in front of the Health Center will be designated as sidewalk to effectively widen the existing sidewalk on the west side of Hayes Street providing a better pedestrian experience from the pedestrian bridge to the front door of the center.
- Provide for a taxi passenger loading and unloading at the main entrance.
- Designate an accessible paratransit pickup, drop-off and passenger waiting area at the main entrance to the Health Center designated with appropriate signage. The owner should provide an accessible pathway to the area and sufficient space for loading and unloading of wheelchairs from vans.
- Provide effective directional signage (parking, deliveries, taxi stand etc) to direct visitors and service vehicles to appropriate locations to the Health Center.

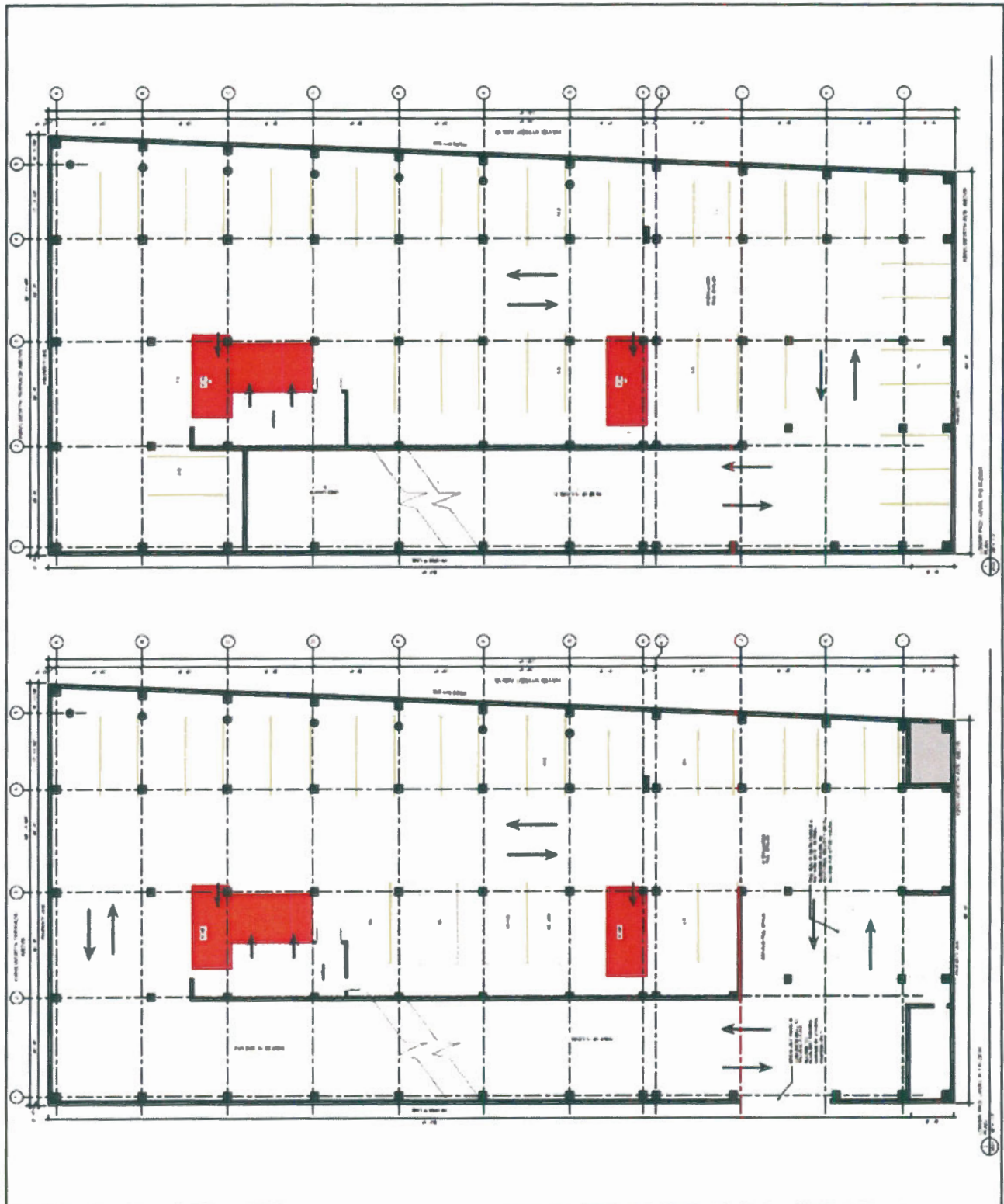
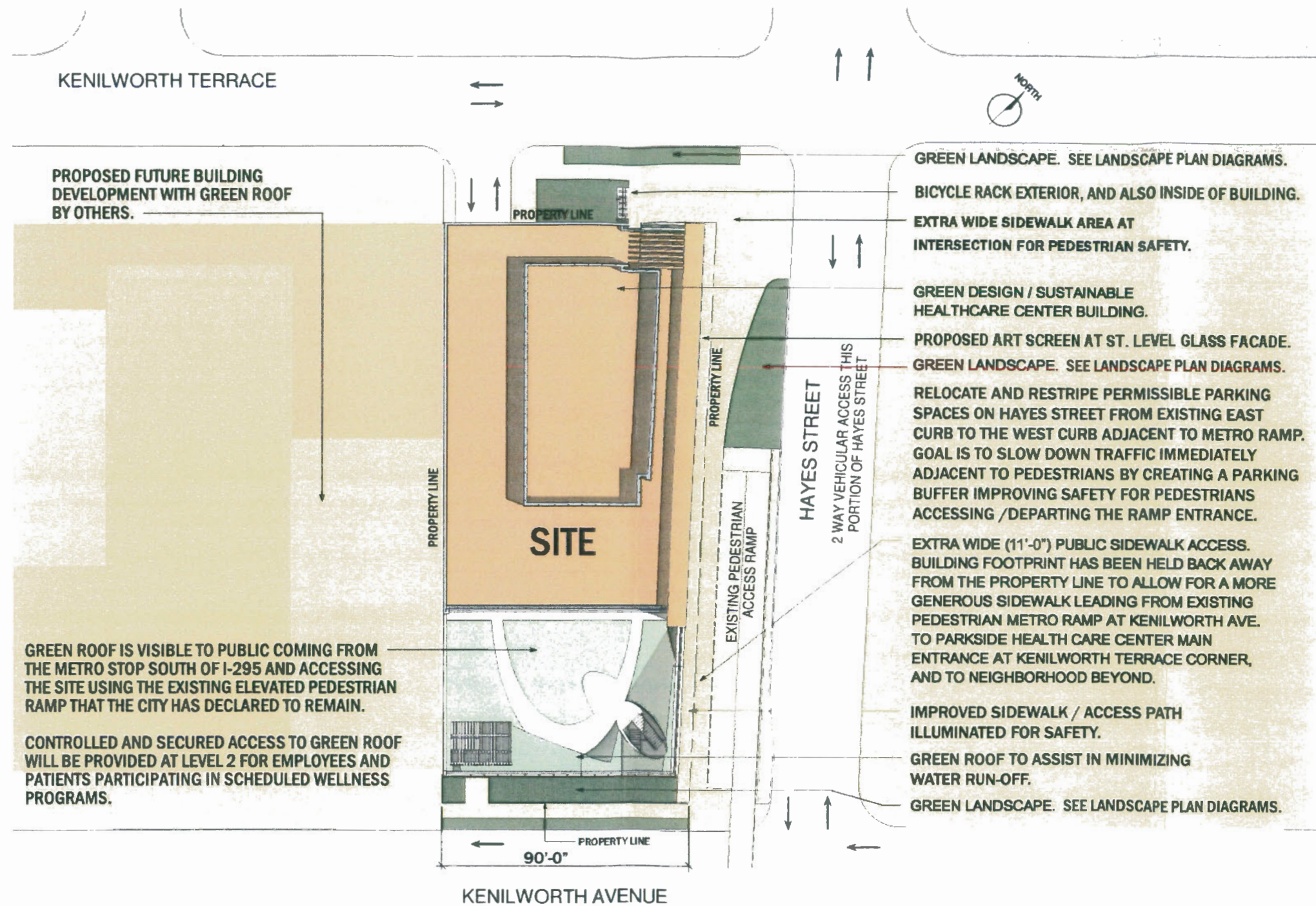


Figure 3: Lower Level Parking Floor Plans

EXHIBIT E



DCPCA-PARKSIDE HEALTH CENTER PARKSIDE DEVELOPMENT, WASHINGTON DC

SITE AMENITIES DIAGRAM

ASK 055 29 MAR 2011
REVISED