

DCPCA – PARKSIDE HEALTH CENTER

*Providing a new level
of Health Care*



GREENSTEIN DELORME & LUCHS, P.C.



ZONING COM.
District of Columbia

CASE NO. 05-28 B

EXHIBIT NO. 40

ZONING COMMISSION
District of Columbia
CASE NO. 05-28 B
EXHIBIT NO. 40

DCPCA – PARKSIDE HEALTH CENTER

Requested Relief:

ZC Case 05-28E: Consolidated First Stage PUD

Modification

ZC Case 05-28B: Second Stage Approval and Related Map Amendment

- **Rezone from C-2-B to C-3-A;**
- **Reduce the number of required off-street parking spaces from 102 to 69;**
- **Reduce the side yard from 7 feet to 4 feet, 4 inches; and**
- **Eliminate the loading platform and loading berth requirement.**



PUBLIC BENEFITS AND AMENITIES

- 1. Uses of Special Value to the Neighborhood,**
- 2. Urban Design & Architecture,**
- 3. Site Planning,**
- 4. Effective and Safe Vehicular and Pedestrian Access, Transportation Management Measures, Connections to Public Transit Services, and other Measures to Mitigate Adverse Traffic Impacts,**
- 5. First Source Employment Agreement,**
- 6. Environmental Benefits, and**
- 7. Public Art.**

DCPCA – PARKSIDE HEALTH CENTER



Design Philosophy...

The design of the new health care center will serve to minimize the stress that many people often feel when visiting health care environments while safeguarding their dignity and privacy.

We strive to create a new state of the art health care facility that will honor your proud community with outstanding service, and a remarkable and unique design.

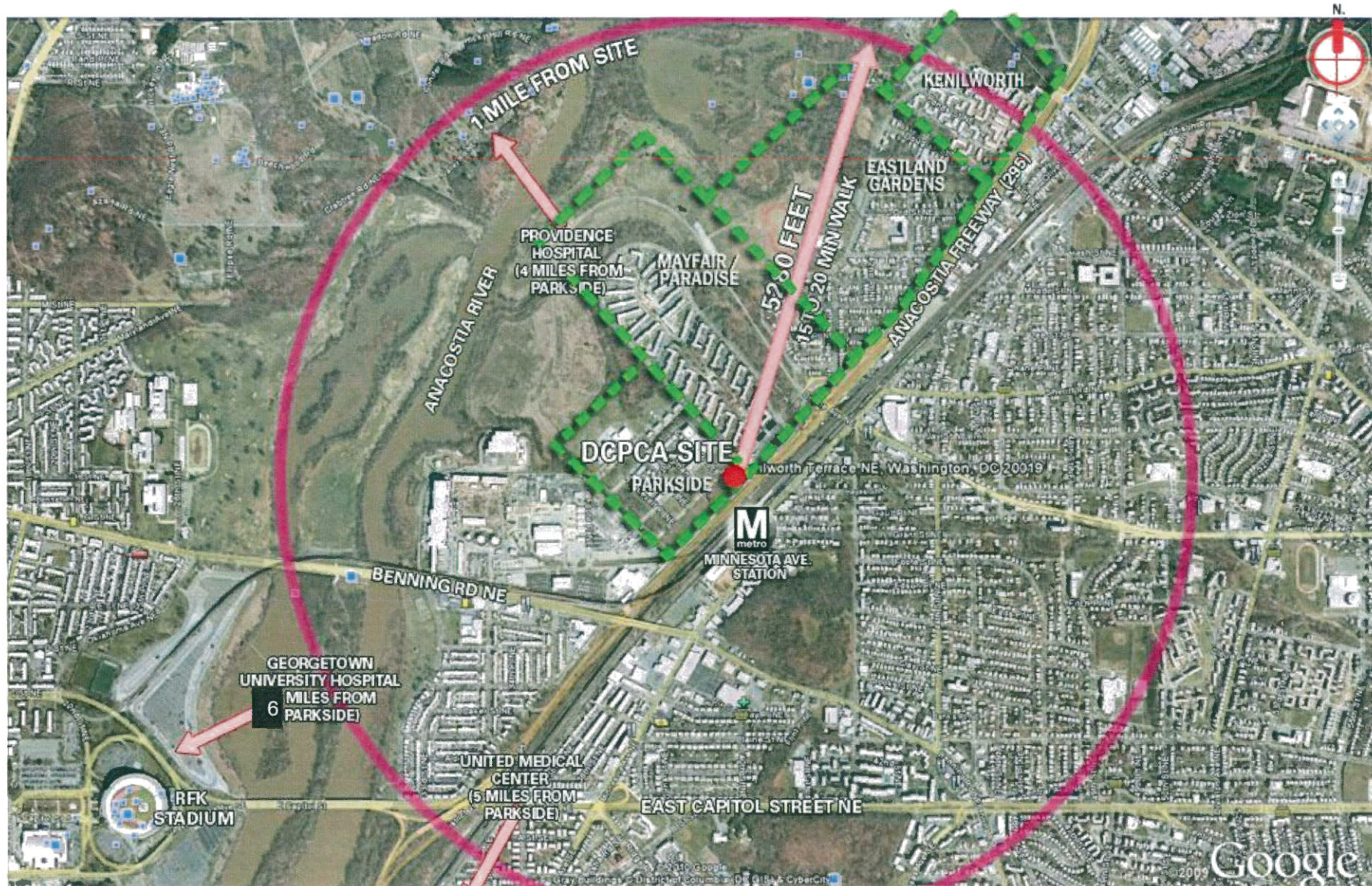
DCPCA – PARKSIDE HEALTH CENTER

Date	Organization	Notes
13 Oct. 2009	ANC 7D	DCPCA: Sharon Baskerville presented on Health Center
12 Nov. 2009	Parkside Civic Association	DCPCA: Health Center presentation
19 March 2010	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design
29 March 2010	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design
13 April 2010	ANC 7D	DCPCA: Provided updates from prior design meetings
18 May 2010	Lotus Square Tenants Association	DCPCA: Health Center presentation
14 Sept. 2010	ANC 7D	DCPCA: Health Center presentation VOTED TO SUPPORT DCPCA
17 March 2011	Community: Design Committee Meeting	DCPCA: Meeting regarding Health Center design

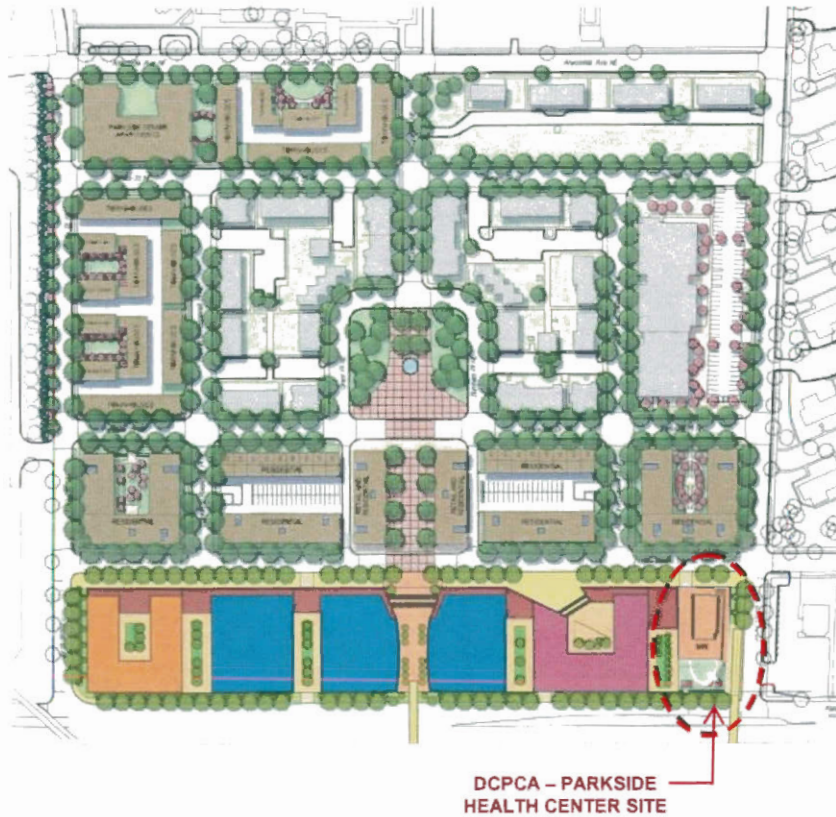
DCPCA – LETTERS OF SUPPORT

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

PARKSIDE – NEIGHBORHOOD CONTEXT

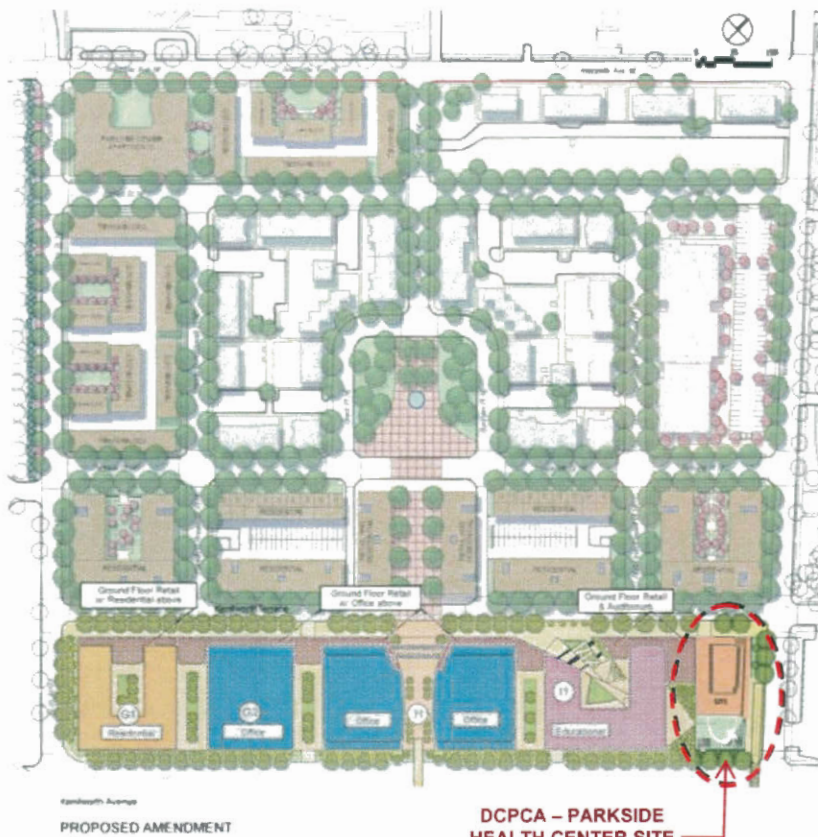


PARKSIDE – PUD



District of Columbia Primary Care Association – Parcel 12; 42,644 SF building with primary and specialty medical care services (2012 groundbreaking)

DCPCA – PARKSIDE HEALTH CENTER



SITE CONTEXT VIEW

DCPCA – PARKSIDE HEALTH CENTER

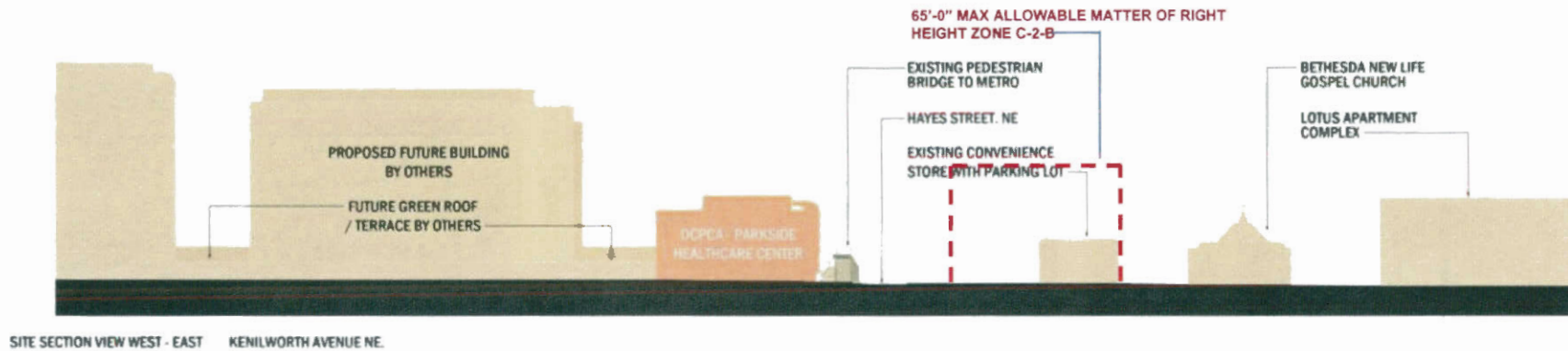


SITE / BUILDING OPPORTUNITIES:

