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Kate M. Olson  
kmo@gdllaw.com

April 18, 2011

RECEIVED  
ZONING COMMISSION  
APR 19 2011 2:50 PM

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 Nos. 05-28B and 05-28E (to be filed in both cases)**  
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:

The Applicant, District of Columbia Primary Care Association ("DCPCA" or "Applicant"), is pleased to supplement the record in response to the Commission's comments and questions at the April 4th hearing for Case No. 05-28E (Consolidated Application to Modify the approved First-Stage PUD). Commissioner Hood specifically asked for an updated letter of support from the current director of the DC Department of Health. We are enclosing the original and twenty copies of that requested letter, as well as these additional letters of support for simultaneous filing in both Case Nos. 05-28E and 05-28B in order to ensure that the record is complete for both applications.

Attached are the following letters of support:

- Mohammad N. Akhter, MD, MPH, Director, DC Department of Health, April 14, 2011
- Beatriz "BB" Otero, Deputy Mayor for Health and Human Services, April 14, 2011
- Yvette M. Alexander, Councilmember Ward 7, February 23, 2011
- Dorothy Douglas, Ward 7 Member, D.C. State Board of Education, April 13, 2011
- Willie H. Woods, Jr., ANC 7D SMD 07 (Parkside) Commissioner, April 5, 2011

ZONING COMMISSION  
District of Columbia  
05-28B  
CASE NO. 37  
EXHIBIT NO.

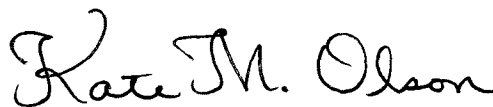
- Sharita C. Slayton, ANC 7D SMD 02 Commissioner, April 13, 2011
- Parkside Civic Association, February 10, 2011
- Groundwork Anacostia River, April 12, 2011

This information is presented to assist the Commission in its continued review of Case No. 05-28E and 05-28B. Please feel free to call the undersigned at 202-452-1400 with any questions.

Sincerely,



John Patrick Brown, Jr.



Kate M. Olson

Enclosures

cc: Ms. Robin Halsband, D.C. Primary Care Association  
Advisory Neighborhood Commission 7D  
Eastland Gardens Civic Association  
Mayfair Mansion 2005 Tenants Association, Inc.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HEALTH**



Office of the Director

April 14, 2011

Anthony J. Hood  
Chairman, Zoning Commission  
One Judiciary Square  
441 4<sup>th</sup> Street NW, Suite 220 S.  
Washington, DC 20001

**Re: Zoning Case No. 05-28B (D.C. Primary Care Association – Modification to 1st Stage PUD, 2nd-Stage PUD, & Related Map Amendment @ Square 5055)**

Dear Chairman Hood:

On behalf of the District's Department of Health (DOH), I am writing to request Zoning Commission approval for the DC Primary Care Association's PUD application noted above for the site bordered by Kenilworth Avenue, Hayes Street and Kenilworth Terrace NE.

Approval of the PUD will enable our grantee, DC Primary Care Association (DCPCA) and their partner, Unity Health Care, to move forward with plans to acquire this site and develop a modern 44,000 s.f. primary care center offering medical, dental, WIC and other wellness and social services to members of the surrounding community. DOH has provided this grant to increase the availability of quality care in a federally designated Health Professional Shortage Area (HPSA) within the District.

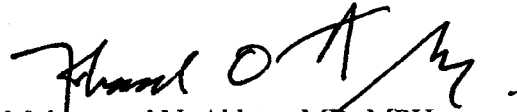
An area's designation as a HPSA means that there is a ratio of less than 1 primary care physician for every 2000 residents. A HPSA designation is accompanied by a score that indicates its degree of shortage and relative priority; scores range from 1-26, with the higher score indicating a higher priority. The East Capitol HPSA, where the Parkside project is to be located, has a score of 18. The critical need for quality primary care services for the residents in this area of the city is echoed in the health indicators. Ward 7 has some of the highest rates of chronic disease among all wards in DC, including the highest rate of HIV/AIDS in the city and the third highest rates of cardiovascular disease, cerebrovascular disease, diabetes, Alzheimer's disease and cancer. Easily accessible primary care services are critical to the management and prevention of these morbidities.

