

III. PLANNING ANALYSIS

A. Introduction

Through the PUD process, the Applicant will develop a much needed three-story Health Center that will service all DC residents, but will have a focus on residents living east of the Anacostia River. The rezoning of the Property will allow for an increase in FAR⁸ and the creation of a well-designed Health Center that will be transit-oriented in design.

1. Land Use Impact

The First Stage PUD referred to the area of the proposed Health Center as Block I and approved a maximum height of 90 feet for the then planned residential building fronting on Kenilworth Avenue. It was anticipated that the height of the residential property would scale down to as low as 44 feet at Kenilworth Terrace. (Exhibit B, Findings of Fact No. 26). In addition, Block I and adjacent blocks G and H were to include approximately 1,400 parking spaces for both residential units and an office space component. Instead, the Applicant intends to develop a Health Center, 42 feet in height with sixty-three (63) on-site parking spaces. It will be an important transit-oriented development and an essential social services benefit to the community. From a land use perspective, there will be no negative impact caused by this Project or the modification of the First Stage PUD to allow a non-residential building in place of a residential one.

2. Zoning Impact

The proposed Zoning Map Amendment for this Project Site from C-2-B to C-3-A was contemplated and approved as part of the First Stage PUD approval. Although the initial proposed use was residential at the site, the non-residential use as a health center will not

⁸ A Non-Residential PUD in the C-2-B Zone, the current zoning for the Property, is allowed only a 2.0 FAR.

adversely effect the zoning and the Applicant will not utilize all of the PUD increased development rights, including height and FAR.

3. Environmental Impact

The Parkside Health Center has been thoughtfully designed to prevent or minimize environmental impacts, including a green roof, stormwater management, energy conservation, transportation demand management and less intense development than permitted as a matter-of-right. In order to address existing site runoff, a trench drain will be located at the west property line where the existing concrete curb makes contact with the Health Center building. In addition to preventing and minimizing future environmental impacts, this Project will remediate potential historic environmental hazards that were identified in Phase I and II Environmental Reports submitted previously with Applicant's application.

4. Facilities and Traffic Impact

The Project will not have an adverse impact on the public facilities that it will rely on for service. The Property is approximately 650 feet from the Minnesota Avenue Metrorail Station, serving the Orange Line. The area is also served by several Metrobus routes. As shown in the Traffic Impact Study, Exhibit G, the proposed Parkside Health Center would have minimal impact on the surrounding roadway network.

a. Water Demand

The Project will contain 41,164 gross square feet of healthcare space . The average daily water demand for this project can be met by the existing District water system. The proposed connection for the fire and water supply will be made within the existing distribution system and will be coordinated with the DC Water and Sewer Authority.

b. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the DC Water and Sewer Authority.

c. Stormwater Management

The Applicant proposes adding a trench drain to address existing site runoff located at the west property line on Kenilworth Terrace where the existing concrete curb makes contact with the Health Center building., a storm filter at the entrance of the parking area, and a 4,452 square foot green roof along the Kenilworth Avenue or other approved equal best management practices in accordance with current District Department of Environment regulations. The Project Site will treat all stormwater for water quality before discharging the runoff to the existing storm drainage infrastructure. The stormwater management design is schematic in nature. Stormwater management provisions will determined during the final design process.

d. Solid Waste Services

Solid waste and recycling materials generated by the Project will be collected one-time per week by a private trash collection contractor. Medical waste will also be collected regularly by a private contractor and disposed of in accordance with required procedures and safeguards.

e. Electrical Services

Electricity for the Health Center will be provided by the Potomac Electric Power Company (“PEPCO”) in accordance with its usual terms and conditions of service. All electrical systems will be designed to comply with the DC Energy Code. Transformers will be installed on the Project Site in accordance with PEPCO’s design guidelines. The Applicant will continue to work with PEPCO regarding the location of the vaults.

f. Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the DC Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building. The Health Center will also comply with the DC Green Building Act of 2006, as amended.

g. Erosion Control

During excavation and construction, erosion on the Property will be controlled in accordance with District of Columbia law and District Department of Environment Standards and Specifications.