Kenilworth Terrace NE & Hayes St. NE

- *Provide main entrance visible at Kenilworth Terrace and Hayes St. to connect to neighborhood.*
- *Add generous sidewalk, entrance plaza with green at Kenilworth Terrace and Hayes St.*
- *Provide green buffer adjacent to pedestrian paths.*
- *Provide green roof at SE corner, visible from metro ramp and bridge.*

DCPCA – PARKSIDE HEALTH CENTER



SITE / BUILDING OPPORTUNITIES

DCPCA – PARKSIDE HEALTH CENTER



SITE SECTION VIEW SOUTH - NORTH



SITE / BUILDING OPPORTUNITIES

DCPCA – PARKSIDE HEALTH CENTER



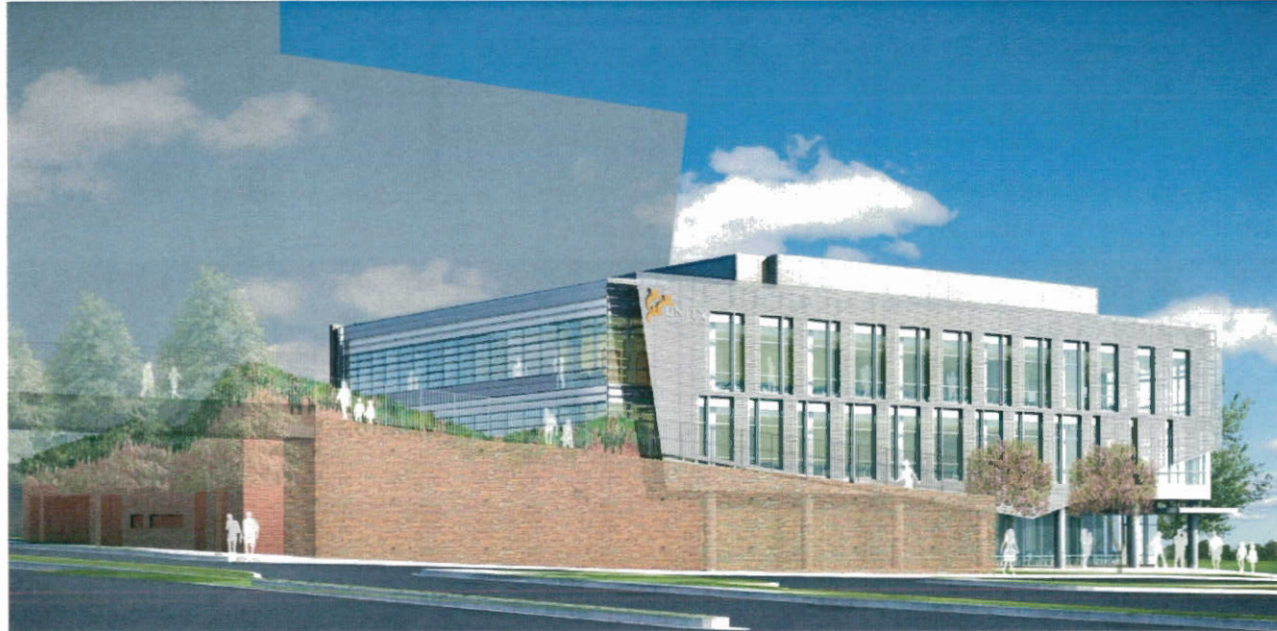
View from Kenilworth Ave. NE and Hayes St. NE intersection.

CONNECTION

- *Unique architectural presence / introduction to Parkside neighborhood from I-295 at the south end of the site.*
- *Thoughtful integration with existing pedestrian metro ramp access.*
- *Recognizable beacon for health care in the DC metro region.*
- *Sustainable / green approach visible from metro ramp.*



DCPCA – PARKSIDE HEALTH CENTER



View from Kenilworth Ave. NE and Hayes St. NE intersection.

CONNECTION

- *Alternate Vertical Rain Screen Design at Hayes St. NE. Façade Study.*



DCPCA – PARKSIDE HEALTH CENTER



View from Kenilworth Terrace NE and Hayes St. NE intersection.



CONNECTION

- *Main entrance connection with the neighborhood.*
- *Presence on Kenilworth Terrace NE and Hayes St. NE intersection.*
- *Recognizable beacon for health care in the community.*
- *Improved access with safer sidewalks and unobtrusive landscaping.*

DCPCA – PARKSIDE HEALTH CENTER



View from Kenilworth Terrace NE and Hayes St. NE intersection.



CONNECTION

- *Alternate Vertical Rain Screen Design at Hayes St. NE. Façade Study.*

DCPCA – PARKSIDE HEALTH CENTER

PROGRAM:

DCPCA PARKSIDE SITE
APPROX. 20,029 GSF

WEST PROPERTY LINE IS SET 90'-0"
WEST OF THE SE CORNER OF THE
PROPERTY AT THE CORNER OF
HAYES STREET AND KENILWORTH
AVE. AND RUNS PERPENDICULAR
TO KENILWORTH TERRACE.

PROPOSED NEW 3 STORY PRIMARY CARE FACILITY

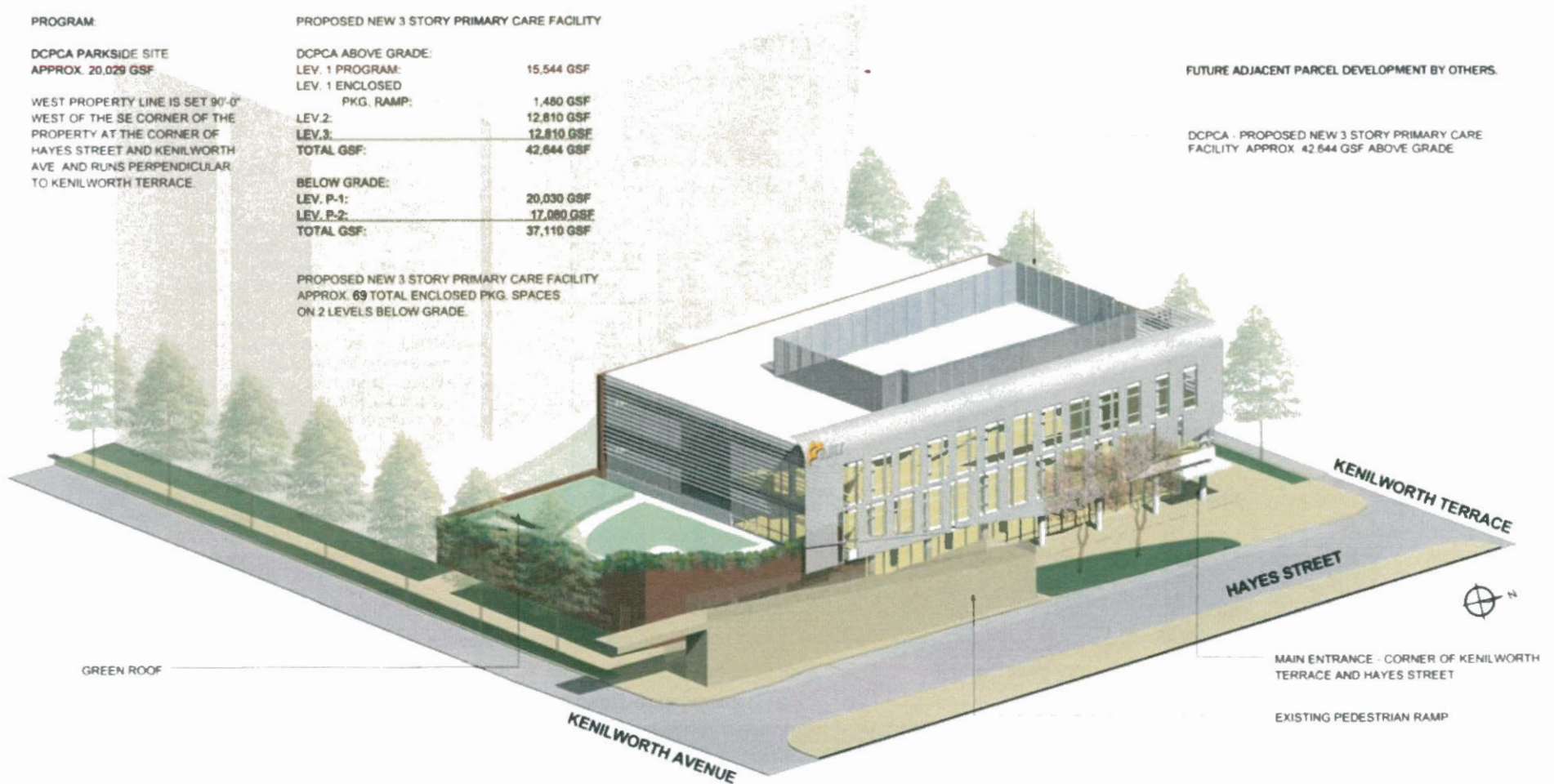
DCPCA ABOVE GRADE:	
LEV. 1 PROGRAM:	15,544 GSF
LEV. 1 ENCLOSED	
PKG. RAMP:	1,480 GSF
LEV. 2:	12,810 GSF
LEV. 3:	12,810 GSF
TOTAL GSF:	42,644 GSF

BELOW GRADE:	
LEV. P-1:	20,030 GSF
LEV. P-2:	17,080 GSF
TOTAL GSF:	37,110 GSF

PROPOSED NEW 3 STORY PRIMARY CARE FACILITY
APPROX. 69 TOTAL ENCLOSED PKG. SPACES
ON 2 LEVELS BELOW GRADE.

FUTURE ADJACENT PARCEL DEVELOPMENT BY OTHERS.

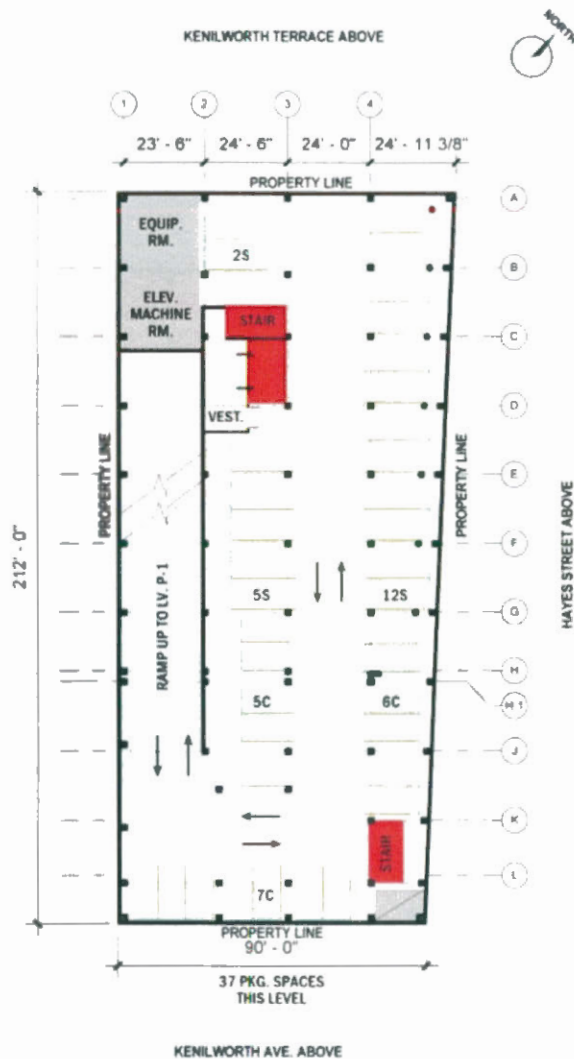
DCPCA - PROPOSED NEW 3 STORY PRIMARY CARE
FACILITY. APPROX. 42,644 GSF ABOVE GRADE.





