Graham, Jon

From: Wayne Curtis [wayne_curtis@fanniemae.com]
Sent: Monday, April 01, 2002 7:47 PM
To: Graham, Jon; richard danzig; mbravin@morganlewis.com; wayne_curtis@hotmail.com; dcurtis@acbankers.org
Subject: [Fwd: The Washington Home Hospice and parking]

fyi

-------- Original Message --------
Subject: The Washington Home Hospice and parking
Date: Mon, 1 Apr 2002 19:50:59 -0500
From: "John Armentrout" <Johnarmentrout@msn.com>
To: "Wayne Curtis" <wayne_curtis@fanniemae.com>

The Washington Home & The Hospice of Washington

- **The Washington Home and The Hospice of Washington** intends to build a four patient room addition and expand their parking capacity up to 98 additional spaces. The Hospice addition, of like materials, will be added to the existing Hospice wing on the east side consisting of a one-story 2077 square foot addition facing Upton Street. The parking expansion will involve reconfiguration of the existing lot, expansion toward 37th Street to the east and toward the south parallel to the existing Hospice wing. This expansion will add 18,410 square feet of paved area or about a 40% increase allowing 131% increase in available parking.

- **Construction Scheduling**- construction would start once the permits are issued and long lead critical path materials are available so as not to extend the construction schedule. We anticipate that substantial completion to be about six months. There could be some adjustment time for planting of landscape material if the substantial completion date does not coincide with the proper planting season. Depending on the degree of site work for the parking lot that phase of the job could be done in as little two months. If we apply for permits in April and received the permits in June we could look for completion by the end of the year.

- **Construction Staging**- it is the intent of this project to confine the staging area on site. The staging area for the Hospice would be near the addition and the staging area for the parking lot would be on the site of the lot. Parking for construction employees would be on site. We would anticipate a storage trailer and a dumpster on site.

- **Working Hours**- Construction workers like to start early so they can beat the commuter traffic. In the District of Columbia work cannot start before 7:00am. We anticipate working hours between 7:00am to 3:30 pm Monday through Friday. Saturday work would be appropriate only if it would make more efficient the paving process and shorten any inconvenience to the neighborhood.

- **Construction Traffic**- we suggest for large construction vehicles that they use Van Ness Street from Wisconsin Avenue to 37th Street to the entrance of The Washington Home on 37th Street. Construction traffic on Upton Street would be limited. Truck traffic will be the heaviest during the demolition and paving phases of the parking lot. All deliveries would be directed to the 37th Street

Case No. 16836
Exhibit No. 88
Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.88

entrance.

- **Parking for the Washington Home-** we anticipate building the parking lot in two phases to preserve about half of the existing parking on site through out construction. We have 25-30 parking spaces available at 4200 Wisconsin Avenue for period time and we hope construction is not delayed so we can use them. There may have to be some other supplemental arrangements made which have not been addressed at this time.

- **Landscaping and Lighting-** the landscape and lighting design is developing very quickly and we will be seeing the results of that in the near future. There is a budget of up to $ 100, 000 for landscape and lighting but hopefully we do not have to spend that much.

- **Plans-** plans are under way at this writing, some more developed than others but none complete enough for permit filing at this time.

March 29, 2002