STATEMENT OF EXISTING AND INTENDED USE
EXPLANATION OF RELIEF SOUGHT

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BZA
Case No. 17055
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
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EXECUTIVE SUMMARY

Knollwood, a Military Retirement Community, is planning to update and expand its services to residents and potential residents. The Knollwood campus is located in an established, historic neighborhood in northwest Washington, D.C. The eastern exposure of the site faces into Rock Creek Park along Oregon Avenue and provides a lovely backdrop of mature forest for the entire Knollwood campus. Stephenson Lane and Nebraska Avenue frames its southern side, 29th Street its western face and Tennyson Street its northern face.

The proposed expansion is an 80,020 square foot addition to the existing main Knollwood building (Hall) nearest Stephenson Lane. It will be a four-story building with a partial basement and a set-back mechanical penthouse. The building will be built on a post-tensioned, cast-in-place concrete structure. The materials selected for the exterior will be consistent with those on the existing Hall. Two colors of brick with different textures will be selected to match the existing exterior walls. Pre-cast concrete belt courses, window surrounds, and accent panels will complement the north façade and will add interest to the more highly articulated south façade. Windows that match the scale, proportion, and finish of those on the Hall will be specified. Therefore, the look, feel and character of the building will be equal with the high quality and aesthetics found both on the Knollwood campus and the surrounding neighborhood. Consistent with the excellent quality of the architectural materials, the engineering systems will be specified to serve the demanding needs of seniors.

Surrounding the new building will be new landscaping and gardens that will seek to enhance and expand Knollwood's landscape as well as supplement the natural landscape buffer that exists between Knollwood and its neighbors.

The new building will serve two primary functions: dementia residents and independent living residents:

Special Care Unit
The Special Care Unit (SCU) located on and connecting to the Lobby Level of the existing Hall will serve up to 27 residents with dementia. This will contain multiple activity spaces, casual and formal dining, and two wandering gardens for the residents to live, enjoy, and make connections.

Independent Living Apartments
Located on levels two, three, and four above the Lobby Level will be a total of 27 independent living resident apartments (ILU) (9 per floor) ranging in size from 1350 square feet two bedroom units to 1886 square feet three bedroom units. There will also be 2 bedroom with den units available.

Both the SCU and ILU will offer tremendous views to the surrounding landscape.

Additional parking on site is proposed to support the expanded campus needs. In addition, the existing access drive to the Hall where the expansion will occur will be upgraded. Knollwood is currently working with the local ANC and District Staff regarding the possibility of a 'resident passenger car exit-only' driveway onto Tennyson Street and the installation of stop signs on Oregon Avenue at the intersection of Tennyson Street (resulting in an 'all-way stop' condition).

Overall, the expansion will help complete the offerings and make necessary updates to the services offered by Knollwood to its resident seniors.

PURPOSE OF EXPANSION

Types of Residents Knollwood Admits

Eligibility for residence at Knollwood requires that residents be regular or reserve career military officers, their spouses, sisters, daughters, mothers or mothers-in-law; Army National Guard Officers; and officers of all other uniformed services.

Market of Which Knollwood Competes

Knollwood provides retirement living facilities with health care services to career military officers and their spouses and other close female relatives. Because we serve a specific group, our strongest competitors are other retirement communities for military officers in the Washington area, specifically Virginia. There are no other similar facilities in Washington, D.C.

Services Provided by Knollwood

Knollwood is a continuing care retirement facility, providing three distinct levels of living: 150 independent apartments, 39 community residence facility (CRF) units and 50 skilled nursing units. Full dining services are available for all levels of care, in addition to requisite health services. There is a full range of activities offered, appropriate to each care level. Transportation is available to nearby shopping and military medical facilities. The Wellness Center includes a pool, an exercise room, and a rehabilitation service.

Services Not Provided by Knollwood

Knollwood presently does not have a separate unit for residents with Alzheimer's and other forms of dementia. We do, however, provide special activities for these residents who reside in our health services center.

The purpose of the new wing is to provide specialized dementia services in a more appropriate environment and to not increase the total number of residents established in 1967, which was 318 residents.