IV. PUD EVALUATION STANDARDS

A. Public Benefits and Project Amenities

Section 2403.9 of the Zoning Regulations states that the PUD public benefits and project amenities of the Proposed PUD may be exhibited and documented in various categories, including the following:

1. Urban Design and Architecture

The Parkside Health Center is designed to be a good neighbor. A complementary design approach to the existing neighborhood buildings has been undertaken. In addition, consideration for the design aesthetics as illustrated in the approved First Stage PUD has been integral to the development of the proposed design. The Health Center's architects have been engaged in a collaborative design process with members of the design team working on the proposed adjacent building to ensure continuity of design direction and connectivity between the existing neighborhood buildings and the new proposed buildings. The Health Center respects the street edge, forming a strong corner at Kenilworth Terrace and Hayes Street that acts as a

carefully planned complement of materials and scale between the existing neighborhood buildings and the proposed future building development at the shared west property line. Both its size and height are compatible with the existing neighborhood buildings, as evidenced by the photos of the surrounding neighborhood buildings (Plans – ASK 056 and 057, Exhibit D). DCPCA has had several meeting with ANC 7D and set up a neighborhood design committee to solicit feedback on the Project throughout the design process.

The Applicant made design modifications to the Health Center that work toward addressing key concerns and/or requests for clarification regarding design aspects of the Project. The following is a summary of these design modifications:

- a. Temporary surface parking area west of the site has been eliminated and two levels of below grade parking have been added supplying sixty-three (63) on-site parking spaces for employees and visitors;
- b. Vehicular Access ramp for below grade parking has been updated to meet minimum standard requirements;
- c. Level One floor plan has been modified to eliminate inefficient parking spaces previously shown and replaced with additional health program space;
- d. Building footprint on level one has been reduced providing additional public space fronting Hayes Street at street level;
- e. Controlled and secured access to the green roof is also provided at level 2 for employees and visitors participating in scheduled wellness programs being considered that can take advantage of the outdoor space ;
- f. Penthouse architectural roof screen has been reduced in footprint;
- g. The facades have been further developed to take into consideration Zoning Commission comments, and further collaboration and discussions between the Office of

Planning, the neighborhood residents, and design team members working on proposed adjacent development;

h. The facades have been simplified to express two material gestures carefully allocated to maximize the proposed Health Center's performance of interior program spaces and connectivity to the neighborhood. The East façade has been articulated with glass and aluminum to complement the metallic panels and glass facades of the proposed future adjacent building by others while keeping the fenestration pattern familiar to the residential scale of the existing neighborhood buildings. The North, West, and lower portion of the South Façade have been articulated with a masonry brick design with punched window openings;

i. West property line façade has been modified to delete parking access gate previously required. Clarification of adjacent developments' proposed impact on the West façade has been indicated on elevation;

j. West and North masonry façades have been modified to create a punched window opening expression set high on floor elevation at levels 2 and 3. These windows afford patient privacy for medical exams rooms fronting those facades while still allowing for maximum natural light into the facility. Clarification of masonry brick reveal articulation has been updated on West and North facades;

k. The previous stainless steel mesh design for the lower portion of the South façade has been deleted and the masonry brick material that is typical to the West and North façade has been wrapped around the lower portion of the South façade. This refinement simplifies the number of materials on the facades and presents a cohesive connection to the material palette of the existing neighborhood buildings;

l. The emergency generator is now located at the south end of the Health Center with access from Kenilworth Avenue. The generator is enclosed within the exterior

footprint and the south façade so as to minimize the visual impact to pedestrians at the street level.

m. East and South facades are rendered with a larger percentage of glazing where more public spaces are allocated. The East facade fronting Hayes Street depicts a fenestration pattern compatible with the scale of the openings on the existing residential facades to the east of the Parkside Health Center;

n. The sloped shape of the one story south portion of the building allows for visibility of the green roof from the adjacent elevated existing pedestrian ramp that approaches the site and extends approximately three quarters of the length of the east façade on Hayes Street, while maintaining a minimum height and distance clearance between the green roof and the slope of the existing ramp for pedestrian safety and security;

o. Façade integrated light source at the south portion of the site will provides illumination of the sidewalk area for safety between the project building at the east property line and the existing pedestrian ramp at Hayes Street;

p. Façade materials and color have been selected to be compatible with existing structures and adjacent proposed future development at the west property line by others; and

q. A decorative graphic art film is being considered and proposed for application to the street level glass façade fronting Hayes Street.

The Health Center entrance will be highly visible to traffic along Kenilworth Terrace which will act as the primary pedestrian and vehicular access to the site. The scale of the openings in the façade recalls similar size and variation of the openings in the existing residential buildings. The exterior materials will be environmentally friendly and durable, their color and texture establish a strong link to the existing materials in the immediate neighborhood,

as well as establish a complementary aesthetic connection to the proposed future development by others immediately to the west of Project Site.

