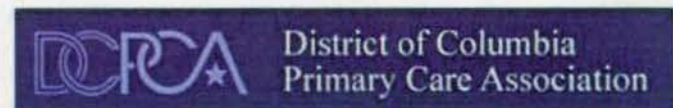


DCPCA – PARKSIDE HEALTH CENTER

*Providing a new level of
Health Care*

ZONING COMMISSION
District of Columbia
CASE NO. 05-28B
EXHIBIT NO. 55

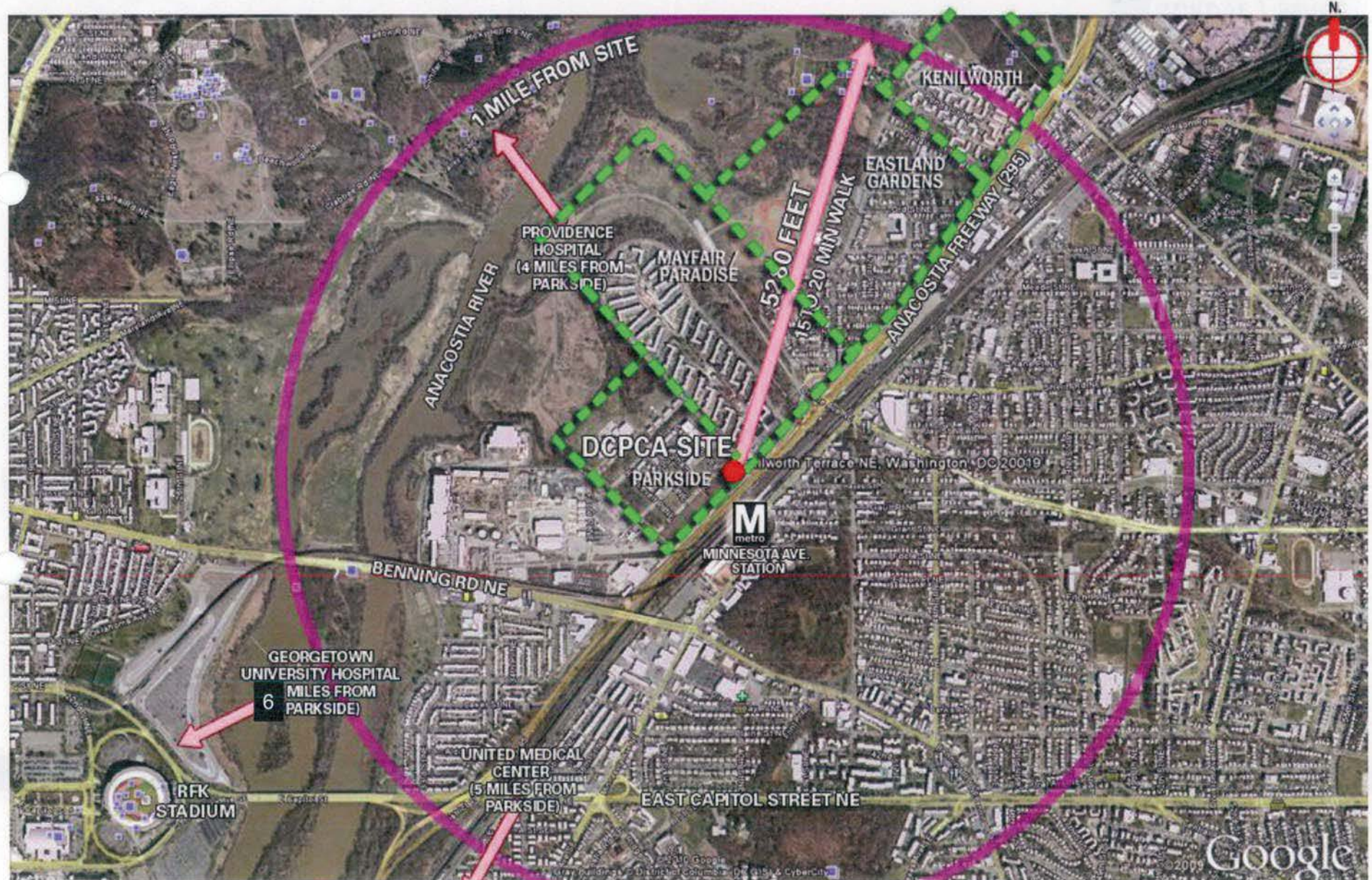


