except that the actual emptying of the refuse receptacles by the refuse collection company shall occur immediately outside the building. The applicant shall not cause or permit any trash or other storage outside the loading dock. The loading dock shall have roll-up doors that shall be kept closed except when the loading dock is being used for deliveries or trash pick-up.

5. **HVAC and Cooling Tower**

The Home shall locate its central heating, ventilation and air conditioning (HVAC) equipment for its addition inside the existing facility and shall provide sufficient noise insulation so that the central HVAC equipment shall not be heard outside the building. The Home shall screen its proposed outside condensing unit or cooling tower from view and shall acoustically baffle it in order to reduce noise levels at the property lines to comply with the 55 decibel (A-weighted) at night and 60 decibels during the day, which are the general limits set forth in D.C. regulations for noise in a residential neighborhood at night [D.C. Law No. 2-53, as amended, 20 DCMR 3001.1 (1984)].

6. **Noise**

The Home shall operate its facility so as to comply in all its activities (including the operation of any mechanical equipment) with the general noise limits in the D.C. Noise Control Act (D.C. Law No. 2-53, as amended) for noise made or audible in residential districts, namely 60 decibels (A-weighted) daytime and 55 decibels (A-weighted) at night [20 DCMR 3001.1 (1984)].

7. **Lighting**

All site lighting shall be mounted and directed inward to the facility from the perimeter of the site. The Home shall not permit any lighting fixtures on its premises to be directed into the neighborhood. Samples of proposed outside lighting fixtures shall be presented to the Advisory Committee for review and comment prior to its installation.

8. **Rodent Control**

The Home shall control rodents on its site in part by keeping trash and garbage within the loading area. The

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 120A3

Home shall continue to employ a competent and licensed exterminator to service the site on a regular basis to prevent rodent or similar problems from developing at the site.

9. **Operational Features of the Home**

   A. Entrance - The principal entrance to The Home shall be on the Connecticut Avenue (west) side of the facility. All other entrances to the facility shall be closed from 4:00 p.m. to 7:00 a.m. although they will be available for emergency access or for employee access through the use of a card key or other controlled access system.

   B. Rear (East) Driveway - The Home shall install a gate at the Ellicott Street end of its existing driveway off of Ellicott Street. This gate shall be operated by a key, keycard or similar device which shall be issued only to staff and residents of the Methodist Home, so that access through the gate shall be restricted to such persons. The traffic through this gate shall be egress only, except in cases of fire or other emergency. The driveway shall be 14 feet in width at its intersection with Ellicott Street, N.W.

   C. Visiting Hours - The visiting hours for the Health Care Center shall be from 8:00 a.m. to 8:00 p.m. daily, as required by D.C. law. The Gift Shop shall be open for a maximum of three hours daily.

10. Maintenance of D.C. Public Space and the National Park Service parcel at the western end of The Home's site. The Home shall work with the District of Columbia Department of Public Works (DPW) and the National Park Service to implement a plan to remove trash, debris and dead or undersirable vegetation from the portion of the public space and adjacent National Park Service parcel identified in Exhibit No. 28, Neighborhood Map (Exhibit X) of the record.

    The plan to be presented to the National Park Service and the District of Columbia Department of Public Works (DPW) is as follows:

    A. A strip of land -- several feet wide -- immediately adjacent to the Fessendent Street curb line shall be cut to the ground and maintained as grass, round

cover or some other living erosion-resistant material.

B. The remainder of the wooded area up to applicant's property line shall be cleaned of junk and debris.

C. In implementing the plan, The Home shall retain a visual barrier between the Fessenden Street houses and The Home's lawn.

D. The area bordering the new driveway along the northwest property boundary shall be planted with evergreen trees or shrubs so that there is a green barrier in the winter.

E. If the National Park Service and DPW do not maintain their respective portions of the area, The Home will maintain the area in good order just as it maintains all of its property.

F. This plan is subject to the approval of the DPW and the National Park Service since it affects publicly-owned property.