As our resident population has aged, there has been an increasing need for specialized dementia services. These services would enable us to provide more supervision, cueing and specialized activities geared toward those residents with dementia. As the population in the United States with the number of individuals afflicted with Alzheimer's disease has increased, so has the number of persons with Alzheimer's disease residing at Knollwood. While this category was not recognized in 1962, it is a standard element of modern continuing care retirement communities today. It is essential that Knollwood provide this level of care and services for the welfare of our retired military officers and their families that we serve.

Necessity of Expansion

Over the years, the Army Distaff Foundation became aware of a significant number of residents that required specialized dementia care. The current Health Services Center is structured to house alert and oriented residents that require short-term care before returning to their independent apartments, mixed with residents with Alzheimer's disease or other forms of dementia.

Therefore, the Army Distaff Foundation requests special exception for approval to be granted to allow an addition of 25 resident special care rooms and support facilities to the existing building.

In addition to the 25 special care rooms, the expansion would include two (2) dining rooms, a country kitchen, central bathing area, music room, game room, hair salon, living rooms, garden and crafts room, and a spa. The Army Distaff Foundation is proposing to increase the number of persons residing at the facility by 27 special care residents and 27 or more independent residents; however, we will continue to house fewer than 318 residents, a ceiling established on April 12, 1967.

How Community Will Be Better Served by Expansion

The presence of special care units for residents with Alzheimer's and other forms of dementia is a rapidly growing need for retirement communities. Most continuing care communities already have these units or are developing them. For Knollwood to remain an outstanding facility and to be competitive with other military retirement facilities, it is essential that we now add this component.

The expansion project will provide a special unit for residents with dementia and will be specifically designed to meet the needs of this particular group. The unit will offer a safe and structured environment and a program of activities designed to give each resident an optimal level of physical and cognitive functioning. It is not possible to currently provide this kind of support in our skilled nursing unit, which is where residents with dementia currently reside. The new unit will provide a superior level of care for the residents with dementia, and allow the staff of the skilled nursing unit to focus care on the residents there who have physical disabilities, and are currently sharing the facility with those with Alzheimer's and other forms of dementia.

Reason for Exception to 25-Year Constraint

The Army Distaff Foundation has a need to provide appropriate dementia care to its residents afflicted with Alzheimer's disease and other forms of dementia. The facility has co-existed harmoniously with its neighbors for 44 years. The proposed expansion is of a scale that should not create any adverse impacts on the surrounding community. This proposal should not impair the purpose and intent of the Zoning Regulations and Map.

PROPOSED IMPROVEMENTS

Civil/Site Work

There are two general areas of site improvement on the Knollwood property: The area associated with the building addition and the new parking area near the entrance to the facility off of Oregon Avenue.

Building Addition

The building addition to Knollwood will be located in the general area of the westernmost parking area. The building will displace 19 reserved resident parking spaces, 26 staff parking spaces, two bus parking spaces and the exit drive that wraps around to the service area at the west end of the existing building. In addition to the removal of the paved areas, the building will displace approximately half of the garden area as well as the garden shed and a portion of the wooded buffer area near Stevenson Lane.

The building elevation will be similar to that of the existing building. Due to the topography of the site, this will require the building to be 'cut' into the site by as much as 15 feet. Therefore, the view of the end of the building closest to 29th Street will not be of the complete building height, but rather of approximately 2.5 stories of the new building.

The impervious area being displaced by the building addition is approximately equivalent to the impervious area of the building addition itself. Therefore, there are no significant stormwater improvements anticipated in this area. The roof drainage from the building will be collected and tied into a nearby existing storm drainage inlet. Erosion and Sediment Control for the building addition will be handled largely by perimeter silt fence.

The water and sanitary sewer services to the building addition are anticipated to be handled by extension of existing on-site utility services that currently serve the Terrace. These utilities are comprised of a 6" fire water service and a 4" domestic water service. The sanitary sewer service is anticipated to be extended from an existing manhole located near the outdoor storage facility.

The design team subcontracted with ECS, Ltd. to obtain preliminary soil borings in the vicinity of the new building. The preliminary soil borings indicated the presence of rock beneath the new building pad. The preliminary geotechnical report indicates that one to two feet of the rock can be removed with a single tooth ripper in order to reach subgrade elevation. Beyond a certain depth (the depth varies based on location), mechanical equipment may not be capable of removing the rock and blasting may be necessary. While blasting is, of course, a possibility, we do not anticipate extensive rock blasting at this time.