GREENSTEIN DELORME & LUCHS, P.C.

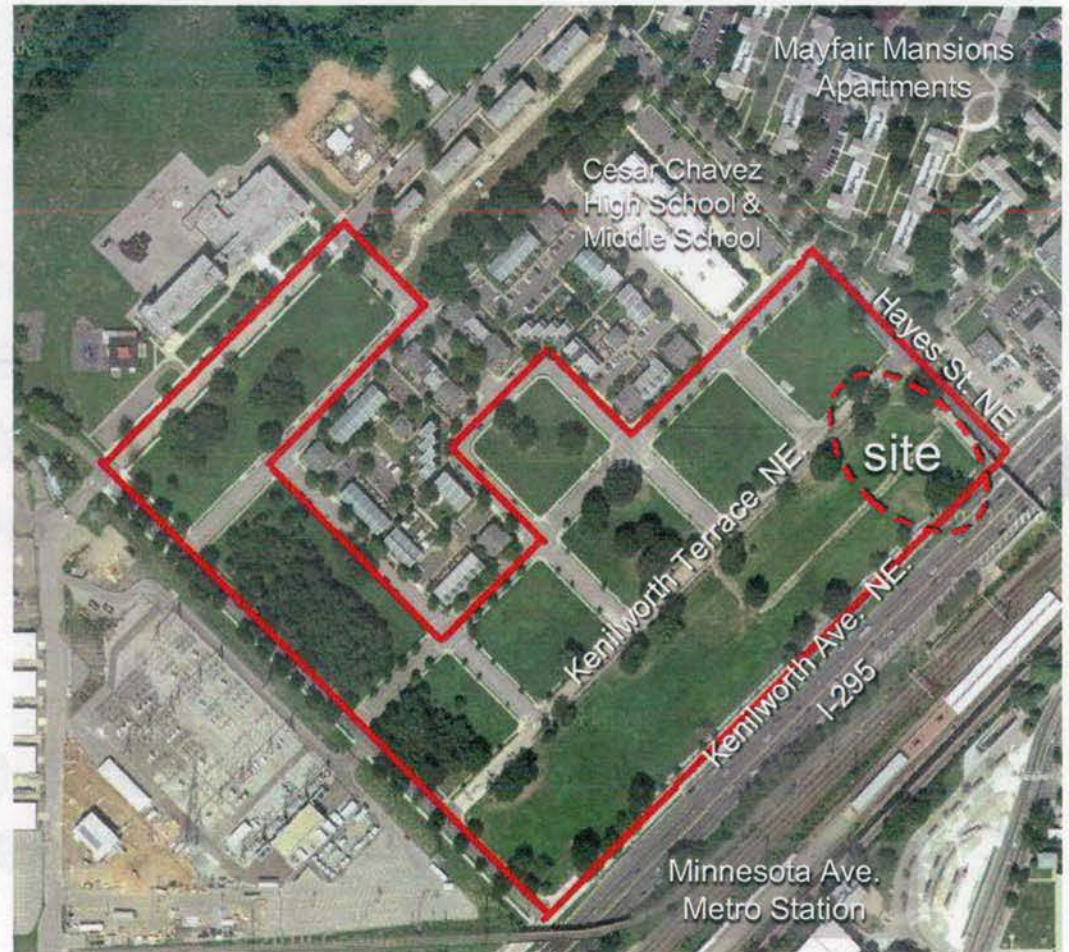
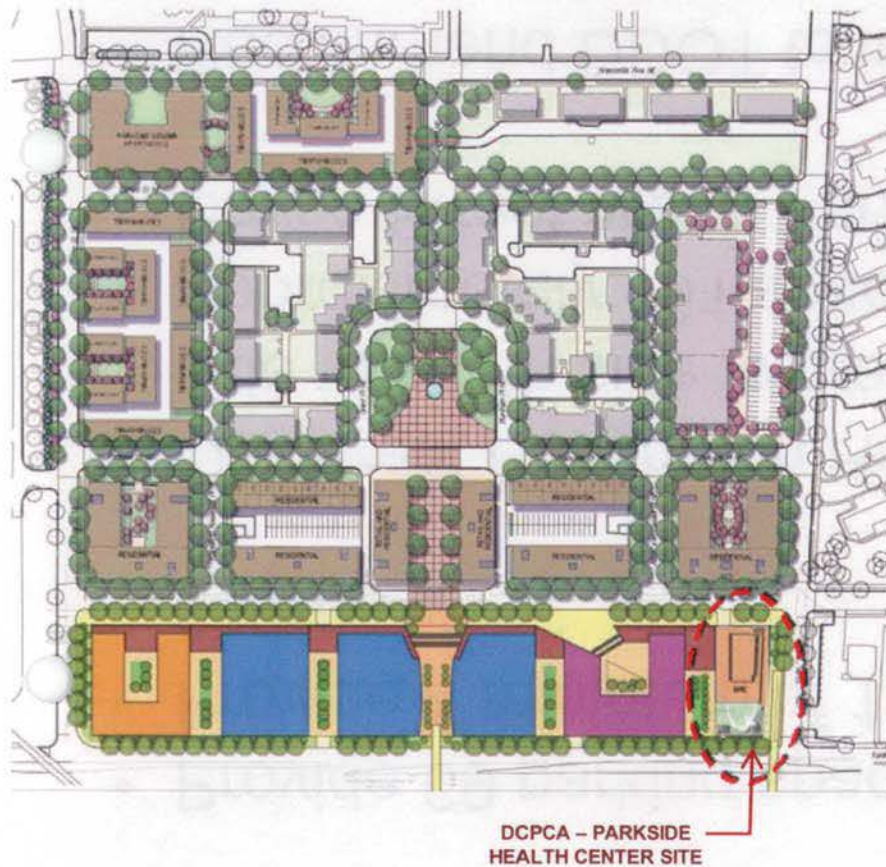