GROUND FLOOR PLAN

DCPCA – PARKSIDE HEALTH CENTER



PARKING LEVEL P-2

PROGRAM:

DCPCA PARKSIDE SITE
APPROX. 20,029 GSF

WEST PROPERTY LINE IS SET 90'-0" WEST OF THE SE CORNER OF THE PROPERTY AT THE CORNER OF HAYES STREET AND KENILWORTH AVE. AND RUNS PERPENDICULAR TO KENILWORTH TERRACE.

DCPCA ABOVE GRADE:

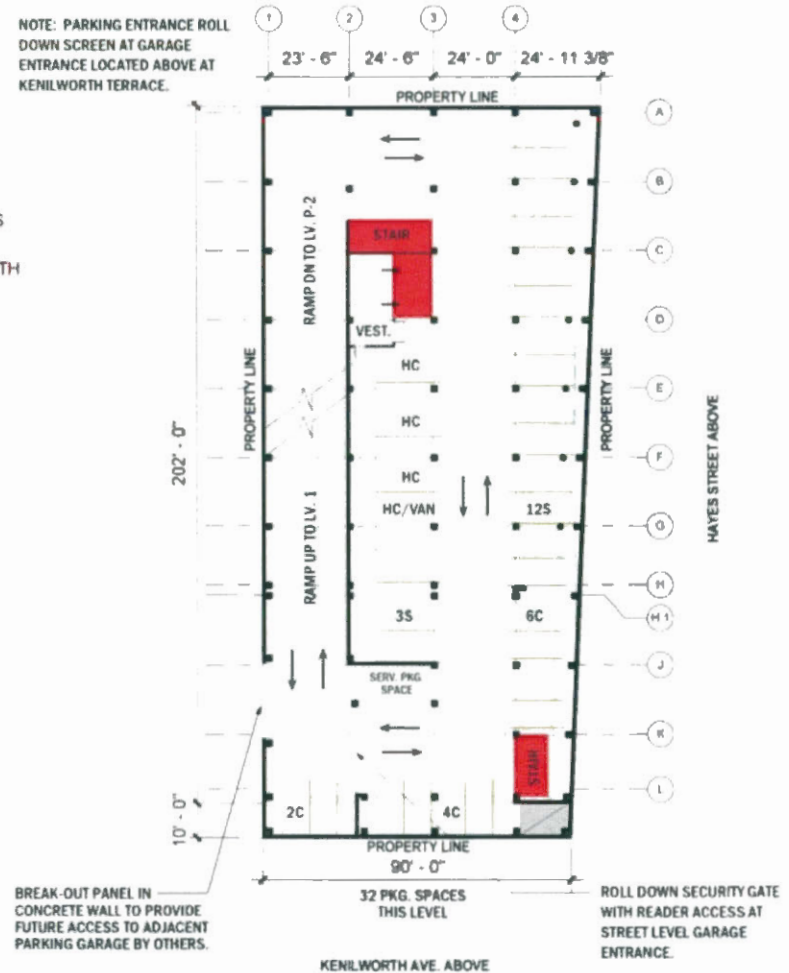
LEV. 1 PROGRAM:	15,544 GSF
LEV. 1 ENCLOSED	
PKG. RAMP:	1,480 GSF
LEV. 2:	12,810 GSF
LEV. 3:	12,810 GSF
TOTAL GSF:	42,644 GSF

BELOW GRADE:

LEV. P-1:	20,030 GSF
LEV. P-2:	17,080 GSF
TOTAL GSF:	37,110 GSF

PROPOSED NEW 3 STORY PRIMARY CARE FACILITY.
APPROX. 69 TOTAL ENCLOSED PKG. SPACES ON 2 LEVELS BELOW GRADE.

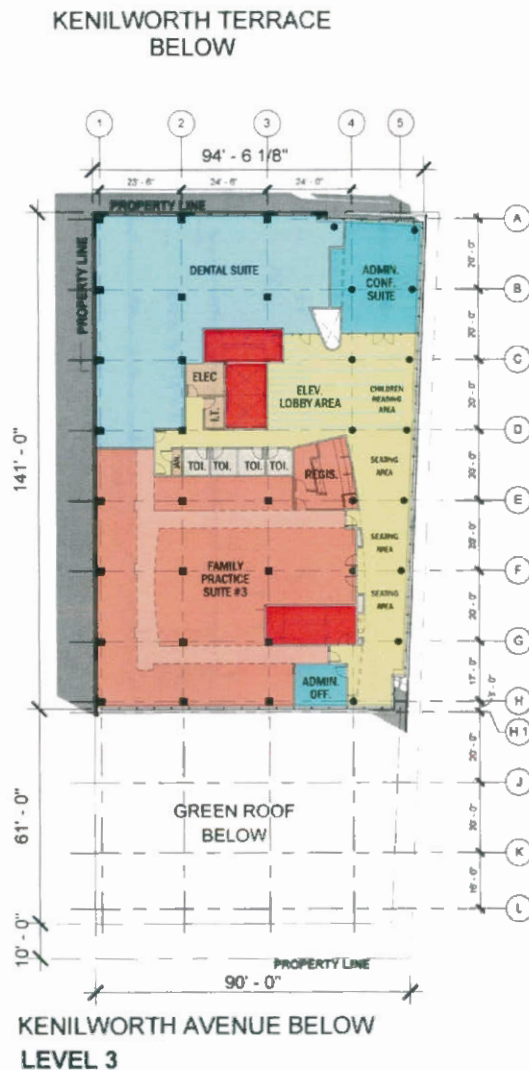
NOTE: PARKING ENTRANCE ROLL DOWN SCREEN AT GARAGE ENTRANCE LOCATED ABOVE AT KENILWORTH TERRACE.



PARKING LEVEL P-1

BELOW GRADE PARKING

DCPCA – PARKSIDE HEALTH CENTER



PROGRAM:

DCPCA PARKSIDE SITE
APPROX. 20,029 GSF

WEST PROPERTY LINE IS SET 90'-0"
WEST OF THE SE CORNER OF THE
PROPERTY AT THE CORNER OF HAYES
STREET AND KENILWORTH AVE. AND
RUNS PERPENDICULAR TO KENILWORTH
TERRACE.

DCPCA ABOVE GRADE:

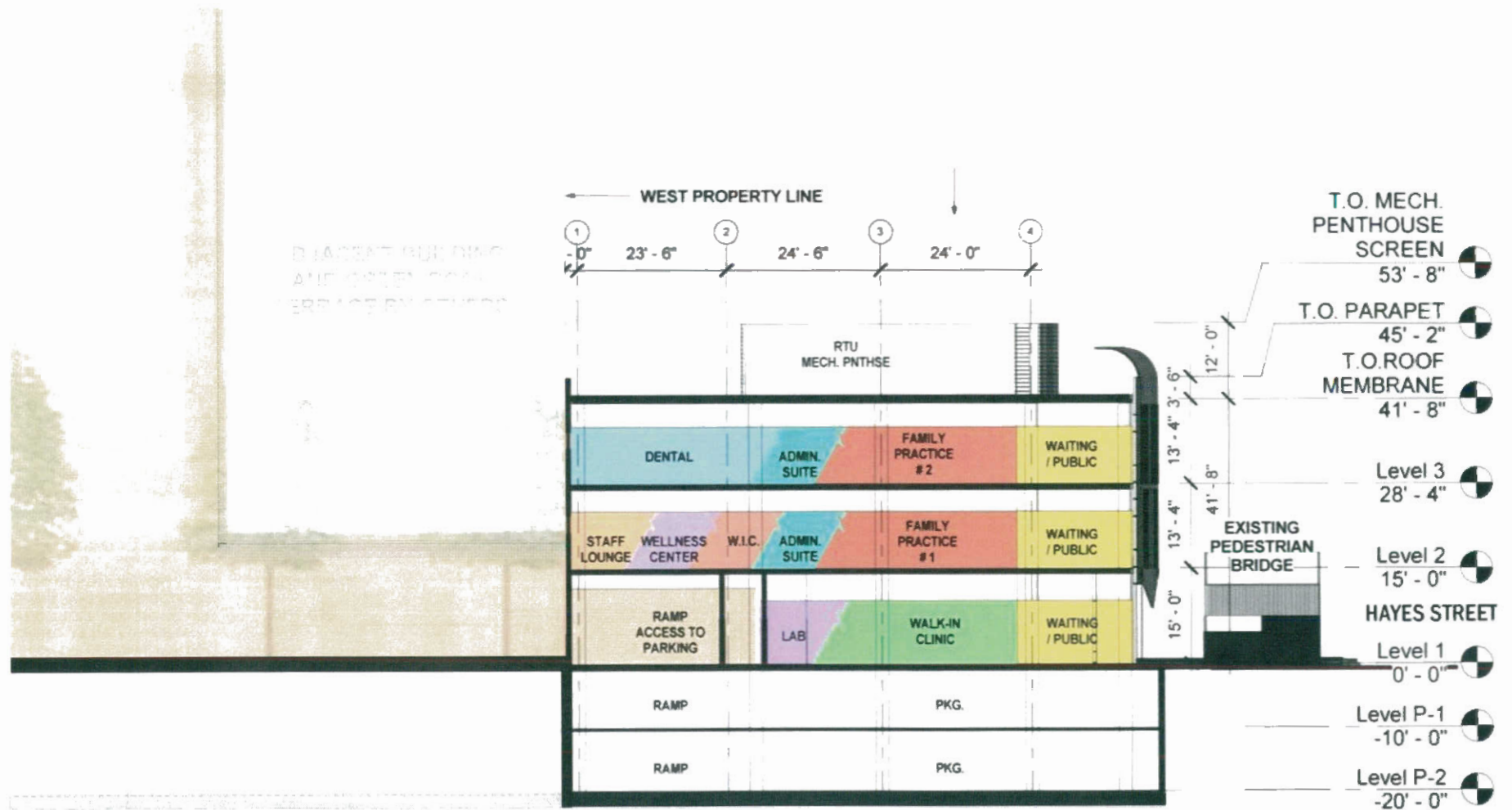
LEV. 1 PROGRAM:	15,544 GSF
LEV. 1 ENCLOSED	
PKG. RAMP:	1,480 GSF
LEV. 2:	12,810 GSF
LEV. 3:	12,810 GSF
TOTAL GSF:	42,644 GSF

BELOW GRADE:

LEV. P-1:	20,030 GSF
LEV. P-2:	17,080 GSF
TOTAL GSF:	37,110 GSF

PROPOSED NEW 3 STORY PRIMARY
CARE FACILITY.
APPROX. 69 TOTAL ENCLOSED PKG.
SPACES ON 2 LEVELS BELOW GRADE.