11. **Vendor Deliveries**

The Home shall not allow deliveries by vendors or trash pick-up prior to 7:00 a.m., as required under the applicable D.C. regulations. The Home shall maintain regular contact with the vendors and the refuse collection company to enforce this restriction.

12. **Construction Activities**

During the construction phase, The Home shall limit the hours of construction to 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. The Home shall not cause or permit any construction work at its site on Sundays except in the case of an emergency which could cause damage to the site or present a hazard for the community.

The Home shall locate any equipment, materials and receptacles or construction waste and portable toilets on the subject property, not on any public space. The Home shall locate any portable toilets used by the Methodist Home or its contractors or agent behind any existing landscaping, walls or portions of the building that will

screen them from the view of neighboring property owners and passersby.

13. **Parking**

A. The Home shall provide 48 marked parking spaces at the facility.

B. The Home shall plant and maintain on its property screening of these 48 parking spaces from neighborhood view with adequate trees and shrubs (as provided in the Landscaping Plan of Exhibit No. 28 of the record).

C. In order to address commuter parking problems that are unrelated to The Home and its operation, the Home shall unreservedly support any neighborhood requests for residentially-restricted parking on the site side of Fessenden Street between 34th and 36th Streets N.W.

14. **Construction**

The Home does not plan to begin the construction of any further additions to The Home prior to the year 2000 although unforeseen events may affect the need for new construction. The Home shall discuss any potential plans for any proposed addition with the Advisory Committee for its review and comment, a minimum of eight to nine months before The Home's filing of such plans with the Office of the Zoning Administrator to initiate the Board of Zoning Adjustment review process.

The Home, however, shall have the right to process plans for any federally or locally mandated improvements to the building or for the construction of any portion of the building that is lost through a casualty without an eight to nine month review by the Advisory Committee.

15. **Bus Parking**

The Home shall not cause or permit any buses to be parked on the subject property. Mini-vans, caravans, etc., owned by The Home shall be parked in the parking spaces closest to the National Park Service parcel at the western end of the site.

VOTE: 3-0 (Susan Morgan Hinton, Angel F. Clarens, and Laura M. Richards to adopt the proposed order, with amendments; Maybelle Taylor Bennett not present, not voting; Sheila Cross Reid not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Madeliene H. Dobbins
MADELIENE H. DOBBINS
Director

FINAL DATE OF ORDER: JUN 30 1997

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATON OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15831ord/TWR/RCL/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 15831

As Director of the Board of Zoning Adjustment, I hereby certify and attest that on JUN 30 1997 a copy of the order entered on that date in this matter was mailed first class postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Allison C. Prince, Esquire
John T.; Epting, Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W., Suite 1100
Washington, D. C. 20006

Reverend John C. Warren
Frank F. Mitchell
Methodist Home for D.C.
4901 Connecticut Avenue, N.W.
Washington, D. C. 20008

Douglas Mitchell, Chairperson
Advisory Neighborhood Commission 3F
4401 Connecticut Avenue, N.W., #401
Washington, D. C. 20008

Eunice Gross
Methodist Home for D.C.
4901 Connecticut Avenue, N.W.
Washington, D. C. 20008

Robert Sloan
1807 Huntscreek Run
Gambrills, Maryland 21054

J. Gordon Seymour, Esquire
Williams & Connolly
725 12th Street, N.W.
Washington, D. C. 2005-5901

Madeliene H. Dobbins

MADELIENE H. DOBBINS
Director

DATE: JUN 30 1997

attestation/kjw



KHA
Consulting, P.C.

Memorandum

Suite 450
13755 Sunrise Valley Drive
Herndon, Virginia
20171

To: Paul A. Tummonds
Shaw Pittman LLP

From: Edward Y. Papazian, PE EYP

Date: September 2, 2004

Subject: Knollwood Expansion Traffic Analysis

Introduction

This memorandum presents the results of the traffic evaluation for the Knollwood expansion. This evaluation serves as an update to the traffic analysis dated January 13, 2004. KHA Consulting, P.C. has performed the following work tasks:

- Collected new traffic counts during the AM and PM commuter peak periods on May 15, 2003 at the following locations:
    - Nebraska Avenue at Rittenhouse Street
    - Nebraska Avenue at Knollwood Entrance
    - Nebraska Avenue at Bingham Road
    - Nebraska Avenue at Oregon Avenue
    - Oregon Avenue at Knollwood Entrance
- Determined trip generation rates for the proposed expansion.
- Forecast the number of AM and PM peak hour trips for the expansion.

