

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



Office of the Director

October 8, 2010

Anthony J. Hood
Chairman, Zoning Commission
One Judiciary Square
441 4th 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.

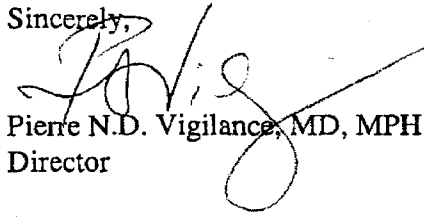
The proposed Unity / Parkside facility would offer primary care services in a highly accessible location to all individuals seeking care. The proposed site has high visibility and accessibility by Metro, bus and car. The Parkside facility would replace the extremely outdated Hunt Place site

that Unity currently operates and would join Chartered Family Health Center as a source of quality health care access in Ward 7.

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 in their ability to move this project 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 later in 2011. 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,



Pierre N.D. Vigilance, MD, MPH
Director



ADVISORY NEIGHBORHOOD COMMISSION 7D
Government of the District of Columbia

October 13, 2010

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

Dear Mr. Hood:

RE: ANC-7D Letter of Support for District of Columbia Primary Care Association's (DCPCA) 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 letter is to advise the District of Columbia Zoning Commission that Advisory Neighborhood Commission (ANC) 7D held a vote on Tuesday, September 14, 2010 during its regularly scheduled and properly noticed 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
- Zoning Map Amendment
- Corresponding Modification to an Approved First Stage Planned Unit Development

The result of that vote, which was a quorum of members, was 3 yeas 1 nay to support the Application that was submitted by DCPCA.

ANC-7D Commission and the Parkside Community understand the gravity of providing quality health care to those who are unable to travel across the Washington Metropolitan Area; as well as, the underprivileged. We need to eliminate inequality in health care outcomes and ensure the ratio of physicians begin to service the populated 300,000 of its 572,000 residents who live in communities that the federal government categorize as "Medically Underserved" or Health Professional Shortage Areas." Because of this categorization many constituents are sicker and die younger; the emergency rooms are being utilized inappropriately; higher rates of disability

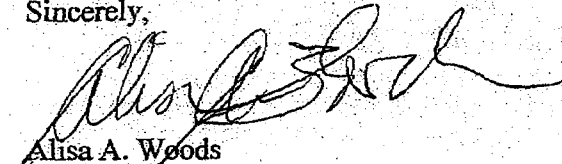


for children and adults; and the rate of hospitalization and long term care continues to increase at the taxpayers' expense.

DCPCA has an extraordinary track record with providing primary care to many constituents since 1996 to ensure that the shortage of primary health care in the District of Columbia continues to increase the welfare of poor health outcomes. Therefore, ANC-7D Commissioners wants to encourage you to accept this letter of support with "Great Weight" to continue health reform in our community.

Please do not hesitate to contact me for additional clarification and/or comments at (202) 704-3527 or via email 7D07@anc.dc.gov.

Sincerely,



Alisa A. Woods
ANC-7D Chair
ANC-7D07 SMD

CC: Sharon Baskerville, Executive Director – DCPCA
Yvette Alexander, Councilmember Ward 7
Gottlieb Simon, Executive Director – Office of ANCs
Veronica Raglin, ANC-7D01
Sharita Slayton, ANC-7D02
Willie Ross, ANC-7D03
JoAnne Prue, ANC-7D04
Rick Tingling-Clemmons, ANC-7D05
Willette Seaward, ANC-7D06
Alisa Woods, ANC-7D07