The proposed Unity / Parkside facility would offer primary care services in a highly accessible location to all individuals seeking care. The proposed site has high visibility and accessibility by Metro, bus and car.

DOH has provided DCPCA with a \$15 million grant to fund the development of this project. We are working together with DCPCA on a number of projects, and we are confident that this project will move forward after approval of the Stage 2 PUD. Approval will enable the completion of the design, application for building permits and ultimately a start of construction in 2012. We look forward to the completion of the project and the opening of the new health center by 2013.

Thank you for your consideration. Please let me know if I may provide you with any additional information to assist in your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohammad N. Akhter', with a stylized flourish at the end.

Mohammad N. Akhter, MD, MPH  
Director

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of the Deputy Mayor for Health and Human Services



April 14, 2011

Sharon Baskerville  
Chief Executive Officer  
District of Columbia Primary Care Association (DCPCA)  
1411 K Street NW, Suite 300  
Washington, DC 20005

Re: Zoning Case No. 05-28B (DC Primary Care Association – Modification to 1<sup>st</sup> Stage PUD, 2<sup>nd</sup> Stage PUD, & Related Map Amendment @ Square 5055)

Dear Ms. Baskerville:

This letter is to indicate that the Office of the Deputy Mayor for Health and Human Services in the Executive Office of the Mayor fully supports the DC Primary Care Association's (DCPCA) PUD Application for a health center site bordered by Kenilworth Avenue, Hayes Street and Kenilworth Terrace NE.

The District's Department of Health provided DCPCA with a \$15 million grant to fund the development of this project which supports the administration's goal of improving access to healthcare for residents in Ward 7. Approval of this Stage 2 PUD will enable the completion of the design, application for building permits and ultimately the start of construction in 2012. We look forward to the completion of the project and the opening of the new center by 2013.

The new health center will be located in a federally designated Health Professional Shortage Area (HPSA), which means that there is a ratio of less than one primary care provider for every 2,000 residents. The critical need for quality primary care services for residents in Ward 7 is echoed by the area's highest rate of HIV/AIDS in the city, and the third highest rates of cardiovascular disease, cerebrovascular disease, diabetes, and cancer. Easily accessible primary care services are critical to the management and prevention of these morbidities.

We appreciate the excellent work of DCPCA in developing, renovating and expanding health centers throughout the District and specifically your initiation of this project in Ward 7. Please let me know if this office can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "BB" followed by a stylized flourish.

Beatriz "BB" Otero  
Deputy Mayor for Health and Human Services



D.C. OFFICE OF ZONING

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**THE JOHN A. WILSON BUILDING**  
**1350 PENNSYLVANIA AVENUE, N.W., SUITE 400**  
**WASHINGTON, DC 20004**

APR 12 2011 9:19 AM

**COUNCILMEMBER YVETTE M. ALEXANDER**  
Councilmember, Ward 7  
(202) 724-8068 (office)  
(202) 741-0911 (fax)  
yalexander@dccouncil.us  
www.yvettealexander.org

**Chair, Committee on Public Services and Consumer Affairs**  
**Committee Member**  
Economic Development  
Health  
Human Services

February 23, 2011

Mr. Anthony J. Hood  
Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St NW  
Suite 210-S  
Washington, DC 20001

**RE: Letter of Support for ZC Case No. 05-28C and No. 05-28E**

Dear Chairperson Hood,

I am writing to express my support of the efforts of CityInterests LLC in the development project at Kenilworth-Parkside. For the following reasons, I support this project:

- Residents have identified major issues in their community such as unemployment, lack of educational opportunities, lack of retail and health care options, and an overall lack of investment. These matters led them to rally around the DC Promise Neighborhood Initiative, which was rewarded a \$500,000 grant from the U.S. Department of Education as one of 21 Federal Promise Neighborhoods. The plans for Kenilworth-Parkside align with the Promise Neighborhood principles and are critical to the success of this exciting educational and community development initiative.
- Bringing the flagship campus of the Community College of DC to Parkside will offer affordable, post-secondary educational opportunities to area residents of all ages. CCDC will help alleviate unemployment by teaching the skills necessary to find work in today's economy.
- The office buildings facing Kenilworth Avenue will increase the possibility of a major tenant coming to Kenilworth-Parkside. This will, in turn, create more jobs in the community to which

ZONING COMMISSION  
District of Columbia

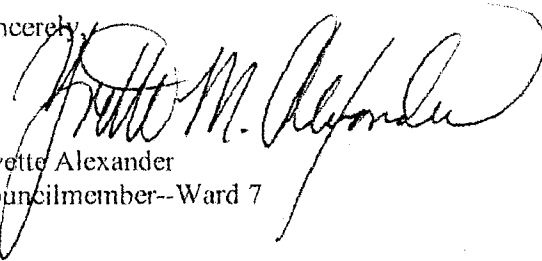
CASE NO. 05-28E  
EXHIBIT NO. 14

residents may apply, as well as increase the viability of bringing neighborhood-serving retail to the area.

- A new medical facility at Parkside will bring much-needed primary health care services to all residents, who are currently underserved by health care facilities in their area.
- The daytime activity from the offices, CCDC, and medical facility will contribute to community safety and vitality.

CityInterests's vision for Kenilworth-Parkside is one in which residents will live in a vibrant, dynamic, safe community. For this reason, I would like to voice my support of their Zoning application.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvette M. Alexander". The signature is fluid and cursive, with a large loop at the end.

Yvette Alexander  
Councilmember--Ward 7



District of Columbia State Board of Education  
DCSBOE



**Dorothy Douglas, Member (Ward 7)**  
**DC State Board of Education**

April 13, 2011

Chairman Anthony J. Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 200  
Washington, DC 20001

Dear Chairman Hood:

**Re: Zoning Case No. 05-28B and No. 05-28E**

This letter is to advise the DC Zoning Commission that I fully support the District of Columbia Primary Care Association's (DCPCA) planned unit development (PUD) application for the following:

- Final approval of a PUD and Zoning Map Amendment (Zoning Case No. 05-28B)
- Corresponding Modification to an Approved First Stage PUD (Zoning Case No. 05-28E)

As a stakeholder in the Parkside community and Ward 7 representative to the DC State Board of Education, I understand the importance of providing quality health care in my neighborhood – an area that the federal government has designated as a Health Professional Shortage Area. As reports have revealed, the health indicators for Ward 7 show a population at risk. Among adults, residents of Wards 7 and 8 generally had higher rates of chronic disease, poor health status, and premature mortality than in other areas of the District.

DCPCA has an extraordinary track record of developing community health centers in several wards. To date, they have completed eight renovations and expansions across the District, and have another one under construction in Ward 8. As a resident of this community, I ask that the Zoning Commission approve this application so that Ward 7 can have its own new, state-of-the-art primary health care facility.

Sincerely,

441 4<sup>th</sup> Street, Suite 723N Washington, DC 20001  
202.741.0888  
[www.sboe.dc.gov](http://www.sboe.dc.gov)



ADVISORY NEIGHBORHOOD COMMISSION 7D  
Government of the District of Columbia

April 5, 2011

Mr. Anthony J. Hood  
Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St NW  
Suite 210-S  
Washington, DC 20001

**RE: Support and Clarification of ANC 7D votes taken on March 8, 2011**

Dear Chairperson Hood and Commission,

Thank you for allowing me to speak in support of the Applicant's presentation yesterday. I wanted to clarify and have on the record a few points that I think may not have been made fully clear during the hearing last night.