Traffic Counts

KHA Consulting, P.C. collected turning movement counts at the five study area intersections from 7:00AM to 9:00AM and 4:00PM to 6:00PM on a typical weekday (May 15, 2003). The traffic counts at the two entrances (Nebraska and Oregon Avenues) were used to determine the highest one hour traffic volumes associated with the Knollwood property. The hours at which those volumes occur, and the number of vehicles are:
8:00AM to 9:00AM – 35 vehicles (24 enter, 11 exit)
4:15PM to 5:15PM – 72 vehicles (29 enter, 43 exit)

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FAX 703 674 1350

Table 1 shows the breakdown of these entering and exiting movements at each of the entrances.

Table 1
Summary of Existing Peak Hour Driveway Volumes

	Nebraska Avenue Driveway			Oregon Avenue Driveway			Total		
	In	Out	Two-Way	In	Out	Two-Way	In	Out	Two-Way
8:00 – 9:00 AM	5	5	10	19	6	25	24	11	35
4:15 – 5:15 PM	4	10	14	25	33	58	29	43	72

Trip Generation for Proposed Expansion

AM and PM peak hour trip generation rates for the proposed Knollwood expansion were derived using the Spring 2003 traffic counts and the current unit-count at Knollwood (239 units). Accordingly, the current trip rates are as follows:
AM peak hour: 0.15 trips per unit
PM peak hour: 0.30 trips per unit

These rates were compared against the trip rates in the *ITE Trip Generation Report*, 7th Edition for similar uses. Comparison of various trip rates is shown in the table below:

Land Use	ITE Land Use Code	AM Peak	PM Peak
Senior Adult Housing – Detached	251	0.20 trips/unit	0.26 trips/unit
Senior Adult Housing – Attached	252	0.08 trips/unit	0.11 trips/unit
Congregate Care Facility	253	0.06 trips/unit	0.17 trips/unit
Assisted Living	254	0.14 trips/bed	0.22 trips/bed
Continuing Care Retirement Community	255	0.18 trips/unit	0.29 trips/unit
Nursing Home	620	0.17 trips/bed	0.22 trips/bed

Knollwood currently contains 150 independent living apartments, 50 skilled nursing units, and 39 community residence facility units. The observed trip rates of 0.15 and 0.30 in the AM and PM peak hours respectively from these combined uses are within the range of the ITE trip generation rates.

The proposed expansion will consist of 25 special care units (containing 27 beds; 2 rooms are semi-private) and 22 independent living units. Because the expansion will combine two different uses, similar to the existing property which

combines several uses, it is reasonable to apply the trip rates derived from the spring 2003 counts to the number of additional units. While the trip rates from the expansion may be slightly lower in reality, using the existing trip rates gives a conservative estimate of forecast traffic. The forecast number of trips associated with the 49-unit expansion is as follows:

AM peak hour: 7 trips
PM peak hour: 15 trips

Conclusions

The 7 and 15 additional trips during the AM and PM peak hours respectively are very small, representing one new trip every 8 minutes in the AM peak hour and one new trip every 4 minutes in the PM peak hour. These additional trips will have no discernable effect on the surrounding area.

KHA
Consulting, P.C.

Suite 450
13755 Sunrise Valley Drive
Herndon, Virginia
20171

MEMORANDUM

TO: Paul A. Tummonds
Shaw Pittman LLP

From: Edward Y. Papazian, P.E.

Date: September 2, 2004

Subject: Knollwood Expansion EYP
Parking Analysis

This memorandum presents an analysis of the parking requirements for the Knollwood Retirement Community in northwest Washington D.C. This analysis serves as an update to the parking analysis dated January 13, 2004. This analysis will describe the adequacy of existing parking and, based upon current traffic and parking patterns, will demonstrate that the parking that will be provided with the expansion in place will be sufficient to accommodate peak demands.

