

Exhibit 13

Proposed Development Plan for MedLINK Hospital Property
The Holladay Corporation

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Proposed Development Plan

for Medlink Hospital Property



The Holladay Corporation

3400 Idaho Avenue, NW

Washington, DC, 20016

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PROPOSED REDEVELOPMENT OF MEDLINK HOSPITAL PROPERTY

The Holladay Corporation is pleased to present its revised plans for the redevelopment of Medlink Hospital, located in the historic district of Capitol Hill. These plans reflect input from the Stanton Park Neighborhood Association, the Capitol Hill Restoration Society, ANC 6A, the Coalition for Sensible Development, St. James Episcopal Church, many neighboring residents, as well as the Historic Preservation Division of the Office of Planning. All of these participants attended a design charrette we held on August 24th. The charrette provided a useful forum in which to discuss both the revised design concept for the project and each building elevation. Many of the comments received by the participants were incorporated into the plans presented herein. Overall, however, the reaction to the current designs by each neighborhood representative was quite favorable. A written transcript of the charrette, produced by ANC Commissioner Janet Quigley, is provided in the Appendix. We have highlighted those portions of the charrette which respond directly to the proposed design. Additional input was received after the charrette in a series of six meetings attended by all of the major citizen groups and surrounding neighbors.

The key change between earlier plans and the revised proposal is the retention of all of Medlink Hospital's existing buildings, including the 1928 original wing, the 1956 "West Wing" and the 1976 North Tower, located on 7th Street. Each building will require varying amounts of rehabilitation. The 1928 and 1956 wings will primarily require minor façade renovations and a complete interior rehabilitation. By contrast, only the superstructure of the 1976 North Tower building will be retained. The exterior and interior of this building will be completely redone. Two new buildings proposed on C Street remain in the plan, but both have been lowered to three story structures, consistent with the direction provided by HPRB at our presentation on May 26th.

The major design goal of the redevelopment has been to create the appearance of separate buildings, with varying heights, mass, and scale. The current plan accomplishes this goal. The streetscapes along Constitution, 7th, 8th, and C Streets are all distinct, mirroring the interesting design fabric seen throughout Capitol Hill. Further, on Constitution Avenue, by retaining the existing west hospital wing, building height will remain at 53' along the entire frontage. This satisfies the concern expressed by some residents that the scale of any building located next to the original 1928 wing of the hospital be no taller than the 1928 wing.

The breakdown of the project, by building is as follows:

Building	Approximate No. of Units	Approximate Building Square Feet	Proposed Height
A-Existing '28 Wing	50	54,544	53'
B-Existing West Wing	55	60,244	53'
C-Existing North Tower	122	112,710	76'
D-New Construction	30	33,035	38'
E-New Construction	18	20,144	41'
~~Total~~	~~275~~	~~280,677~~	

Building A is the original 1928 wing of the hospital and includes the non-contributing 1956 section on 8th Street. This building segment is currently planned as condominiums. The 1928 portion will be restored to its historic appearance, while the 1956 portion will be modified to include projecting bays, two top floor Juliet balconies, and a new entry door replacing the emergency ambulance entrance. The metal cap along the cornice line will be removed, and the original cornice will be restored.

Building B, the hospital's west wing, is a four story, 53' high component that will receive a façade renovation complementing the character of the existing structure. The bronze anodized windows will be replaced with true divided light wood windows. The window spacing will be adjusted to modulate the rhythm of the building, and add more visual interest. A stone base will be added along the building's perimeter on Constitution Avenue and 7th Street, and the precast trim will be restored to its original condition after the metal cap at the cornice line is removed. Two sleeping porches depicted in early photographs of this building will also be restored. It is anticipated that this building will contain a mix of condominiums and apartments. Building B is two stories shorter than our previous proposal presented to HPRB.