DCPCA – PARKSIDE HEALTH CENTER



BUILDING SECTION (W-E)

DCPCA – PARKSIDE HEALTH CENTER

PROGRAM:

DCPCA PARKSIDE SITE
APPROX. 20,029 GSF

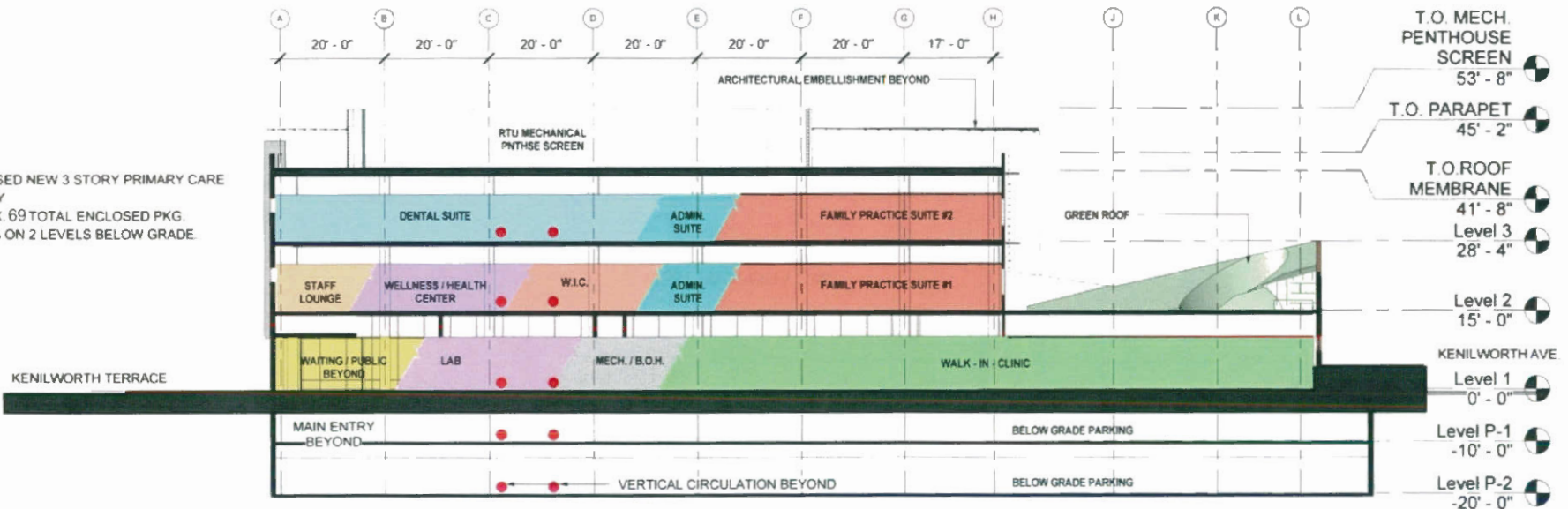
WEST PROPERTY LINE IS SET 90'-0"
WEST OF THE SE CORNER OF THE
PROPERTY AT THE CORNER OF
HAYES STREET AND KENILWORTH
AVE. AND RUNS PERPENDICULAR
TO KENILWORTH TERRACE.

PROPOSED NEW 3 STORY PRIMARY CARE FACILITY

DCPCA ABOVE GRADE:
LEV. 1 PROGRAM: 15,544 GSF
LEV. 1 ENCLOSED PKG. RAMP: 1,480 GSF
LEV. 2: 12,810 GSF
LEV. 3: 12,810 GSF
TOTAL GSF: 42,644 GSF

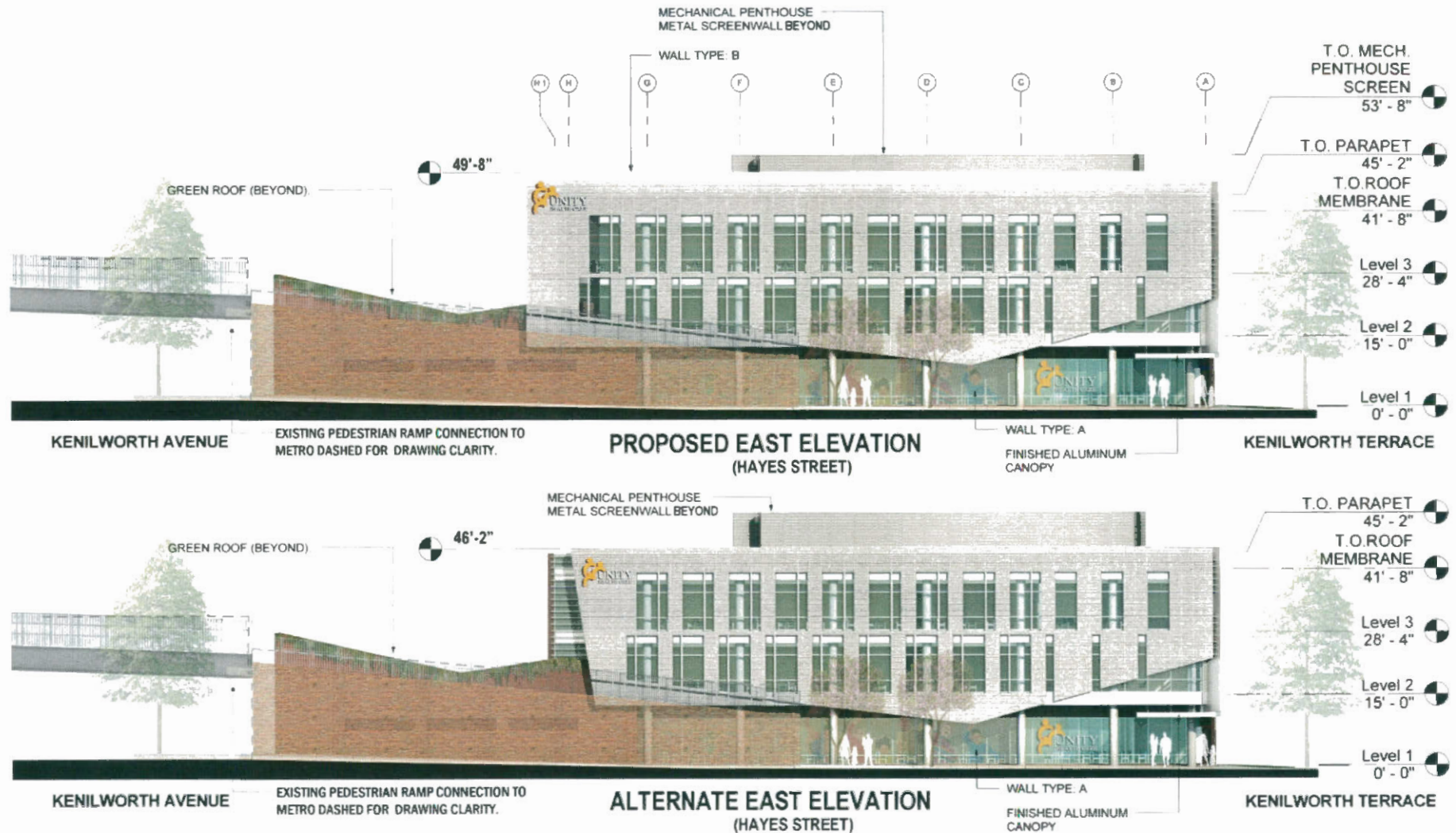
BELOW GRADE:
LEV. P-1: 20,030 GSF
LEV. P-2: 17,080 GSF
TOTAL GSF: 37,110 GSF

PROPOSED NEW 3 STORY PRIMARY CARE
FACILITY
APPROX. 69 TOTAL ENCLOSED PKG.
SPACES ON 2 LEVELS BELOW GRADE.



BUILDING SECTION (N-S)

DCPCA – PARKSIDE HEALTH CENTER



HAYES ST. NE. ELEVATION (EAST)

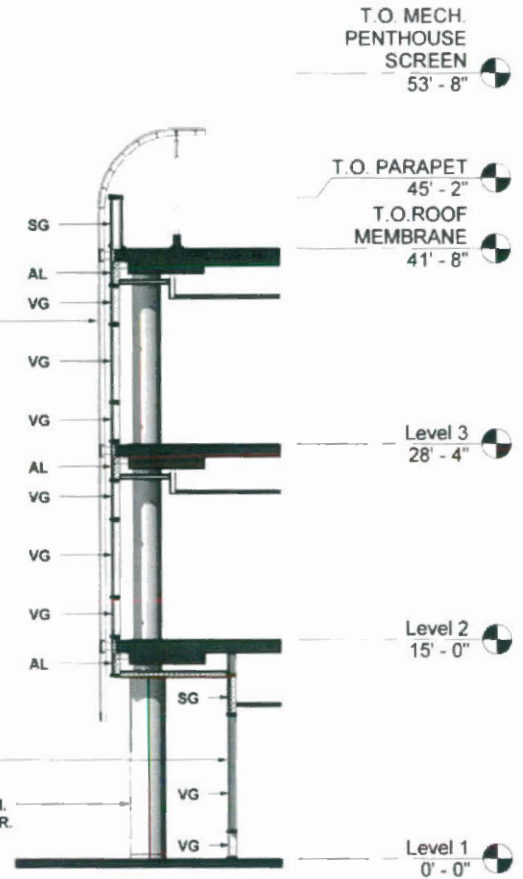
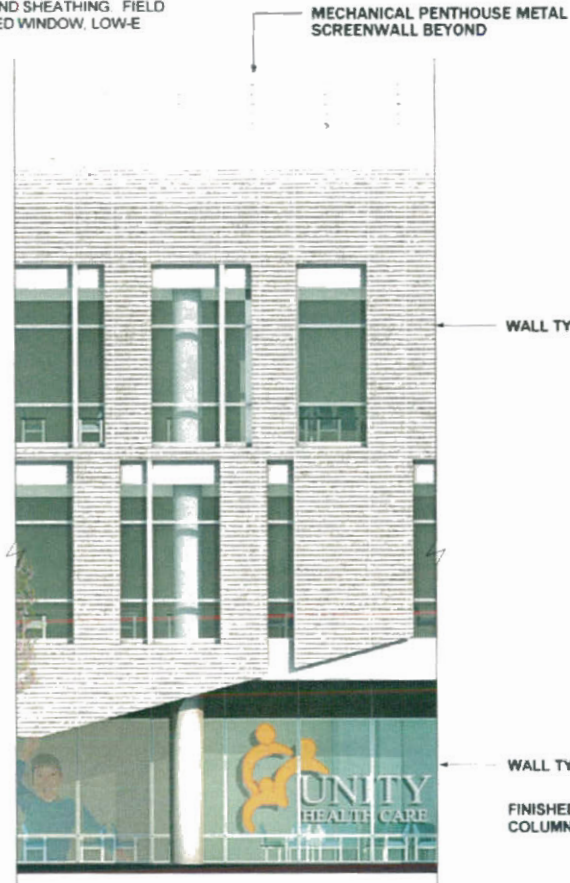
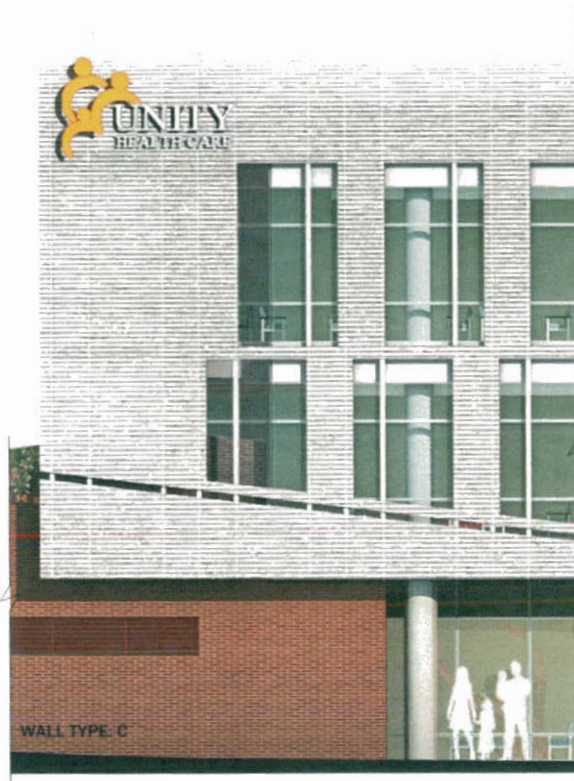
DCPCA – PARKSIDE HEALTH CENTER

WALL TYPES.