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PARKSIDE – NEIGHBORHOOD CONTEXT



PARKSIDE – PUD

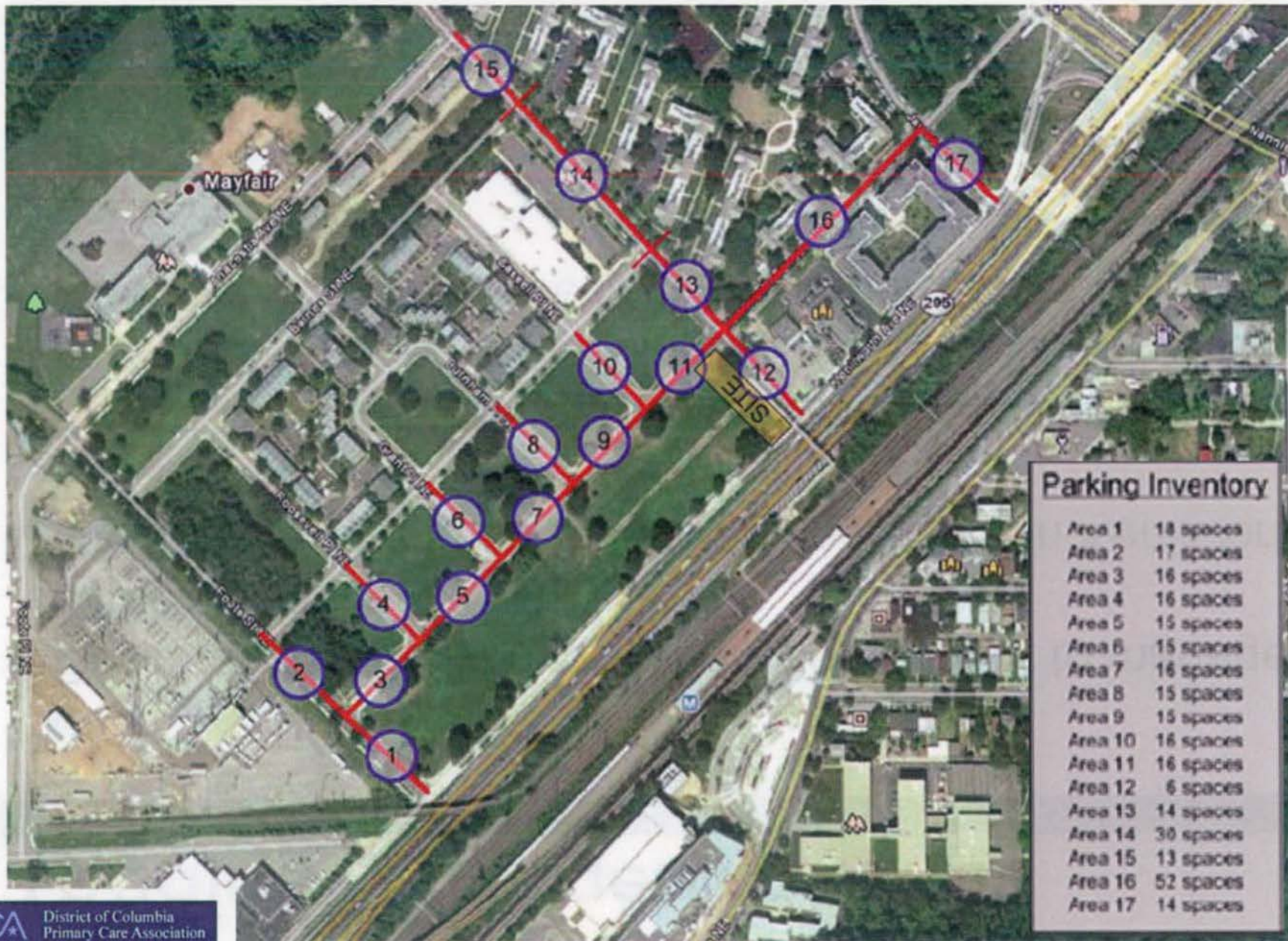


District of Columbia Primary Care Association – Parcel 12;
42,644 SF building with primary and specialty medical care services
(2012 groundbreaking)

Proposed Vehicular Parking Plan

- Provide 69 parking spaces on 2 underground levels
- Provide a minimum of 10 visitor parking spaces within garage
- On-Street Parking on Hayes Street shifted from north side to south side to create pedestrian buffer
- Approximately 191 spaces available all-day south of Hayes Street within Parkside
- Recommend DDOT to implement RPP to protect residential neighborhoods and metered parking within Parkside to discourage on-street commuter parking

On-Street Parking Survey



Loading Management Plan

- Designation of a Transportation Coordinator to manage curbside space
- On-Street Loading for deliveries and trash on Kenilworth Terrace
- Provision of on-street paratransit/emergency vehicle short-term passenger loading area on Hayes Street
- Meet with ANC 7D to review loading practices



Additional TDM Elements

- Shower and locker facility for employee bikers
- Coordination of potential carpoolers
- Provide Bicycle Parking to be reviewed with DDOT one year after issuance of CO
- Information kiosk and marketing of programs