2. Site Planning

The proposed density of the Project is appropriate for the Property. The FAR (2.13) and a lot occupancy of 85% are well within the matter-of-right standards for the C-3-A District. The Project makes efficient use of the site by incorporating the existing pedestrian bridge that is to remain into the transit-oriented design maintaining the pedestrian access from the Minnesota Metro Station to Health Center and the surrounding community. Where permissible, the building footprint has been held back away from the property line adjacent to the existing pedestrian bridge to allow for an extra wide public sidewalk access to increase accessibility and safety as an alternative to the existing no sidewalk between the pedestrian bridge and Hayes Street traffic. The PUD serves the broader community by constructing a much needed health center on currently vacant land in the midst of its target population.

3. Effective and Safe Vehicular and Pedestrian Access, Transportation Management measures connections to public transit services, and other measures to mitigate adverse traffic impacts

Not only will the new Health Center bring quality health care services to the community, the Applicant will take measures to improve neighborhood pedestrian circulation and travel and safety from the Minnesota Avenue Metrorail Station to the neighborhood. These measures include: 1) development and implementation of a Transportation Management Plan; 2) improvements to neighborhood pedestrian and vehicular circulation paths along Hayes Street; 3) designated pick-up and drop-off areas; 4) employees will be provided with WMATA SmartBenefits for transit; 5) bicycle parking spaces on the exterior and within the building; and 6) wider sidewalks along Hayes Street and at the Kenilworth Terrace main entrance intersection.

Drop off is proposed to be in a No Parking Zone at the corner of Kenilworth Terrace and Hayes Street. The new building will provide pedestrian level lighting and clear visibility to enhance safety.

The Health Center will be served by the Minnesota Avenue Metrorail Station, located approximately 650 feet from the Project Site. The station is on the Orange Line which runs from New Carrollton and Vienna/Fairfax – George Mason University. The Minnesota Avenue Metrorail Station is served by eleven bus routes, and two of those routes will also serve the Health Center. (See Figure 2 of the Traffic Impact Study, Exhibit G).

A designated taxi and passenger drop-off/pick up area will be at the corner of Kenilworth Terrace and Hayes Street, as indicated on the attached Plans (Plan - ASK 040, Exhibit D).

Sidewalks along the streets in the site area provide a connected network for employees and visitors to access the Health Center from the public transportation facilities in the area. As shown on the attached Circulation Plan, C1.05 Exhibit E, the proposed enhancements include improving an existing sidewalk between the pedestrian bridge ramp and the west curb of Hayes Street. To create a more inviting pedestrian experience, the building footprint along the Hayes Street side will be held back from the property line to allow for a more generous sidewalk leading from the existing pedestrian ramp to the main entrance of the Health Center at the corner of Kenilworth Terrace and Hayes Street. (Plans – ASK 055, Exhibit D).

On-street parking is permitted along Kenilworth Terrace and Hayes Street. It is anticipated that these spaces would be used by visitors to the Health Center in the event that parking is not available within the designated parking areas. The transit-oriented development will enable greater transit ridership since the existing pedestrian bridge leads directly from the Metrorail Station to the Project Site.

The Applicant agrees to develop and implement a Transportation Management Plan (“TMP”) plan geared towards both employees and visitors to the Health Center. (Exhibit G).

Strategies proposed for the plan include the following:

(a) The site was selected to take advantage of the site’s proximity to the existing Minnesota Avenue Metrorail Station accessible across Kenilworth Avenue/I-295 via the existing pedestrian bridge.

(b) A staff member(s) of the building management or of Parkside Health Center will be designated as Transportation Coordinator to be a primary point of contact responsible for coordinating the implementation of the TMP.

(c) Employees will be provided with a flex spending account option that can be used with WMATA SmartBenefits for transit, resulting in pre-tax salary deductions for Metro rail/bus expenses.

(d) Information regarding ridesharing opportunities will be provided via website links to CommuterPage.com.

(e) 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.

(f) 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.

(g) Provide for taxi passenger loading and unloading at the main entrance or in the parking garage.

(h) Designate an accessible paratransit pickup, drop-off and passenger waiting area at the main entrance to the Health Center or in the garage to be designated with appropriate

signage, for use by employees and visitors. The owner should provide an accessible pathway to the area and sufficient space for loading and unloading of wheelchairs from vans.