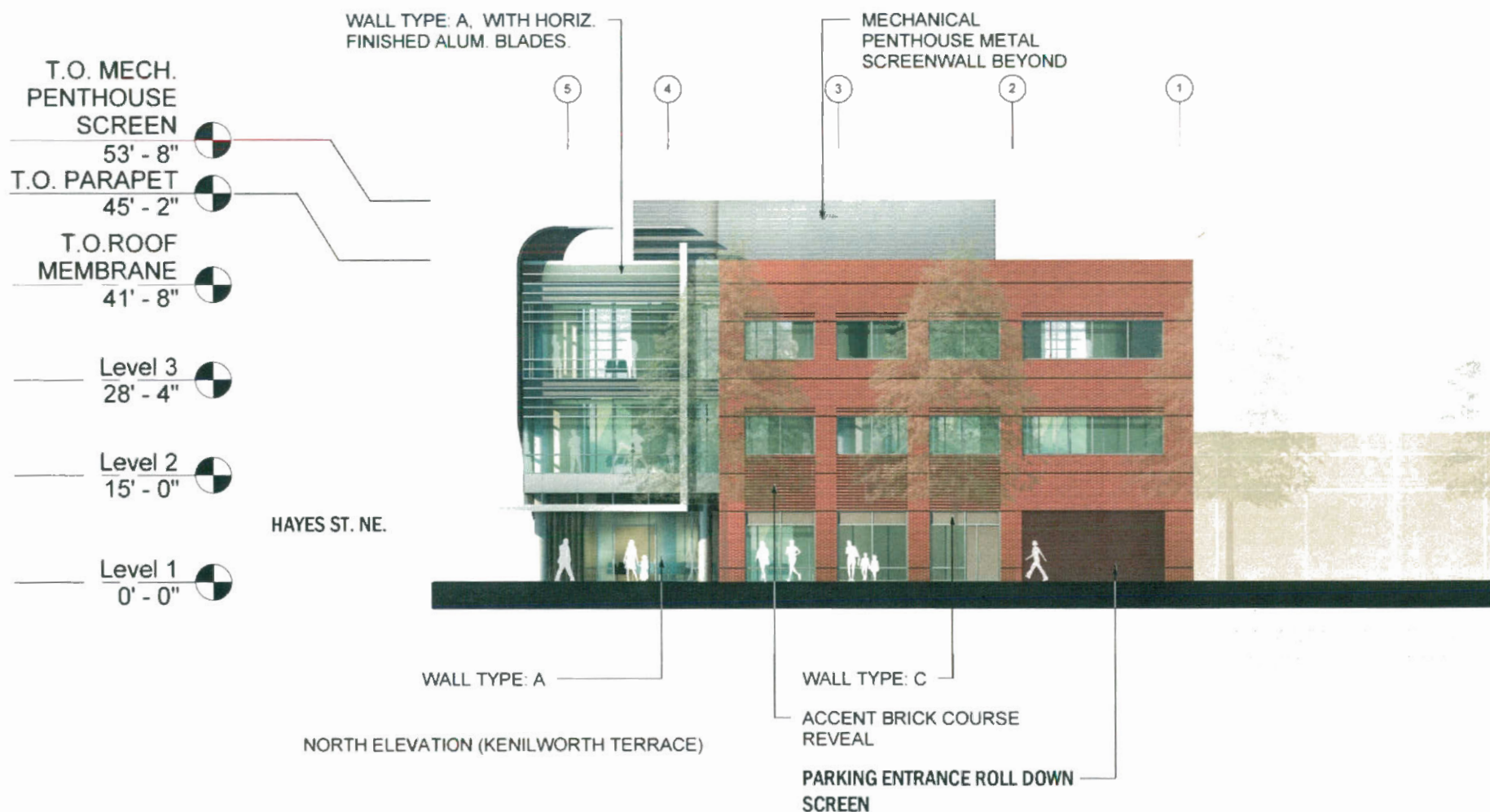
WALL TYPE: A - 1" LOW-E INSULATED VISION GLASS & 1/4" SPANDREL GLASS, AND FINISH ALUM. SPANDREL CURTAINWALL SYSTEM

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.

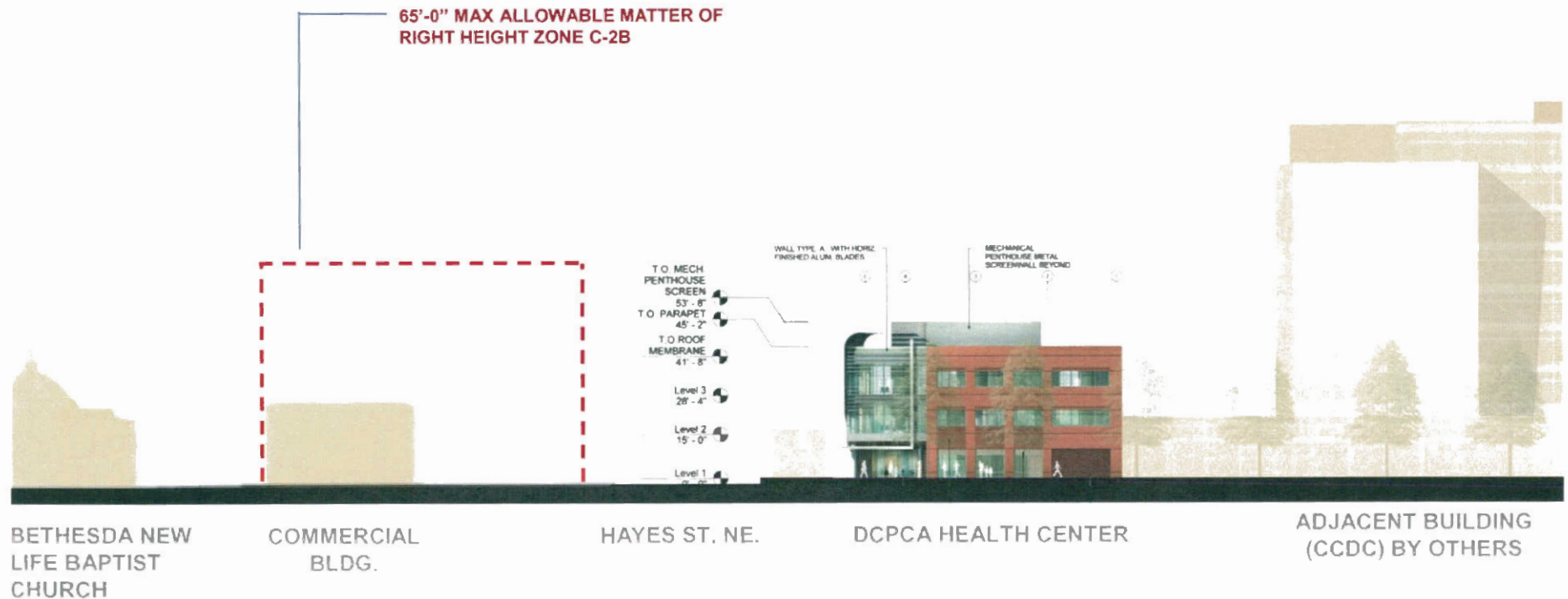


DCPCA – PARKSIDE HEALTH CENTER



KENILWORTH TERRACE NE. ELEVATION (NORTH)

DCPCA – PARKSIDE HEALTH CENTER



DCPCA – PARKSIDE HEALTH CENTER

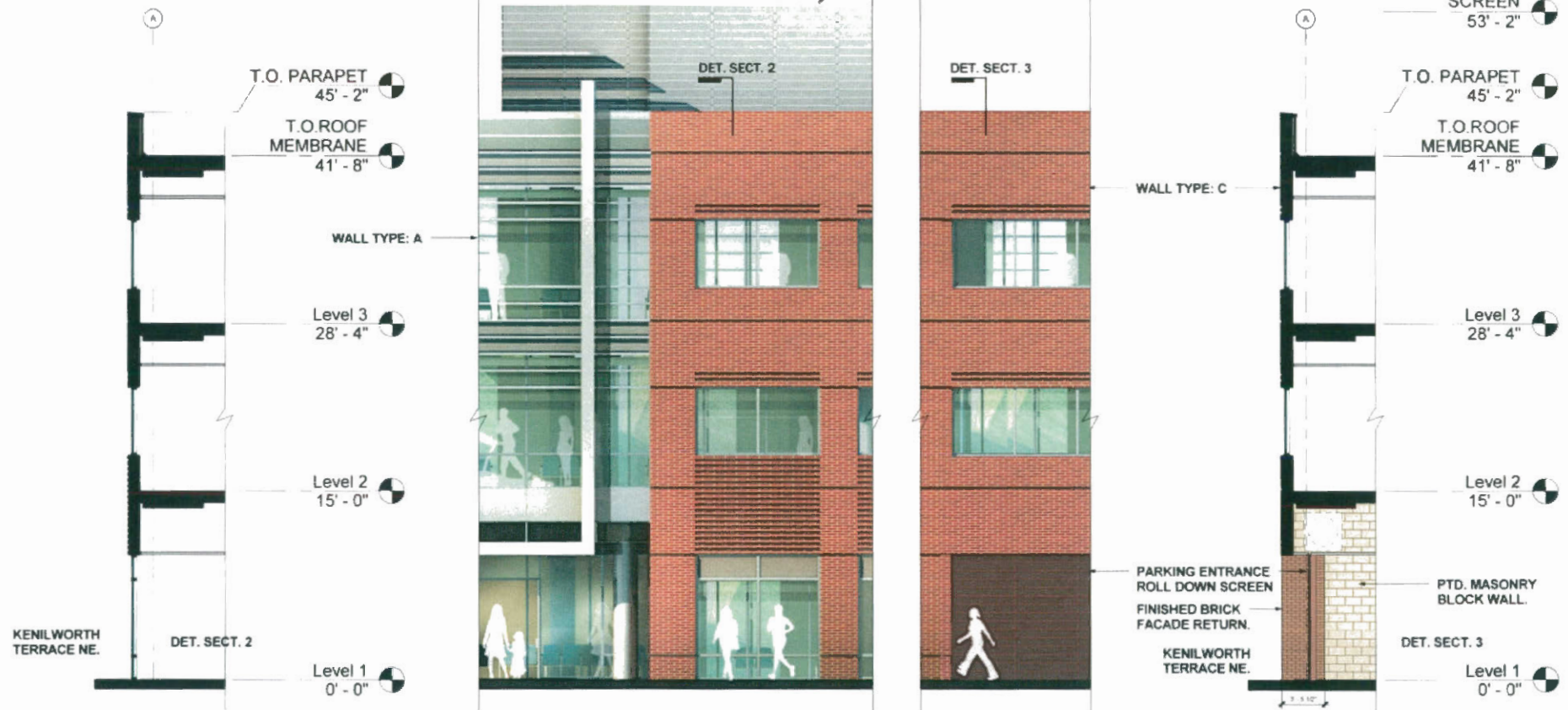
WALL TYPES

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'