At the March 8, 2011 ANC 7D general meeting, the ANC cast 3 public votes with regards to **one** of City Interest's applications: one vote per each modification listed in the 05-28E application (1<sup>st</sup> Stage PUD Modifications). The three modifications were read directly from the Office of Zoning Notice of Public Hearing. Of these three votes, I abstained on the first two and voted in support of the third. I abstained on the principal that the meeting leading up to this vote had been conducted in what I considered to be an unfair manner, in which the ANC 7D Chairperson didn't allow the Applicant sufficient or equal time to express their views as they did the views of others in opposition.

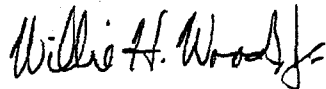
However, I would like to state for the record that I support every part of the 05-28E application, as well as the 2<sup>nd</sup> Stage PUD applications 05-28B (the health care clinic), and 05-28C (CCDC). I am joined in this support by many of my constituents in SMD 7D07, as evidenced by the petition I presented last night, the support letters from Parkside Townhome residents and others nearby, and the testimonies of support from Ms. Geraldine Bell, Mr. Charles Eaves, and Mr. Melvin Moore-Adams, had he been able to attend. Together, these individuals and I represent the communities most directly impacted by the construction, traffic, and final product of these development projects. We believe the Applicant has been active in the community, forthright, and transparent with the steps taken to introduce CCDC and the health clinic to our neighborhood.

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-28E  
EXHIBIT NO. 45

I would also like to note that the official ANC 7D Letter of Opposition incorrectly states that the 3 public votes taken were one each for 05-28E, 05-28B, and 05-28C. I would like to clarify that this is not the case: the only public votes taken on March 8 were with regards to 05-28E, *not* the two 2<sup>nd</sup> stage applications 05-28B and C, as they state in their letter.

Thank you and I look forward to hearing the Commission's decision on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Willie H. Woods, Jr." with a stylized flourish at the end.

Willie H. Woods, Jr.  
ANC 7D Commissioner, SMD 07

# *Advisory Neighborhood Commission*

## *Single Member District 7D02*



District of Columbia Government

2011 APR 14 PM 12:19

April 13, 2011

Mr. Anthony J. Hood, Chairman  
District of Columbia Zoning Commission  
441 4th Street, N.W., Suite 200  
Washington, DC 20001

***Re: Letter of Support for DC Primary Care Association's PUD Application for a Second Stage Review and Approval of a Planned Unit Development, Zoning Case No. 05-28B and No. 05-28E***

This letter is to convey my support of the efforts of the DC Primary Care Association to build a state of the art primary care center in the Parkside-Kenilworth community.

The areas East of the River and Ward 7 are currently designated as Health Professional Shortage Areas (HPSAs), this means that there are not enough health providers to meet the community's needs.

The current health care brick and mortar infrastructure is incapable of meeting the needs of the community as Hunt Place clinic is not ADA accessible and does not have the ability to grow to serve a larger population.

DC Primary Care Association's (DCPCA) community health center would increase the capacity such that it would more than double patient visits to 50,000 per year; allowing for current and additional Parkside-Kenilworth area residents to conveniently seek high quality health care in their own community.

I understand that the facility will not serve as a methadone clinic and instead will provide a full scope of health care services at this site, including primary care, OB/GYN, pediatrics, dental, HIV/AIDS services, a wellness center, Women Infants and Children (WIC), case management, behavioral/mental health, and a range of specialty care that will likely include podiatry, ophthalmology, dermatology, urology, pulmonary medicine, rheumatology, cardiology and other specialties.

I understand the construction proposed by DCPCA to be (1) no more than 54 feet in height, (2) an ADA accessible LEED certified state of the art facility which will provide primary care to area residents. DCPCA has listened to community concerns and is addressing issues of safety and parking into the design of the health center.

PLANNING COMMISSION  
District of Columbia

CASE NO.

05-28E

EXHIBIT NO.