(i) Provide effective directional signage (parking, deliveries, taxi stand, etc.) to direct visitors and service vehicles to appropriate locations at the Health Center.

4. First Source Employment Program

Section 2403.9(e) of the Zoning Regulations states that “employment and training opportunities” are considered public benefits and project amenities. The Applicant will enter into an agreement to participate in the Department of Employment Services (“DOES”) First Source Program to promote and encourage the hiring of District of Columbia residents during the development and construction process.

5. Environmental Benefits

As a sustainable green feature, the 4,452 square foot sustainable green roof feature situated above the ground floor at the south part of the Project at Kenilworth Avenue is at approximately the same vertical elevation and visible to the public coming to the site and neighborhood from across I-295 via the Minnesota Avenue Metro Station pedestrian bridge and ramp. From the interior of the Health Center, the south end of the patient public waiting areas fronts the green roof on the upper levels providing a direct visual access to the green roof feature. Controlled and secured access to the green roof will also be provided at level 2 for employees and visitors participating in scheduled wellness programs. The green roof amenity also serves to assist in minimizing the water run-off at the site. At the street level, additional landscaped zones are provided on the three street frontages of the Health Center.

6. Uses of Special Value to the Neighborhood or the District of Columbia as a Whole

Unity Health Care, Inc. is a 501(c)3 non-profit, certified as a federally qualified health center (“FQHC”). As an FQHC and a current Section 330(h) and Section 330(e) grantee,

Unity – with extremely limited resources - provides high quality primary medical care and social services to homeless and medically underserved residents of the District of Columbia, regardless of their ability to pay.

The following programs, listed below, reflect the extent of Unity's outreach to the communities in which its health centers are located. These programs will benefit not just the residents, students and workers of the immediate Parkside neighborhood, but all of Ward 7. Unity has a network of 14 health centers located throughout the District. The proposed Parkside Health Center will replace Unity's Hunt Place Health Center as its main facility in Ward 7. Unity strives to meet the social and health needs of all members of its target population by offering a complete continuum of care which will be offered at the Parkside Health Center. This care includes: prenatal, pediatric, adolescent, obstetrics/gynecology, family planning, adult, and geriatric care. In addition, they offer health insurance enrollment assistance, mental health care, dental care, and social services.

(a) Mobile Medical Unit – Taking health care to homeless people, rather than waiting for them to seek care on their own, continues to be a successful strategy for Unity. Unity's Medical Mobile unit provides primary medical care and referrals to homeless patients on the street. Setting up near parks, soup kitchens, and other areas where the street homeless live, staff members are able to engage and build relationships and establish continuity of care with homeless individuals who otherwise might not seek or accept care. This service will be available to homeless patients in the Parkside neighborhood and throughout Ward 7.

(b) Outreach Services – Unity's Outreach Program and Education Department provide health education, health screening, and related activities at health fairs and other partner locations. As an important service to the communities it serves and as a method to increase awareness of the importance of primary care and preventive health care, Unity provides these

services on an ongoing basis at various locations throughout the District and this service will continue to be offered in Ward 7.

(c) Medical House Call Program – To provide care to the homebound, Unity began a medical house call program in 2003. Unity employs practitioners who visit elderly and homebound patients in their homes in Wards 7 and 8, some of the most impoverished areas of the District. Through this program, elderly and otherwise homebound patients receive the care they need despite their inability to travel to a health center. This program will continue.

(d) Immunizations – Unity provides immunizations to both children and adults if they are medically indicated. For children, Unity has worked with the District's Department of Health (“DOH”) and other neighborhood community health centers to develop standard forms when conducting a well-child visit. These forms include clinical information, immunization history and records, and anticipatory guidance consistent with Early and Periodic Screening, Diagnostic, and Treatment. One copy of the form remains in the child's medical chart and a second copy is batched and sent to a centralized point of contact at DOH. The information from the forms is entered into a database accessible to providers throughout the city. The purposes of this program are two-fold – (1) Providers will have access to important immunization and clinical information to ensure that children are receiving all appropriate care, and (2) data will be available to monitor child immunizations and medical screenings from which city-wide quality improvement initiatives may be developed. Unity is proud to be a part of this effort and expects this city-wide collaboration to become a model for other jurisdictions and agencies.