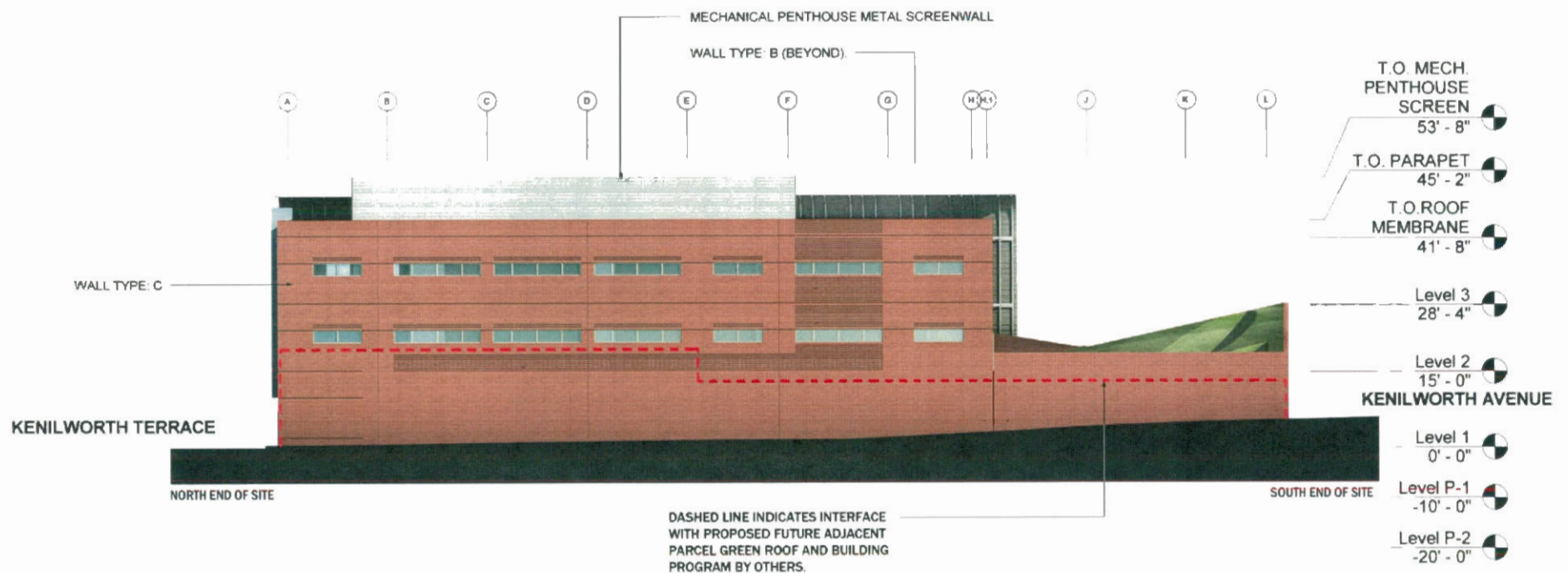
WALL TYPE: C - MASONRY WALL SYSTEM. METAL STUD W/INTEGRAL EPS BOARD INSULATION AND SHEATHING. FIELD BRICK COLOR AND ACCENT BRICK REVEAL TO MATCH ARCHITECT'S SAMPLE. INCLUDE PUNCHED WINDOW, LOW-E INSULATED VISION GLASS IN PARTIAL NORTH, SOUTH, AND WEST WALL.

MECHANICAL PENTHOUSE METAL SCREENWALL BEYOND.



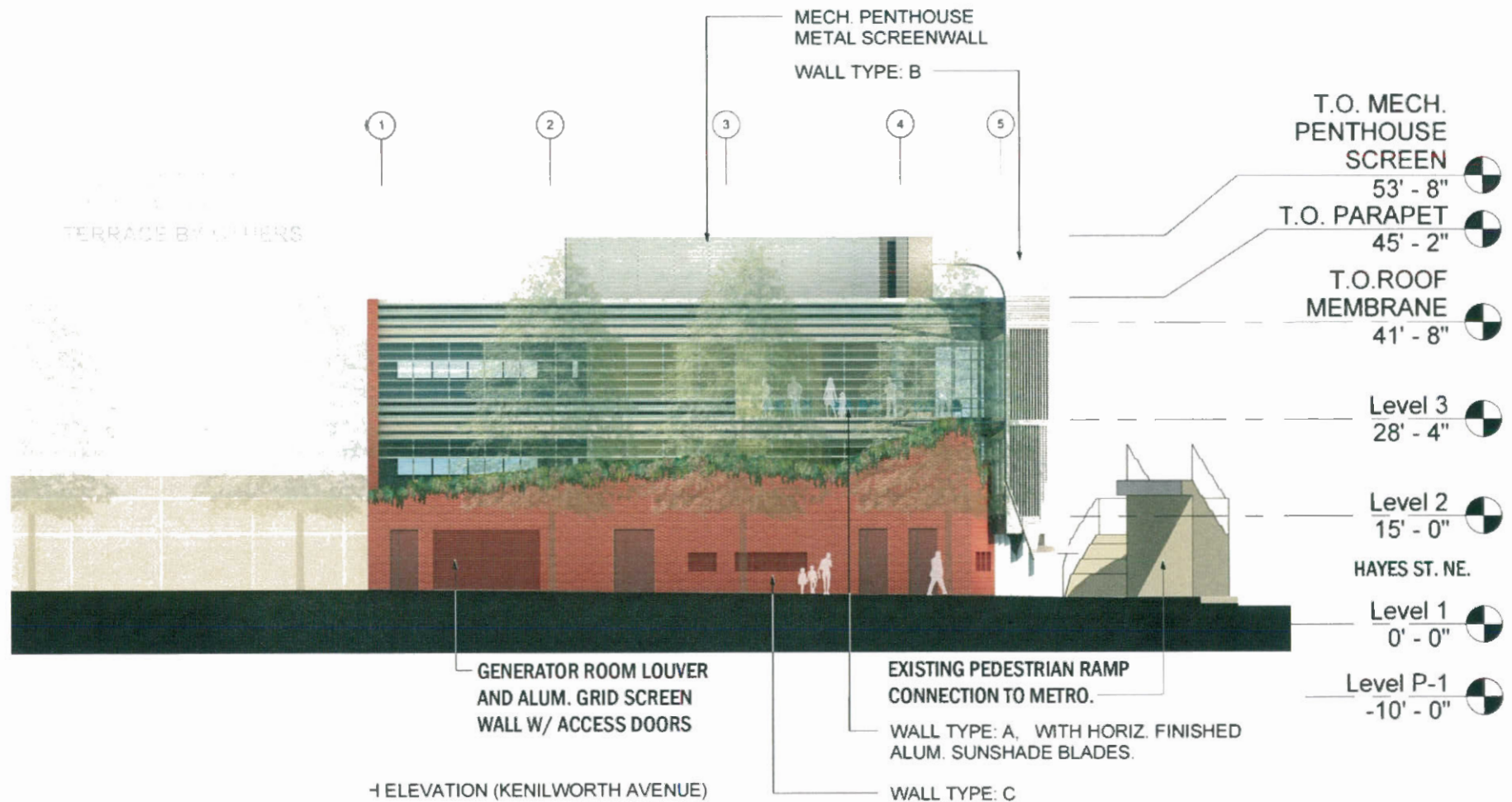
KENILWORTH TERRACE NE. (NORTH) ELEV. SECTION DETAIL

DCPCA – PARKSIDE HEALTH CENTER



WEST ELEVATION

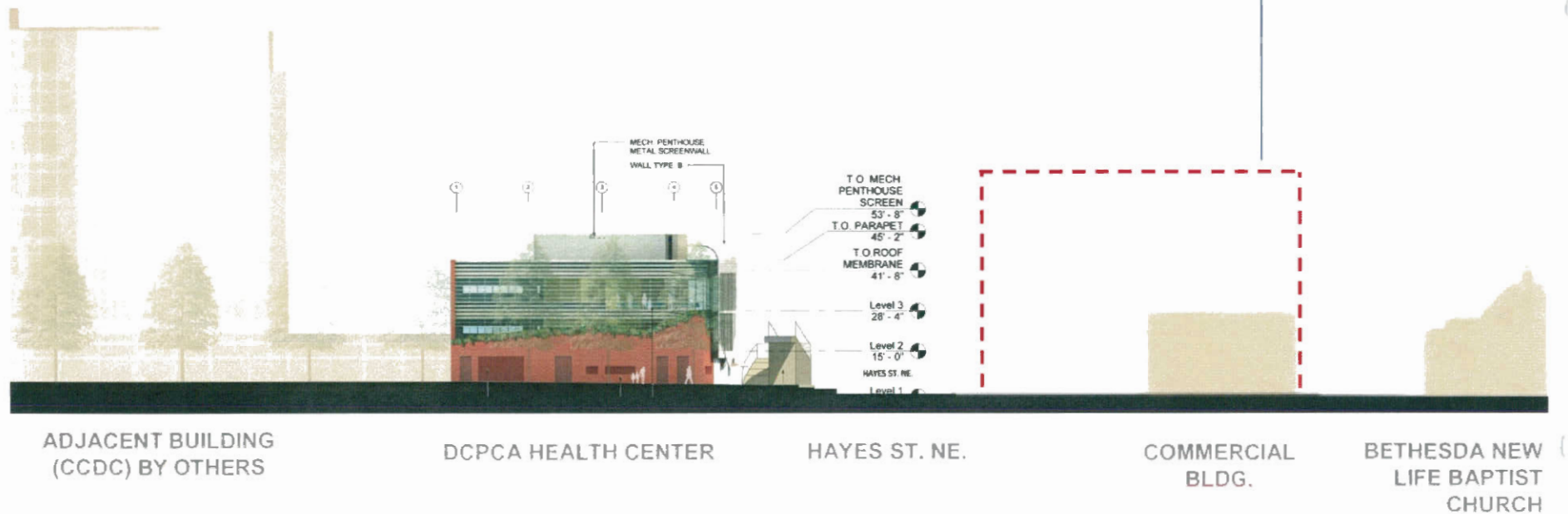
DCPCA – PARKSIDE HEALTH CENTER



KENILWORTH AVENUE NE. ELEVATION (SOUTH)

DCPCA – PARKSIDE HEALTH CENTER

65'-0" MAX ALLOWABLE MATTER OF
RIGHT HEIGHT ZONE C-2-B



PUBLIC BENEFITS AND AMENITIES SUMMARY

Special Value for the Neighborhood: Variety of health care services to all of Ward 7, an underserved part of the City, including the homeless and children, regardless of their ability to pay.

Urban Design and Architecture: Size and scale of the building, and the siting of the building with respect to the street edge, forming a strong corner at Kenilworth Terrace and Hayes Street.

Site Planning: Incorporation of the existing pedestrian bridge into transit oriented design, and by locating a health center on vacant land in the midst of the population it aims to serve.



PUBLIC BENEFITS AND AMENITIES SUMMARY

Effective and Safe Vehicular and Pedestrian Access: Transportation Demand Management (TDM) Commitments to be implemented for visitors and employees.

First Source Employment Program

Environmental Benefits: 5,260 square-foot green roof on the south part of the building.

