

West Hyattsville

Kaiser Permanente Medical Office





Kirkwood

Phase 1 of Multifamily

183 Townhomes (sales start 3Q 2020)

4.5 acre public park

Medical office building w/ cafe

Pedestrian Tunnel to Metro

Metro

Phase 2 of Multifamily

NW Branch Trail system





| Space | Approximate Square Footage |
|---|----------------------------|
| | |
| Medical Office Building (Total Building) | 48,000 |
| | |
| Select Building Components | |
| Clinics | 25,000 |
| Lab | 1,700 |
| Café | 300 |
| Pharmacy | 2,000 |
| General Services | 1,600 |
| Outpatient Support Services | 2,100 |
| Administrative | 1,800 |
| Imaging | 3,200 |



WEST



EAST

CONFIDENTIAL – Not for Distribution



SOUTH



NORTH

Building Design – Perspective (Front)

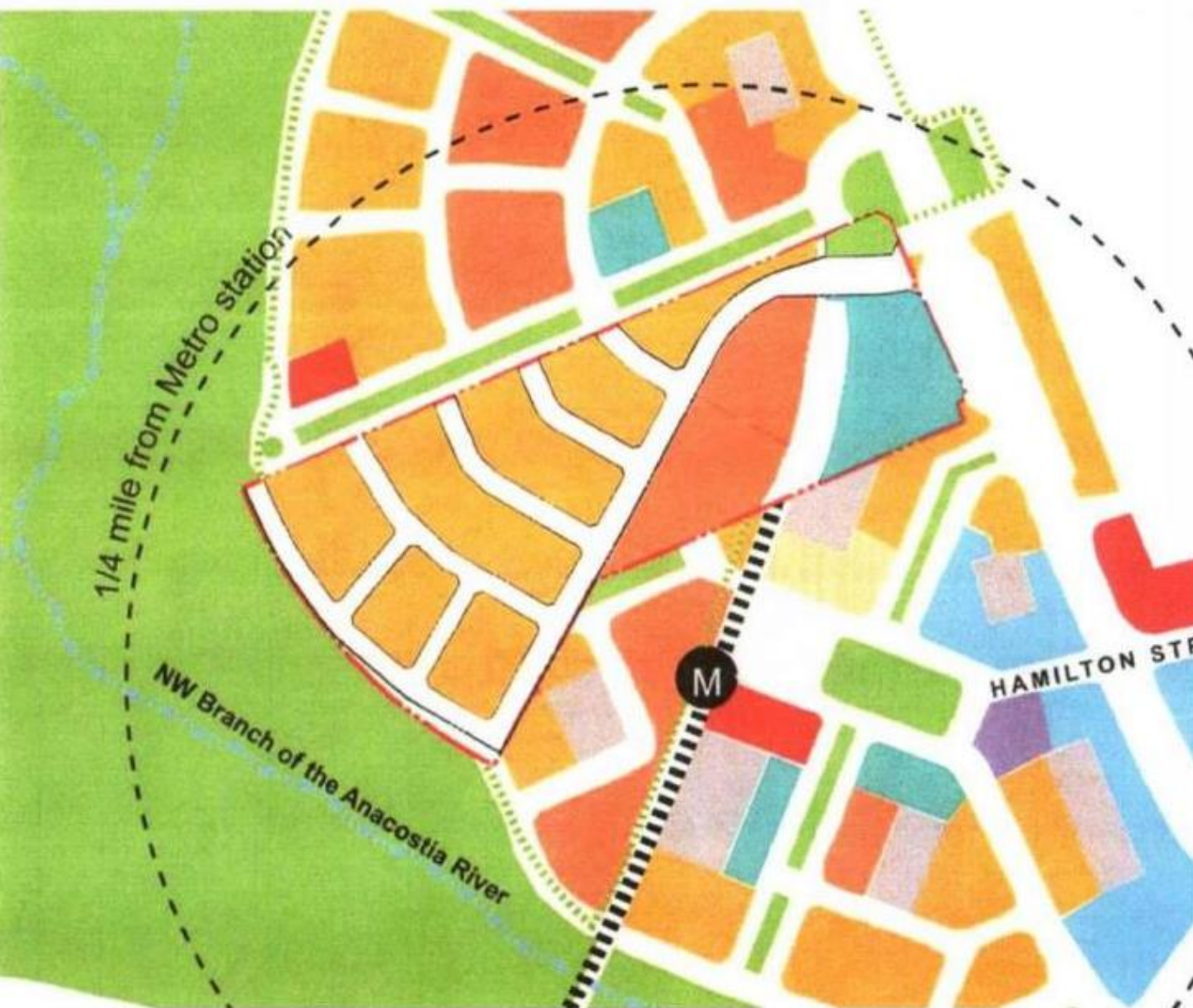
CONFIDENTIAL – Not for Distribution





Proposed Preferred Land Use Map

CONFIDENTIAL – Not for Distribution



- Site Boundary
- Proposed Right-of-Way
- Proposed Lot Line
- Community Center
- Retail / Commercial
- Mixed Use Office
- Mixed Use Residential
- Mixed Use Office / Residential
- Structured Parking
- Tower Residential: 10-12 stories
- Condominiums: 4-6 Stories
- Townhouses: 2-4 Stories
- Live / Work: 4-6 Stories
- Greenway: Parks & Open Space
- Neighborhood Boundaries

Proposed Uses Currently Permitted

All Types of Offices and Research

Medical Office

Drug Store (Pharmacy)

Proposed Uses to be Added as Permitted

Medical Lab

Café

Parking Summary

- TDDP Permitted Parking Spaces - 92
- Proposed Structured Parking Spaces - 238

Need for Additional Parking

- Medical office typically requires 5 spaces per 1,000sf
- Future Growth: Facility is designed to serve both current and future members
- Many visitors require the use of a car to visit medical office facilities. Lack of adequate parking impacts those with medical needs
- Employer provides mass transit incentive program to employees (Wage Works flex spending account)