(e) Well-Child Services – Well-baby and well-child care for children from birth to age twelve focuses on Early and Periodic Screening, Diagnosis and Treatment and emphasizes preventive care, including standard immunizations and monitoring for height,

weight, blood pressure, lead poisoning, anemia, development, and tuberculosis. Unity pediatricians and family practitioners follow children who are hospitalized. To address the issue of accidents, the leading cause of death in children, health care providers offer anticipatory guidance on prevention topics, including the use of child safety seats and seat belts, smoke detectors, and bicycle helmets. Parents and guardians are counseled on proper oral health care, nutrition, well-baby care, developmental issues, and when necessary, neglect and abuse.

(f) Assisting Patients in Securing Health Insurance and Financial Entitlements

– Unity provides care to all individuals regardless of their ability to pay. Unity ensures that its patients are aware of Unity’s policies related to ability to pay and the use of a sliding fee scale to adjust patient bills according to income level. As a component of comprehensive care, Unity offers a variety of social services to address the unmet needs of its patients. Social services are available on-site at almost all of its health centers, including the proposed Parkside Health Center with its smaller sites providing referrals. At every health center, staff assists patients with exploring and applying for possible health insurance options such as Medicaid and the DC Healthcare Alliance.

(g) Special Supplemental Nutrition Program for Women, Infants and Children

(WIC) – is a federally funded nutrition program that provides nutrition education and supplemental food to pregnant women, new mothers, infants and children up to age five. WIC operates at eight Unity health centers – and will be part of the proposed Parkside Health Center – where WIC will provide nutrition screening, nutrition counseling, and peer-led breastfeeding classes.

(h) Working with Students, Children and Adolescents – Unity operates

several youth health initiatives and will reach out to neighboring schools to implement these programs at the new Parkside Health Center:

a. In-School Health Center – Unity’s Eastern High School Health Center, located within the largest high school in the District, and Unity’s Ballou High School Health Center offer health care services during the entire year, including summers and school vacations. These health centers offer convenient access for students to receive health care services with a pediatrician and nurse practitioner on staff. Preventive care, including STD testing and pregnancy prevention are main focuses for the health care and education provided. Once all aspects are resolved with DCPS, Unity or another provider will provide dental care at both Eastern High School and Ballou High School.

b. Choosing Healthy and Rewarding Meals (CHARM) School – At Eastern, Unity operates a successful school-based obesity intervention and prevention program called CHARM School. The objectives of CHARM School are to engage students in the issue of obesity by addressing social skills that are relevant to their everyday life, increasing knowledge of healthy lifestyles, and improving behavior toward healthy lifestyles by engaging students in hands-on exercise activities and life skills training. Methods for achieving program goals include recruiting teens through health center visits, school-based marketing, and personal invitations; having students complete a survey to assess their eating and exercise habits and nutritional knowledge at the beginning and end of the program; and analyzing data for students who participated in at least five sessions. Unity’s objectives and activities are based on medical data and programs that have been successful with similarly situated teens. Over 100 students at Eastern participated in at least one session. Those attending at least five sessions reported an increase in exercise and a reduction in the consumption of TV and Internet, soda, and fast food, with increased consumption of vegetables and fruits.

c. Wise Guys – Unity initiated a Wise Guys program at Eastern in January 2010 and will implement the program at Ballou as well. The program, strictly for male

students, involves lunch time group sessions at which students have an opportunity to discuss important health issues related to their needs. The focus of the group will be to educate male teens on the importance of sexual health and preventing unintended pregnancy.

(i) Young Families Initiative – Following a productive partnership with Washington Hospital Center’s Teen Alliance for Prepared Parenting (“TAPP”), Unity initiated the Young Families Initiative (“Y-FI”) to provide for the special needs of teen parents with the ultimate goal of preventing a secondary pregnancy within two years of the initial child’s birth. Focused on young adults between the ages of 13 and 21, Y-FI services include intensive one-on-one case management, family planning counseling and no-cost birth control methods through Unity’s Title X program, outreach to fathers, regular support group meetings, health education, establishing a medical home (health center) relationship and providing primary medical care for participants and their children, and transitioning the participant to an adult medical home model when they are ready.