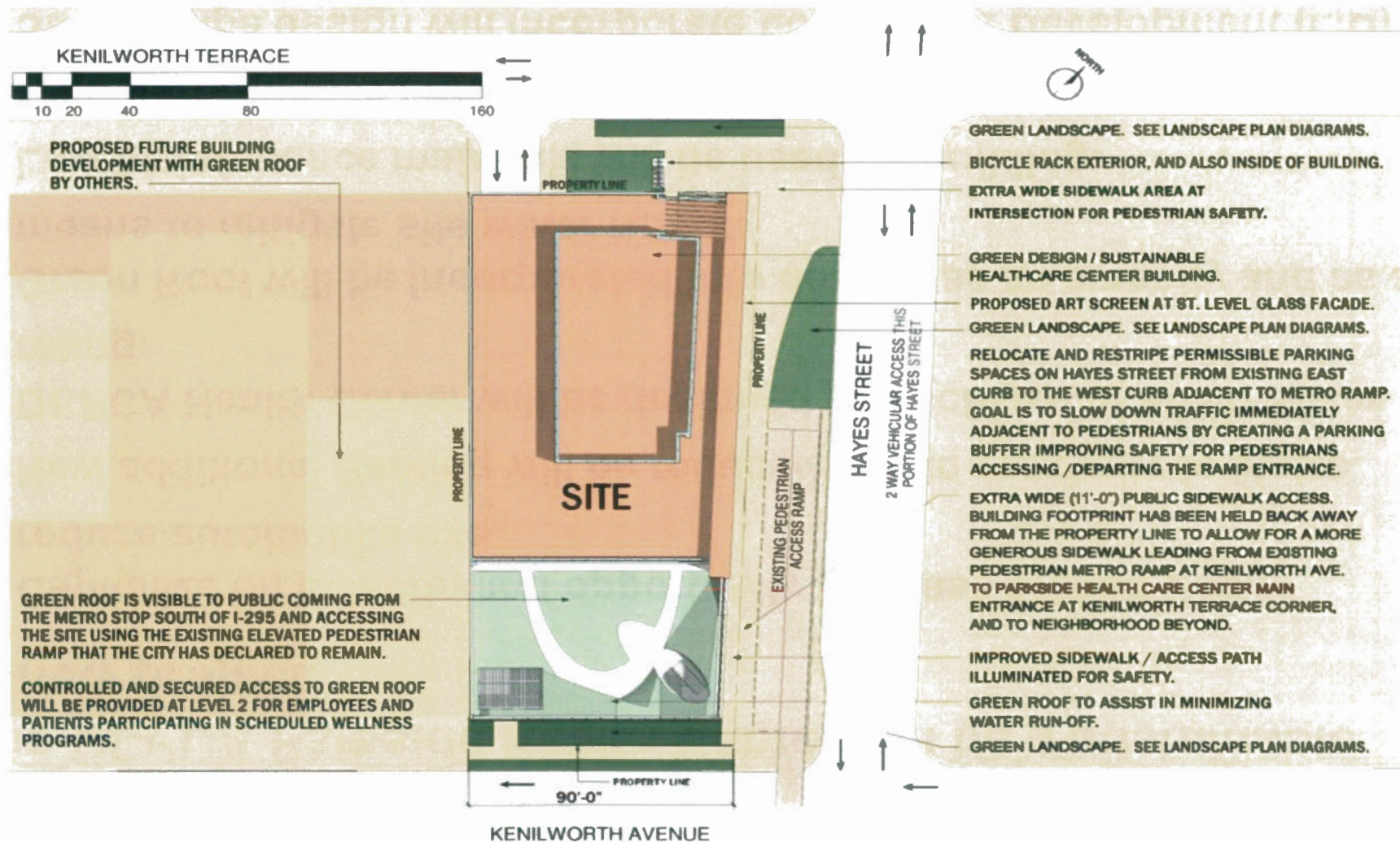
Public Art: The applicant proposed to continue to work with the W7 Arts Collaborative and the DC Commission on the Arts and Humanities in the design of public artwork.

Sustainability

The DCPCA Parkside Health Center will be a sustainable new project.

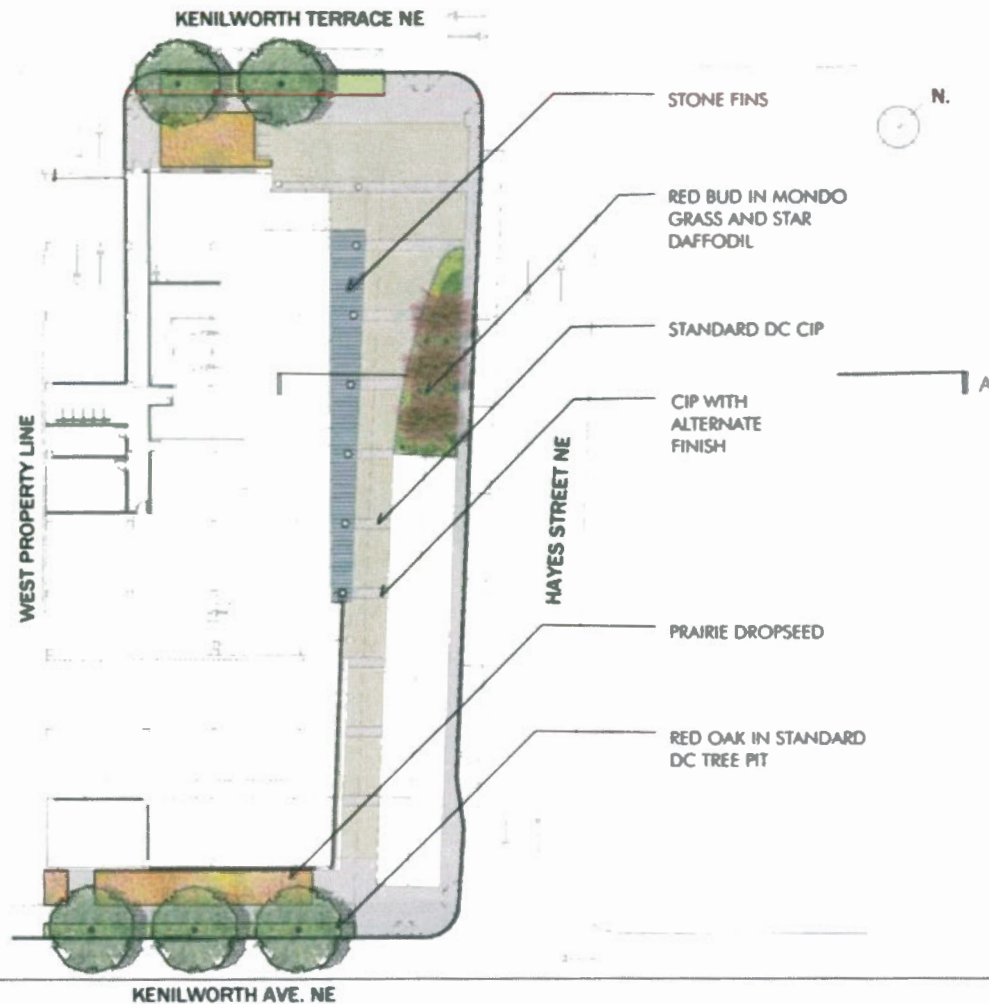
- Capitalize on location and opportunity for Mass Transit Use to reduce automobile use.**
- New additional Parking will be reduced due to proximity to Metro.**
- DCPCA Health Center will be designed to achieve LEED Silver rating.**
- Green Roof will be incorporated into design as an amenity and as a means to mitigate site water run-off.**
- Low maintenance materials will be used for building.**
- High performance / Energy efficient building systems.**
- Streetscape design will incorporate Low Impact Development (LID) techniques.**
- Low maintenance required plantings / landscape will enhance the streetscape.**