EXISTING CONDITIONS

The existing facility contains 150 independent living unit (ILU) apartments, 39 community residence facility (CRF) units, and 50 skilled nursing units. The number of employees on-site includes 129 full time and 43 part time plus 3 residents who also work part time. During the weekday daytime hours, there are up to 87 employees who are on-site. Approximately 10 percent of employees either take transit or carpool to work.

Knollwood currently has 203 parking spaces. These spaces are allocated as follows:

81 spaces are reserved for the 150 ILU apartments
104 spaces are available and typically used by staff and visitors. They are considered open spaces
7 spaces are reserved for visitors
4 spaces are handicap spaces
7 spaces are for buses

None of those who live in the community residence facility units and of course none of those who are in the skilled nursing units have automobiles.

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The existing parking is sufficient to handle the peak parking demands. The 81 spaces are sufficient to accommodate the 150 independent living units. This represents a ratio of 0.54 spaces for each ILU. The 104 spaces that are available for employees are more than sufficient for the peak employee parking demands. This includes the daytime employees and those day shift and evening shift employees who overlap during the shift change. The visitor parking demand is handled by the reserved visitor spaces and by the non-reserved spaces.

A series of parking counts were conducted during the daytime and nighttime hours on weekdays and weekends, including the periods of staff shift changes. The counts were conducted separately for each of the categories of parking spaces described above.

The resident reserved spaces, the visitor reserved, handicap, and bus spaces are either generally fully utilized or need to be maintained based on current activity levels. The total of 104 non-reserved parking spaces exceed the number of needed based on current activity levels.

The maximum number of parked vehicles in the non-reserved spaces was 72. This occurred during the mid-day hours on Thursday, August 18 and Friday, August 19, 2004, at the time of employee day shift levels at the site. During the weekday night time and weekend hours, the numbers of parked vehicles in the non-reserved spaces ranged from 10 to 28. In order to account for day-to-day fluctuations and the summer season, it is concluded that there are at least 15 excess parking spaces that can be used to accommodate future demand.

FUTURE CONDITIONS

The proposed Knollwood expansion involves the addition of 22 independent living units and 27 special care beds for dementia patients. The number of employees will increase by 18, with an increase of 11 employees occurring during the daytime hours.

The number of parking spaces will increase from the existing figure of 203 to 222. This represents a net increase of 19 parking spaces. This net increase figure is based on the 34 spaces needed for the independent living units and for the additional employees minus the 15 spaces that are in excess of current needs.

ANALYSIS

In order to assure that the parking is properly allocated for expansion, 22 spaces will be reserved for the 22 additional independent living units, or one space per unit. This ratio for each new ILU is significantly higher than the present ratio of 0.54 spaces for each ILU. The remaining 12 additional spaces will be added to the group considered to be open spaces and will be available for the increase in employee levels and for visitors. These 12 spaces will accommodate the 11 additional daytime employees. Any measurable increase in visitor levels will occur during the evenings and weekends, when on-site employee levels are reduced.

CONCLUSIONS

Based on this analysis, it is concluded that the on-site parking for the Knollwood Retirement Community will be sufficient to accommodate the peak parking demand resulting from the expansion. Currently, the parking is sufficient. The net increase of 19 spaces plus the 15 spaces that are currently in excess will be allocated with one space for each additional ILU and 12 spaces allocated for the 11 additional daytime employees and for expected additional visitors, which will primarily occur during the evenings and weekends. An important factor in considering the adequacy of parking for Knollwood is that the peak demand for parking for different groups of people occur during different hours. For example, the peak employee levels occur during the weekday daytime hours while peak visitor levels occur during evenings and weekends.

