

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

05-28E
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 The Parkside facility would replace the extremely outdated Hunt Place site

825 North Capitol Street, NE, Suite 9062, Washington, D.C. 20002, (202) 442-5955 (202) 442-4700

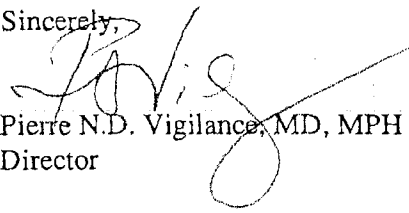
ZONING COMMISSION
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EXHIBIT NO. 27

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