43

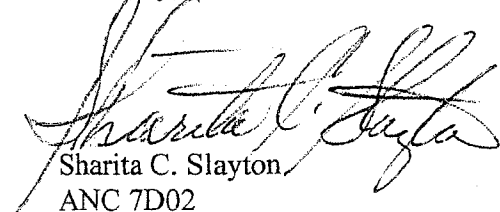
Sharita C. Slayton, Commissioner, SMD7D02  
ANC 7D

918 42nd Street, NE, Washington, DC 20019, Phone: 202.399.7184, scslayton@starpower.net

I ask that the Zoning Commission support DCPCA's petition to build a community health center at Square 5055, Lots 23,24,25,801,802 and Portions of Lots 22 and 803

I thank you for this opportunity to participate in this process. I ask that the Commission consider this letter of support. Please do not hesitate to contact me if any additional clarification is needed.

Sincerely,



Sharita C. Slayton  
ANC 7D02

---

Sharita C. Slayton, Commissioner, SMD7D02  
ANC 7D

918 42<sup>nd</sup> Street, NE, Washington, DC 20019, Phone: 202.399.7184, [scslayton@starpower.net](mailto:scslayton@starpower.net)

**Parkside Civic Association**

Parkside Civic Association  
3722 Roosevelt Pl, NE  
Washington DC 20019  
Phone: (202) 397-7478

2011 FEB 18 AM 11:17

TO: Anthony J. Hood, Chairman  
District of Columbia Zoning Commission  
441 4th Street, N.W., Suite 200  
Washington, DC 20001

FROM: Geraldine Bell, President, Parkside Civic Association  
3722 Roosevelt Pl, NE  
Washington DC 20019

DATE: February 10, 2011

SUBJECT: Parkside Civic Association's Letter of Support for DC Primary Care Association's 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) Zoning Case No. 0528B

This memorandum is to advise the District of Columbia Zoning Commission that Parkside Civic Association (PCA) held a vote on January 13, 2011 during its regularly scheduled monthly meeting to support the District of Columbia Primary Care Association's PUD Application to the D.C. Zoning Commission for the following:

- Second Stage Review and Approval of a Planned Unit Development, and
- Zoning Map Amendment, and
- Corresponding Modification to an Approved First Stage Planned Unit Development.

The result of that vote, with a quorum of members, was 22 to 2 in support of the Application as submitted by DCPCA.

PCA wishes to thank you for this opportunity to submit this Letter of Support in writing and requests that the Commission consider this letter of support. Please do not hesitate to contact me if any additional clarification is needed.

Sincerely,

*Geraldine S. Bell*

By: Geraldine Bell  
President, Parkside Civic Association

Date:

*February 10, 2011*

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-28E  
EXHIBIT NO. 8



Feb. 14, 2011

Mr. Anthony J. Hood  
Chairperson  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St NW  
Suite 210-S  
Washington, DC 20001

**RE: Letter of Support for ZC Case No. 05-28C and No. 05-28E**

Hello, I'm writing to advise the DC Zoning Commission that I support CityInterests in their development at Parkside.

As the Executive Director of Groundwork Anacostia, I have worked in the Parkside community on numerous occasions and have a personal stake in the health and vitality of the area. Part of my organization's mission is to reclaim vacant land east of the Anacostia River for the purposes of recreation, conservation, and economic development. I believe that CityInterests is adhering to these same principles with its master vision for Parkside, and part of the vision should include the proposed Community College of DC campus and health care clinic along Kenilworth Avenue. Because CityInterests has dedicated itself to creating a LEED-ND development, both CCDC and the health care clinic will have sustainable features, such as a green roof for CCDC. These features will serve both the environment and the residents, who will learn more about green practices because of these buildings.

Further, on a much more basic level, the project at Parkside will bring jobs, educational opportunities, and safety to the Parkside community, which all residents need and deserve. In my work with Ward 7 youth on the Groundwork Anacostia Green Team, I see the need for better work, educational, and extracurricular opportunities in order for these youth to excel. Parkside will bring all three to this community, as well as much-needed retail and investment.

For these reasons, I'd like to express my support for the Parkside project and for the applications under consideration on April 7<sup>th</sup>. Thank you.

Sincerely,

Dennis Chestnut | Executive Director  
Groundwork Anacostia River DC

ZONING COMMISSION  
District of Columbia

CASE NO.

EXHIBIT NO.

05-28E  
11