Statistical Report for Dementia/Behavioral Patterns in HSC
Completed: January 8, 2004

	Cognition	Resists Care	Wandering	Verbally Abusive	Physical Abuse	Socially Inappropriate
A[1]	0					
A[2]	1					
B	2					
C	2					
D	2					
E	2					
F	2					
G	2					
H	2					
I	2					
J	2					
K	3					
L	3					
M	3					
N	3					
O	3					
P	3					
Q	3					
R	3					
S	3					
T	3					
U	3					
V	3					
W	3					
X	3					
Y	3					
Z	3					
AA	3		X			
BB	3		X			
CC	3	X	X			
DD	3	X	X			
EE	3	X	X			
FF	3	X	X			
GG	3	X	X			
HH	3	X	X			X
II	3	X	X		X	X
JJ	3	X				X
KK	3					
LL	3					
MM	3					
NN	3					

Cognitive Levels	July, 2001	January 2002	June, 2002	October 2002	August 2003	January 2004		
0	2% (1:49)	2% (1:47)	2% (1:46)	4 ¼ % (2:48)	2¼ % (1:46)	2.38% (1:42)		
1	8% (4:49)	4% (2:47)	7% (3:46)	6 ¼ % (3:48)	13 % (6:46)	2.38% (1:42)		
2	31% (15:49)	26% (12:47)	22% (10:46)	31 ¼ % (15:48)	21¾ % (10:46)	21.42% (9:42)		
3	50% (25:49)	64% (30:47)	67% (31:46)	52 % (25:48)	50 % (23:46)	61.91% (26:42)		
3 – End Stage	9% (5:49)	4 % (2:47)	2% (1:46)	6 ¼ % (3:48)	13% (6:46)	11.91% (5:42)		

January 8, 2004

MEMORANDUM

To: Barbara D'Agostino for COL Robert McCue
Re: Statistical Report for Dementia/Behavior Patterns in the HSC – Updated 01/08/2004

I am attaching the most recent version of the Statistical Report for Dementia/Behavioral Patterns in the HSC. As before, I have totaled and updated the cognitive level statistics at the bottom of the first page of this report, and, as in the past, included statistics on behavioral patterns. Before discussing these items, I wanted to sound a note of caution when looking at some of the changes in the statistics. Because the sample size is so small, and is very much affected by death occurrence, the increase or decrease by a few percentage points may not be truly significant but the consistent presence of certain behaviors or dementia as well as large jumps or changes are important points of discussion.

The most important comments would be that **levels of dementia from mild to severe have risen dramatically** over the past 6 months, **and are now above the 95% mark,** and that nearly ¾ **(73.82%) of all HSC residents present with severe dementia.** This is definitively an upward trend, which further reinforces the need for the construction of a dementia unit that would accommodate those residents with severe dementia and particularly those residents with severe dementia and behavioral concerns.

Wandering, socially and physically inappropriate behaviors, as well as resistive behaviors affect over 48% (nearly half) of all HSC residents. This not only has a great impact on staffing patterns, but also on the management of the whole continuum of care. Residents with dementia related behaviors greatly affect the social environment and the overall satisfaction of others in a mixed living facility. In turn, residents from other levels of care within the CCRC are increasingly delaying transfers to the HSC, or moving out of the facility because of that very factor. In those difficult circumstances, every effort continues to be made for the HSC to have a 95%-100% occupancy. The lower total number of residents at this time can be explained as follows. There have been 2 deaths in the last two weeks. A number of families (4 to be exact) have elected to purchase both beds in a room to create a large or a small private room, and avoid a situation where their loved one would be rooming with residents with severe dementia and behavioral problems. And another 8 families are on a waiting list for a private room.

This most recent report demonstrates more than ever a real need for an SCU as residents with severe dementia are now making up nearly three quarters of the current HSC census, and behaviors impacting others continue to occur at high percentiles (close to 50%).

Respectfully submitted by,

Michele Zimmer-Forster, MSW, LGSW
Director of Social Services.

ASSESSMENT DEFINITIONS

(based on the MDS, the federally required assessment)

Cognitive Patterns;

Cognitive patterns are assessed by observing the skills needed to make daily decisions. Residents assigned a value of 0-3 .