Y-FI participants are enrolled into the program immediately upon a positive pregnancy test or based on a referral or evidence of need from teens that have already given birth. Moving forward, participants are referred to a Unity health center outside of the school setting for comprehensive pre-natal care and services. At Unity’s Congress Heights Health Center, Y-FI participants have access to obstetricians and midwives who can provide pre- and post-natal medical care and educational classes. Unity obstetricians are on staff at Washington Hospital Center for deliveries and to take calls, ensuring seamless continuity of care. Having obstetricians on staff at Washington Hospital Center is important for District teens as 25% of inpatient discharges for youth ages 14-17 occur at this hospital and 82% of those visits are pregnancy related. Following birth, Y-FI participants receive primary care and case management assistance to ensure proper follow-up for the mother and the baby. Throughout

pregnancy, the teen is counseled on the importance of birth control. Following birth, the teen is encouraged to consider a long term family planning method. Unity's social services team facilitates support groups based on the needs of program participants and outreach is conducted to encourage fathers to actively participate in the program.

(j) Health Education and Nutrition Programs – Recognizing the need for health promotion activities, Unity has an active health education department. Unity's health educators are based at each of its health centers and cover a wide range of topics in their individual counseling and group sessions. These topics include controlling chronic diseases, smoking cessation, preventing the spread of infectious diseases, and other items focused on general health maintenance. At Unity's Upper Cardozo Health Center, Unity has implemented the national *We Can!*TM program to support families in adopting healthier lifestyles. Unity uses the *We Can!*TM program as a tool to address the need for early intervention and prevention in the fight against childhood obesity. The program targets children ages 5-15 and their parents. The children and parents participate in a four-week multi-disciplinary program designed to help children stay at a healthy weight. Unity was recently recognized for its accomplishments with this program by receiving the 2009 National Association of Community Health Centers' Innovative Research in Primary Care Award.

(k) The Diabetes Collaborative – To address the high diabetes mortality rates in the District, Unity participates in the Health Disparities Diabetes Collaborative. The Diabetes Collaborative offers a systematic and comprehensive approach for patients who suffer from the long-term effects of diabetes. The Diabetes Collaborative at Unity is part of a national effort to reduce health disparities and improve treatment outcomes for various minority and low-income populations who suffer from chronic diseases. The Diabetes Collaborative focuses on educating

patients and promoting healthy behaviors with the ultimate goal of better managing their condition.

7. Public Art

The Applicant will also commit to explore the viability of a public art project in conjunction with the development. The Project could be located around the existing pedestrian ramp in a designated area on Hayes Street. Ideally, such a project will involve the community schools, local artists, and residents. The applicant has already reached out to the W7 Arts Collaborative to begin discussions. The Collaborative is a nonprofit whose mission is to foster participation in the arts among community residents and visitors, and to preserve and enhance the local community's cultural heritage.

V. **COMPLIANCE WITH COMPREHENSIVE PLAN**

The Parkside Health Center achieves the objective of the Comprehensive Plan (**"Comp Plan" or "Plan"**). The proposed Health Care Center directly supports both the Citywide and Ward 7 Community Services and Facilities objectives of the Comprehensive Plan for the expansion of community-based health centers.

A. **Compliance with Citywide Elements**

1. Community Services and Facilities Element

The goal for community services and facilities is to: "Provide high-quality, accessible, efficiently managed, and properly funded community facilities to support the efficient delivery of municipal services, protect public health and safety, and enhance the well-being of current and future District residents." (Comp Plan 1101.1). The Plan notes that community health care centers are sometimes referred to as the city's "social infrastructure" and they are "just as important to the quality of life as water, sewer, and transportation facilities, and have spatial needs that must be addressed over the coming years." (Comp Plan 1105.1) Significantly,

the Plan singles out the Applicant's leadership role through the "Medical Homes DC" program to enlarge, enhance and replace the current network of community health centers and ensure more equitable geographic distribution of these facilities (Comp Plan 1106.8).

2. Land Use Element

The Plan cites the importance of transit-oriented development by creating a policy which directs development around those Metrorail Stations which offer the greatest opportunities for infill development and growth. (Comp Plan 306.11). The Project will be located within 800 feet from the Minnesota Avenue Metrorail Station entrance. As such, it fulfills the Plan's desire for infill development. Furthermore, the Project will be compliment the surrounding neighborhood.