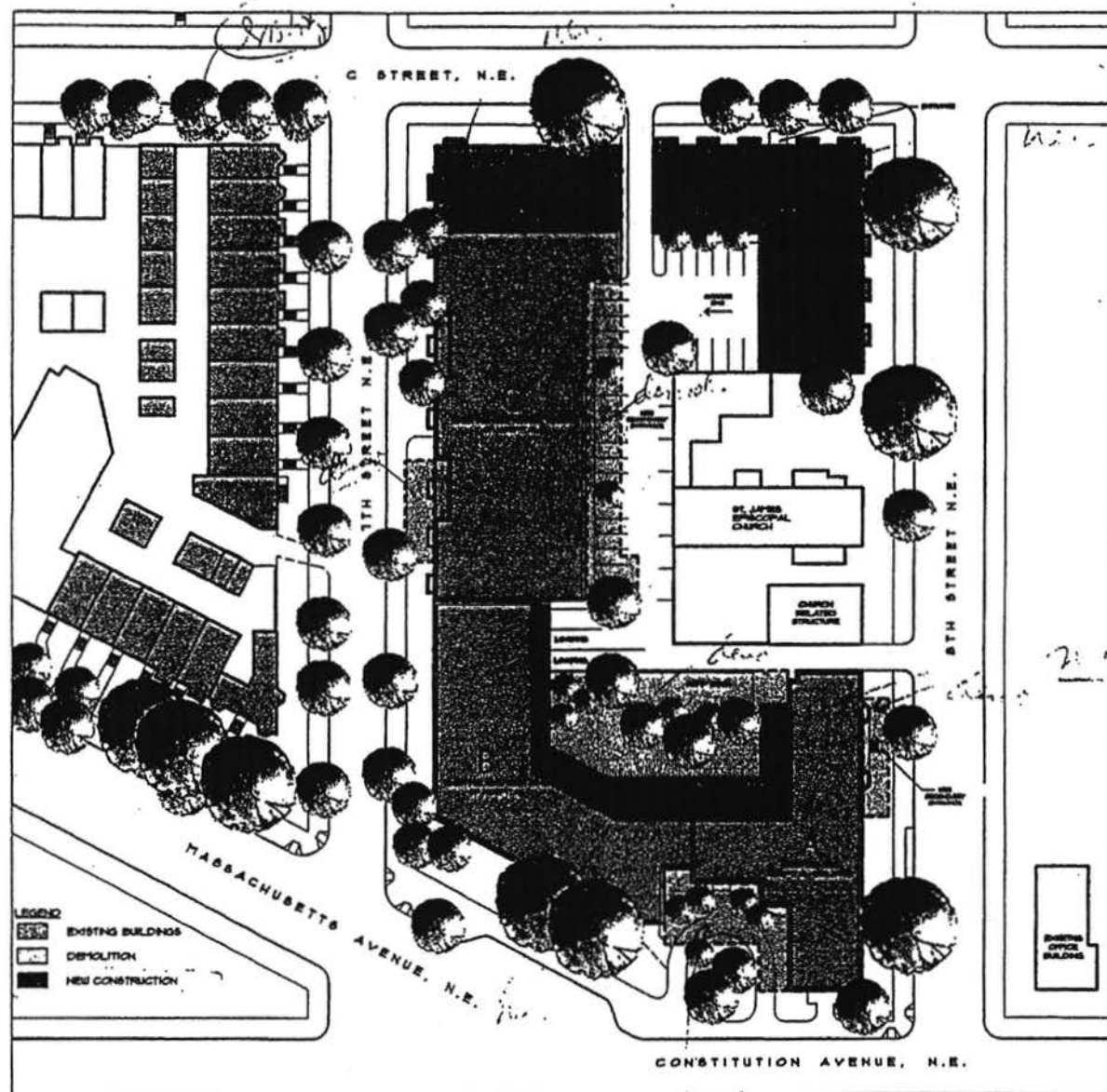
Building C is recognized as the North Tower on 7th Street. This building was conceptually approved by HPRB at its May 26th meeting. It will contain luxury units in loft-like configurations. The building will be refaced, with a combination of brick, precast, and substantial fenestration. A stone base has been added, and the proportions of the masonry piers have been modified in response to comments by the Historic Preservation Division of OP. Top portions of the existing structure will be cut away to create rooftop terraces. A series of projecting bays will be added to the 7th Street façade. The rear of the building complements the front elevation, with the substitution of balconies instead of bays.