0	Resident is independent.	The resident's decisions in organizing daily routine and making decisions are; • consistent • reasonable • organized **Example;** The resident knows date, time and current location. The resident is able to schedule appointments and keep them; is self directed in activities and correspond with others in an articulate manner.
1	Resident shows modified independence.	The resident can organize daily routine and make safe decisions in familiar situations, but experience some difficulty when faced with new tasks or situations. **Example;** The resident knows current location and time of day but may require reminders such as a newspaper or TV show to remind him/he of the date. This resident can no longer schedule new appointments but knows time for lunch/dinner without assistance. This resident is able to state needs without being asked if he/she is in pain, is hungry, needs to go to the bathroom.
2	Resident demonstrates moderate impairment.	The resident's decisions are poor. The resident requires; • reminders • cues • supervision in planning • assistance with organization • correction of daily routines **Example:** This resident seek repetitive assurance about location and is unaware of time. Resident must be reminded at all times about daily routine. Resident may forget names of family members or staff. Resident may forget words or be unable to complete thoughts but can state daily needs with only minimum cues. Resident has difficulty paying attention and often gets sidetracked.
3	Resident is severely impaired.	The resident's decision-making is severely impaired. the resident rarely makes reasonable or organized decisions.

		Example; This resident is, at best, only able to state name. Date and location are no longer understood. The resident has extreme difficulties in reading or following any sort of written instruction. This resident cannot find words or maintain conversation on a consistent basis. Resident must be cued to complete all tasks and is difficult to redirect due to lack of ability to concentrate or understand situations. This stage also includes those residents in the terminal stage of dementia. These residents have no words, no ability to understand the environment and are loosing control of bodily functions such as bowel/bladder control and ability to swallow. This resident can, in the end exhibit comatose-like behaviors.

Behavioral Patterns;

Resists Care: The resident resists assistance needed to complete activities of daily living especially in the areas of personal hygiene, toileting , dressing and feeding.

Wanders: The resident moves with no rational purpose, seemingly oblivious to needs or safety.

Verbally Abusive: The resident threats, screams at or curses at others.

Physically Abusive: The resident hits, shoves, scratches or sexually abuses others.

Socially Inappropriate/Disruptive: The resident makes disruptive sounds, screams, is noisy or disruptive in group situations, disrobes in public, smears/throws food/feces, rummages through other resident belongings or urinates in public areas.

6

OUTLINE OF TESTIMONY OF GENERAL DONALD HILBERT/GENERAL FRANK HENNESSEE; EXECUTIVE DIRECTOR/ADMINISTRATOR OF KNOLLWOOD

I. Introduction

A) General Donald Hilbert/General Frank Hennessee; Executive Director/ Administrator of Knollwood

II. Knollwood's History & Existing Use

III. BZA Application No. 17055 – Rationale for Knollwood's Proposal

A) Nature of Relief Sought

B) Discussion of the facility's need for dementia units

C) Need to have the ILU's and Dementia units to compete with similar facilities

IV. Knollwood's Proposed Development

A) Program/Site Needs

B) 25 dementia units, 22 ILU's, additional parking, right turn only exit on Tennyson St, NW

V. Conclusion

Document #: 1374608 v.1

OUTLINE OF TESTIMONY OF LT. COL. TOM MOSS; CHIEF FINANCIAL OFFICER OF KNOLLWOOD

I. Introduction

A) Lt. Col. Tom Moss; Chief Financial Officer of Knollwood

II. Participation in Discussions Between Knollwood and its Neighbors

A) Meetings with Members of the Community

B) Changes Made to the Knollwood Proposal

C) Concessions Made to the Community Opponents

III. Explanation of the Need for ILU's for the Operation of the Dementia Units

IV. Conclusion

Document #: 1374612 v.1

OUTLINE OF TESTIMONY OF RUDY JENNINGS/VERNON FEATHER; PROJECT ARCHITECT, SFCS ARCHITECTS

I. Introduction

A) Project Architects, SFCS Architects

II. Description of Existing Site and Proposed Addition

III. Discussion of Modifications to Proposed Addition

A) Location of modified addition inside footprint of existing parking lot
B) Setback of upper floors and reduction of 5 independent living units (19% from original application)
C) Movement of addition away from Stephenson Lane, NW and 29th St, NW properties
D) Moving parking lot south of Oregon Avenue entrance
E) Modification of parking lot entrance/exit to Tennyson Street, NW
F) Addition of walking path along Oregon Avenue for public use