3. Transportation Element

The Plan states that "although the District has already developed walkable, transit-oriented neighborhoods, future opportunities will arise to strengthen the linkage between land use and transportation as new development takes place." (Comp Plan 403.2). The development of the Health Care Center so close to the Minnesota Avenue Metrorail Station will encourage staff and patients to take public transportation resulting in a decrease in automobile traffic. The Plan promotes smart growth as a regional solution, "a regional strategy of promoting infill, mixed-use and transit-oriented development in urbanized areas is needed to ensure transportation efficiency in the District and the region." (Comp Plan 405.3)

4. Environmental Protection Element

The Plan seeks to encourage the planting of street trees and the "use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity." (Comp Plan 603.6, 603.7)

5. Urban Design Element

The design for the Parkside Health Center takes advantage of the benefits of its urban environment to provide a medical facility in a growing residential neighborhood. The location adjacent to the Minnesota Avenue Metrorail Station, with direct access across the pedestrian bridge, whose termination is near the corner of Kenilworth Avenue and Hayes Street, will provide excellent access for patients and staff. In addition, major Metro bus routes serve the site and many patients will find themselves within walking distance of the facility. This easy access will only be enhanced as the new Parkside development matures providing many new housing units in close proximity to the new Parkside Health Center.

B. Compliance with Area Element

The Comprehensive Plan targets “Health Care Facilities” as a specific policy focus within Far Northeast/Southeast Area (Ward 7). The Policy encourages providing additional facilities to meet the mental and physical health needs of Far Northeast and Southeast residents, including primary care facilities, youth development centers, family counseling, drug abuse and alcohol treatment facilities. The comprehensive plan goes on to state that, “such facilities are vital to reduce crime and promote positive youth development. Specific plans for new social service and health facilities should be developed through needs assessments, agency master plans, strategic plans, and the city’s public facility planning process. All plans should be prepared in collaboration with the community, with input from local ANCs and civic associations, residents and businesses, and local community development corporations and non-profit service providers.” (Comp Plan 1709.7). Both the District of Columbia Department of Housing and ANC 7D support the Parkside Health Center and cite the need for quality primary care services in this ward. See Letters of Support, Exhibit A.

VI. COMMUNITY INVOLVEMENT

DCPCA has had several meetings with ANC 7D. DCPCA first officially met with the ANC in Fall 2009 and then set up a neighborhood design committee to solicit feedback on the Project throughout the design process. The design committee met twice in the spring of 2010. DCPCA then presented to the full ANC on June 2010. In October 2010, DCPCA received a letter of support from the ANC for the Project. Exhibit A. Since then, DCPCA's Community Relations Manager, Eric Vicks, continues to conduct outreach with ANC 7D. Recently, Mr. Vicks met with ANC 7D Commissioners-Elect Pecot and Woods to discuss the Project. They have indicated their support and a request for additional information. In addition, Eric has met with Sylvia Brown, Commissioner of ANC 7C to discuss the project. Commissioner Brown has indicated her support of the Project as well. Finally, DCPCA has also had discussions with the DC Promise Neighborhood Initiative ("DCPNI").⁹ Mr. Vicks has attended several meetings of DCPNI's subcommittee on student health.

VII. WITNESSES

Outlines for the following witnesses may be found at Exhibit I.

1. Representatives of the Applicant, District of Columbia Primary Care Association;
2. Representatives of Architect, Little Diversified Architectural Consulting;
3. Representatives of Traffic/Parking Consultants, Gorove-Slade Associates, Inc.;
and
4. Representatives of the Civil Engineer, Wiles Mensch Corporation.

⁹ With the Cesar Chavez Public Charter Schools for Public Policy as its applicant agency, DCPNI won a grant to plan a Promise Neighborhood in the Parkside-Kenilworth community in Ward 7 of the District of Columbia. DCPNI will assure that each child in the Parkside/Kenilworth neighborhood of Ward 7 will receive the Five Promises of 1) Caring adults; 2) Physical and emotional safety wherever they are; 3) A healthy start; 4) An effective education; and 5) Opportunities to help others.

VIII. CONCLUSION

For the foregoing reasons, the Applicant submits that the Second Stage PUD, Zoning Map Amendment and Modification to the First Stage PUD meet the standards of Chapter 24 of the Zoning Regulations; are consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, and safety and convenience of the citizens of the District of Columbia; satisfy the requirements for approval of the Second Stage PUD, Zoning Map Amendment and Modification to the First Stage PUD; provide significant public benefits; and advance important goals and policies of the District of Columbia. Therefore, the Second Stage PUD, Zoning Map Amendment and Modification to the First Stage PUD should be approved and adopted by the Zoning Commission.

Respectfully submitted,

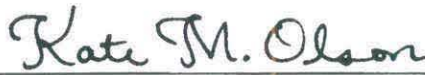
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