DCPCA – PARKSIDE HEALTH CENTER



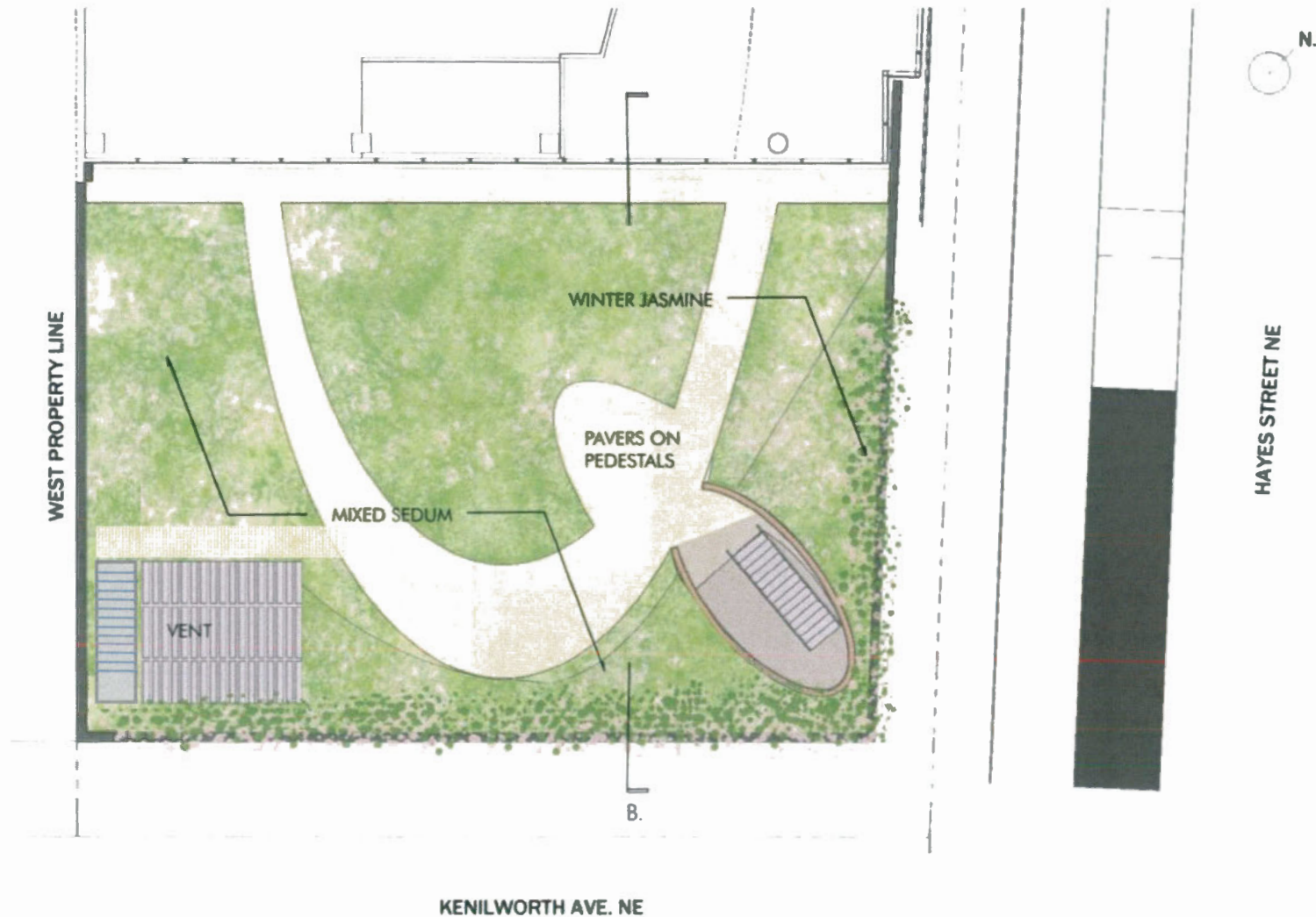
SITE SUSTAINABLE ENHANCEMENTS

DCPCA – PARKSIDE HEALTH CENTER

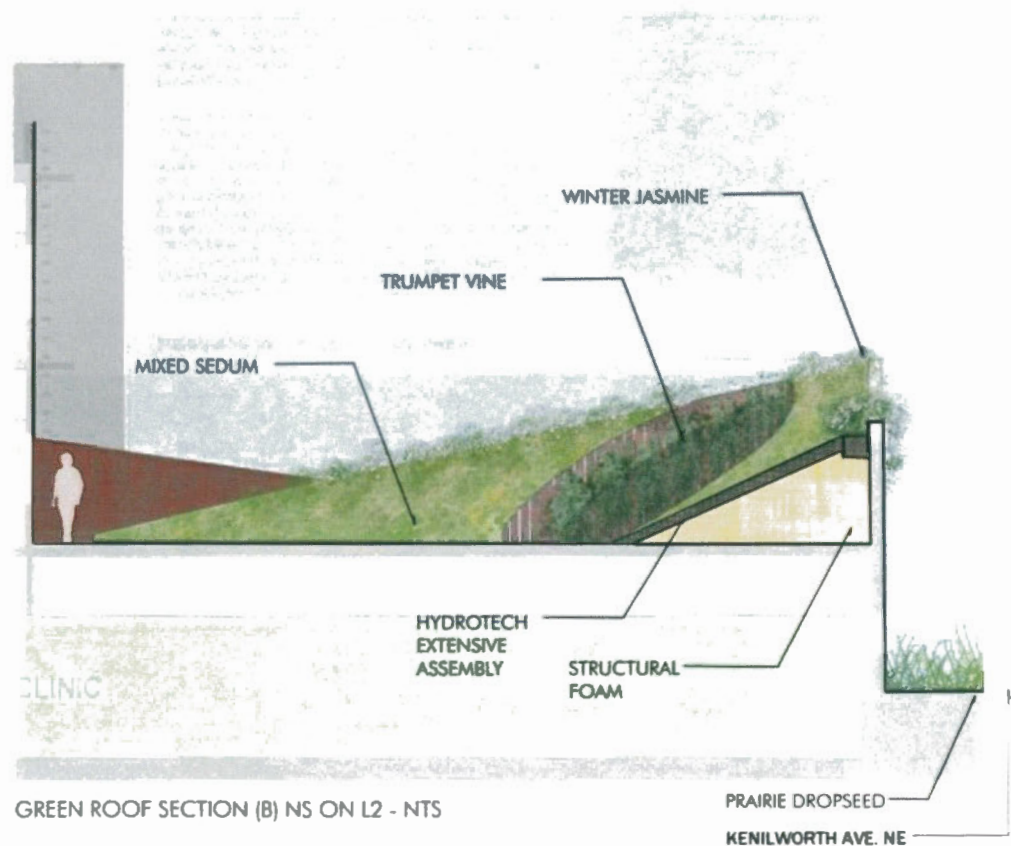
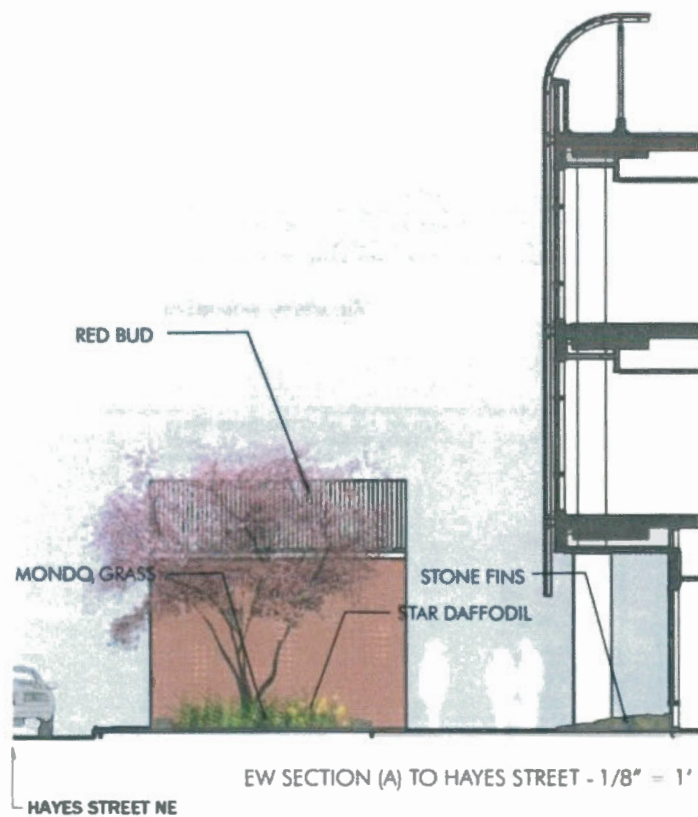


LANDSCAPE / SIDEWALK DIAGRAM

DCPCA – PARKSIDE HEALTH CENTER



DCPCA – PARKSIDE HEALTH CENTER



DCPCA – PARKSIDE HEALTH CENTER



American Hydrotech, Inc.,
303 E. Ohio Street, Chicago, IL 60611
Phone: 800-877-6125 Fax: 312-661-0731



Extensive Assembly

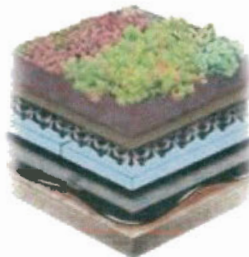
An extensive Garden Roof uses a select range of hardy plants, making it attractive to look at while requiring little maintenance. Extensive green roofs are not intended for recreational use, but are usually chosen for their appearance or to help reduce the "urban heat island" effect and minimize stormwater run-off. Extensive roofs only require a shallow growing media depth, generally as little as 3" - 4", and therefore add little weight (typically 18-34 lbs/sf wet weight) to the roof structure below.

Features:

- Are lightweight with only 3" - 4" of growing media
- Ideal for inaccessible roofs
- Can be used on flat or sloping roofs
- Reduce stormwater runoff
- Help to mitigate the urban heat island
- Require minimum maintenance

The water stored in the growing media and drainage/retention layer is sufficient to sustain the drought resistant plants between periods of rainfall. Irrigation systems are not normally required except in extreme climates.

Extensive green roofs can be applied to flat roofs and sloping roofs with a pitch of up to 12:12 or 45°, provided the appropriate measures are taken to cope with the shear forces and soil retention. Please contact Hydrotech for additional information regarding sloped applications.



Intensive and Lawn Assemblies

The landscape possibilities with intensive green roofs are virtually limitless. They are intended for recreational, sporting and leisure purposes and are often indistinguishable from natural gardens in appearance. Hydrotech's Lawn and Intensive Garden Roof Assemblies follow the same design concept as an extensive Garden Roof. However, the drainage/retention layer is usually deeper and filled with expanded aggregate to provide greater water storage and to support a greater depth of growing media. The depth of the intensive growing media, which contains a greater amount of organic matter than an extensive blend, will generally dictate the type and size of plants that can be grown.

Intensive green roof designs usually consist of a mixture of hard and soft landscaping. It is therefore important that the selected drainage/retention layer can support any type of landscape - from roadways and paths, to soil and trees, so as to permit excess water to drain unobstructed underneath. The water retention capacity of the Hydrotech drainage/retention layers is used to assist with the irrigation of the plants - it is not a substitute for an irrigation system, which should always be installed within either the intensive or lawn Garden Roof Assembly.

Features:

- Require greater growing media depths 6"-36"
- Can be used for recreation
- Accommodate a wider variety of plants/shrubs/trees
- Must be irrigated
- Require regular maintenance



DCPCA – PARKSIDE HEALTH CENTER



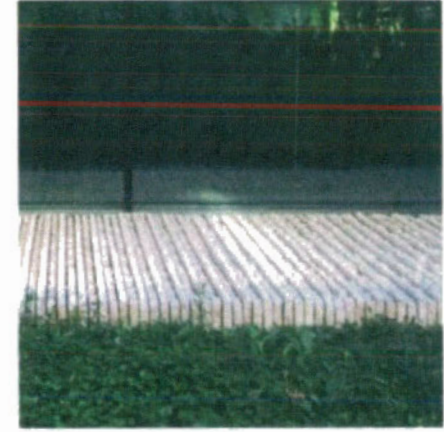
RED BUD



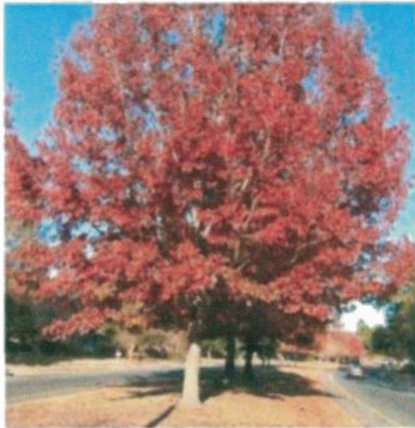
MONDO GRASS



STAR DAFFODIL



STONE FINIS



RED OAK



PRAIRIE DROPSEED



TRUMPET VINE

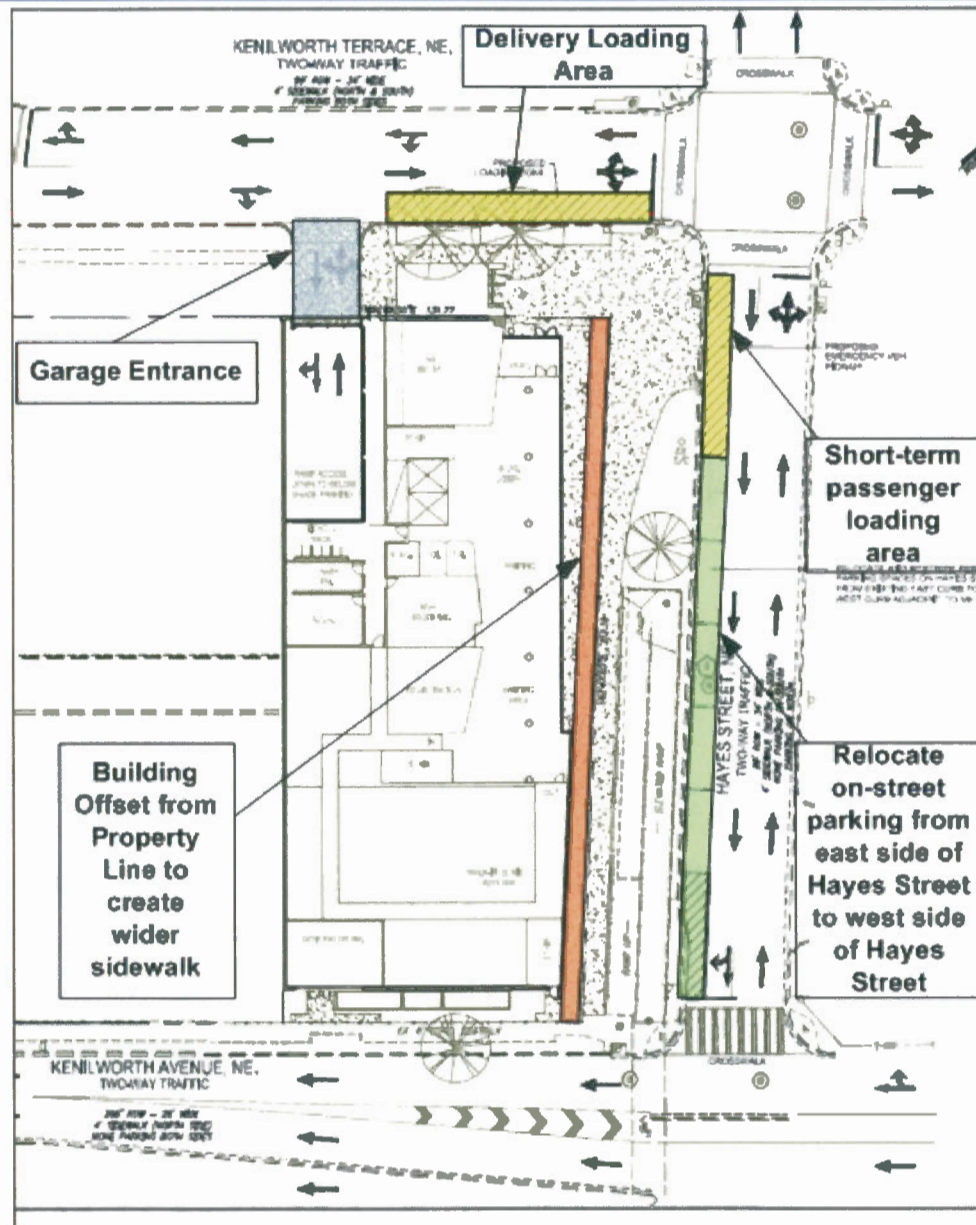


MIXED SEDUM

Proposed Access, Parking & Loading Plan

- Only Access to Garage from Kenilworth Terrace
- Provide 69 employee parking spaces on 2 underground levels
- Provide 8 bicycle parking spaces in the garage and 4 Bicycle parking spaces in public space
- On-Street Parking on Hayes Street shifted from east side to west side to create pedestrian buffer
- On-Street Loading at northeast corner of site on Kenilworth Terrace
- On-Street Emergency Vehicle / Short Term Patient Loading area at northeast corner of site on Hayes Street

Circulation & Curbside Management



Transportation Demand Management

- Site selection takes advantage of transit
- Designation of a TDM Coordinator
- Provide employee access to transportation flex spending account
- Provide Bicycle Parking, Shower/Changing Facilities for employees
- Designation of private space on Hayes Street as pedestrian sidewalk to improve pedestrian experience
- Provision of on-street loading areas



*Thank
You!*



District of Columbia
Primary Care Association