IV. Conclusion

Document #: 1374614 v.1

OUTLINE OF TESTIMONY OF JOHN MARTIN/SCOTT MINGONET/MICHAEL BELLO; KIMLEY HORN ASSOCIATES, CIVIL ENGINEER

I. Introduction

A) John Martin/Scott Mingonet/Michael Bello; Civil Engineers and Landscape Architects, Kimley Horn Associates

II. Stormwater Management and Soil Erosion Control Issues

III. Landscaping Discussion

A) Landscaping buffer

B) Retention of tress

IV. Conclusion

Document #: 1428924 v.1

OUTLINE OF TESTIMONY OF ED PAPAZIAN; TRAFFIC AND PARKING CONSULTANT, KIMLEY-HORN & ASSOCIATES, INC.

I. Introduction

A) Ed Papazian; Traffic and Parking Consultant, Kimley-Horn & Associates
B) Experience in the District of Columbia and Surrounding Jurisdictions

II. Traffic and Parking Study Performed for Knollwood

A) Project Background

B) Study Scope
   1) Traffic and Trip Generation Analysis
   2) Parking Analysis

III. Roadway and Parking Conditions

A) Site Location
B) Existing Traffic Conditions
C) Existing Parking Situation

IV. Impact Assessment of Knollwood Proposals

A) Vehicular Trip Generation and Parking Considerations

V. Conclusion and Recommendations

Document #: 1374615 v.1

OUTLINE OF TESTIMONY OF LISA HARFOOT/BARBARA D'AGOSTINO; TERRACE ADMINISTRATOR/HEALTH SERVICES ADMINISTRATOR OF KNOLLWOOD

I. Introduction

A) Lisa Harfoot/Barbara D'Agostino; Terrace Administrator/Health Services Administrator of Knollwood

B) Knollwood information

a) Number of residents - Knollwood residents are DC residents and pay taxes and vote in the District

b) Number of full time and part time staff

II. Necessity of Dementia Units

A) National and District-wide epidemic

B) Discussion of Statistical Report indicating need for services

C) Historical review of Alzheimers and statement that at the time Knollwood agreed to the 25 year moratorium, no one knew it was such a problem.

D) Number of people on the waiting list & where they live

III. Description of Services and Characteristics of the Independent Living Units

IV. Discussion of Future Residents

V. Conclusion

H

ALZHEIMER'S® ASSOCIATION

Someone to Stand by You

November 25, 2003

Barbara D'Agostina
Health Services Administrator
Knollwood
6200 Oregon Avenue, NW
Washington, DC 20015

To Whom It May Concern:

The Alzheimer's Association, National Capital Area Chapter is supportive of the restructuring of Knollwood. We currently have more people over the age of 65 than ever before in our history. As the Baby-Boom generation continues to age, the number of people over the age of 65 will continue to increase. As you know, our healthcare systems, Medicare and Medicaid are not prepared for this massive change in our population. It is estimated that more than half of all individuals over the age of 85 have some form of memory related problem. This population requires adequate residential care facilities to support their needs. It is our goal, as an organization to support those businesses, care facilities and others interested in assisting in the care and management of our aging population.

The renovations that are planned for your facility will benefit the quality of life for our aging population, especially those living with Alzheimer's disease. Your renovations will allow for the aging population to be separated from the population living with memory related problems and other dementias. The characteristics of Alzheimer's disease require care facilities to provide for wandering, safety issues and separate program activities. It appears to me that Knollwood's renovations will help develop an environment to support these needs.

The Alzheimer's Association firmly endorses Knollwood's efforts to support people living with Alzheimer's and other related dementias.

Sincerely,

Anthony K. Sudler

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Enclosure 5

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