Building D, located at 8th and C Streets, will be a new 3-story building developed on top of the existing parking structure. The building was originally designed to be three and four stories, but based on neighborhood input and HPRB comments, it has been redesigned as an all three-story structure. A turret has been added at the intersection of 8th and C to address the desire for a structure that would “celebrate the corner.” The front door is a prominent feature of the C Street façade, but a secondary entrance is also provided on 8th Street to add more life to the street. The building will be brick with precast accents. A stone base was originally shown on this building, but this has since been changed to brick, in response to comments received during the charrette.

Building E is the addition to the patient tower at 7th and C Streets. In its previous iteration, the building’s architecture followed the design of the patient tower. As now proposed, the architecture is an arts and crafts style building that is similar in character to the Linville Condominium located several blocks away from Medlink, on A Street, N.E. It has a gracious front entry, three top floor balconies, and distinctive corner elements.

The project site plan, included herein, depicts the location of these building segments. It is noteworthy that, in this revised plan, the total project square footage has been reduced by approximately 50,000 square feet compared to our earlier proposals. Moreover, we are proposing to remove certain portions of the existing buildings to create more open space. The areas to be removed are highlighted in pink on the site plan, and will particularly benefit St. James Church.

In summary, we believe that the revised redevelopment plan for Medlink Hospital will be a significant improvement to this historic block of the Capitol Hill neighborhood. Buildings that are now institutional in appearance will be converted to residential use with designs of similar scale, but much greater visual appeal. The redevelopment of these buildings represents a creative adaptation of the property for new housing.



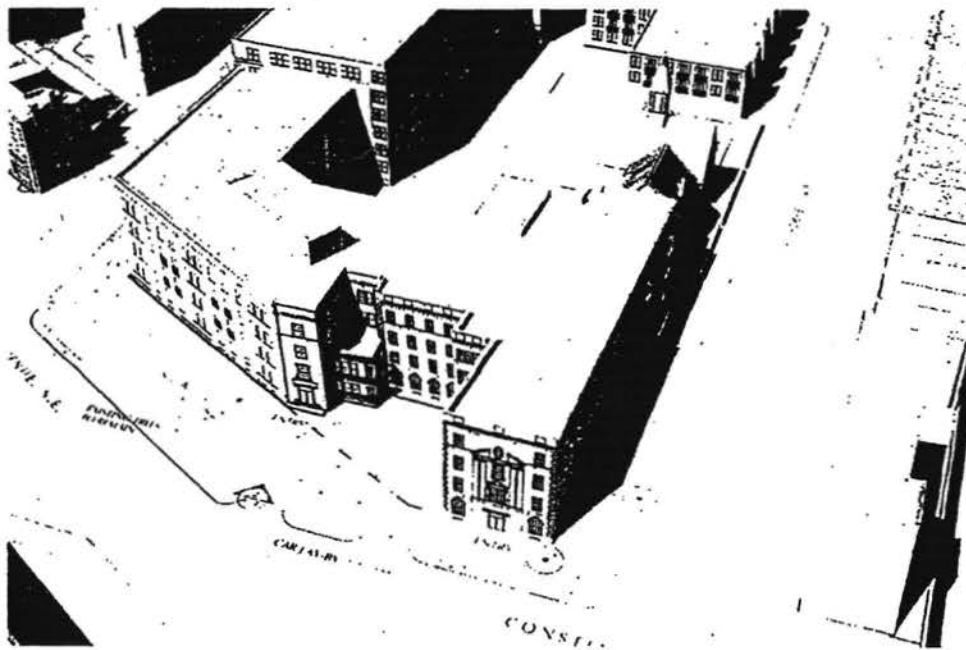
PROPOSED REDEVELOPMENT PLAN

FOR MEDLINK HOSPITAL PROPERTY
WASHINGTON D.C.

LEWIS SCULLY GIONET
ARCHITECTS



VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH WEST

CAPITOL HILL HOSPITAL APARTMENT BUILDING
HOLLADAY CORPORATION