The surface improvements will include installation of an improved parking area near the vestibule entrance of the new building. This parking area will contain 10 assigned parking spaces, three visitor parking spaces, and two handicap spaces. The parking area will be bound by concrete curb and gutter and will have an asphalt wearing surface with an aggregate base course set on compacted subgrade. The parking area will be connected to the new building and the existing network of sidewalks by new sidewalks. The parking area will drain into an existing storm drain inlet. In an effort to minimize the

amount of paved area near this portion of the building, a tee turnaround will be incorporated for vehicles to utilize. In one leg of the tee turnaround, a '5 minute' parking space can be incorporated to allow a quick drop-off of residents in case all of the visitor spaces are being utilized.

There are several doors and access points that exit the new building. Some of the doors are 'exit only' (from the stairways) and other access points (namely, the gate doors to the wandering gardens) will only be available if the fire alarm is activated. The doors that exit the building will be connected to areas away from the building by a system of sidewalks to ensure safe exit in case of an emergency.

New light poles will be installed in the parking areas to meet the minimum requirements of the District of Columbia code relating to lighting levels in parking areas. The lights will be shielded to keep the illumination from spilling over into the adjacent residential properties.

Parking Addition

In addition to the parking that is being removed by the building addition, the additional residents and staff in the new SCU will require additional parking spaces to be created. While there are some areas where parking spaces can be added elsewhere on the site, the principle parking addition will be consolidated to the new parking area located along the main entrance on Oregon Avenue. The new parking area will be located on the Tennyson Street side of the main entrance. In conjunction with the new parking area, parking will be installed on either side of the main driveway to Oregon Avenue consistent with the parking elsewhere on the site. In total, there are 86 parking spaces created by the improvements in this area.

Currently, Knollwood has a total parking count of 197 parking spaces, including bus parking. Based on surveys performed by Knollwood staff, during the peak portion of the day (during the 3:00 PM to 3:30 PM shift change overlap) there are as few as 15 parking spaces available on the site. Along with the expansion, a need for approximately 30 new parking spaces will be created. In actuality, this number may be higher or lower depending on the lifestyles of the new residents, which are unknown at this point. Another unknown is the mobility of the residents that will live in Knollwood in years to come. Therefore, the design team sought to install a handful of 'excess' parking spaces with this addition. In total, the number of parking spaces at Knollwood will increase from the existing count of 197 to 237, an increase of 40 parking spaces. These additional parking spaces will allow Knollwood to mitigate future trends in the driving habits of residents, allow flexibility in parking when there is on-site construction, and allow Knollwood more flexibility in hosting resident-related events at Knoll House that will attract a larger than usual visitor attendance.

Installation of the parking area will require that both stormwater quality and quantity be mitigated. If possible, the stormwater quality will be mitigated by installing a dry retention pond in the green area between the new parking area and the parking spaces along the driveway. Should this area prove insufficient to satisfy the water quality mitigation needs, an in-line underground water quality treatment device will be installed. Stormwater quantity is anticipated to be mitigated underground by installation of an oversized conveyance pipe to the ultimate outfall. The additional expense of underground mitigation will aid in maintaining the natural state of the surrounding areas and minimize

the appearance of above grade stormwater systems near the main entrance to the Knollwood campus.

Largely, the parking spaces created in this new parking area will be utilized by staff. The staff currently park among the reserved resident parking spaces near the building. Since some assigned spaces are being displaced by the new building and additional reserved resident parking spaces will be necessary by virtue of the new independent living apartments, all of the existing parking spaces near the building will be devoted to assigned spaces, handicap spaces, and visitor spaces. The staff parking will, therefore, be consolidated in the new parking area. The parking area will be bound by concrete curb and gutter and will have an asphalt wearing surface with an aggregate base course set on compacted subgrade.

Sidewalks will be installed in order to serve the new parking area. The sidewalks will largely be directed toward the service area located on the northern face of the existing building. Ramps will be installed where the sidewalk crosses the driveway. In addition to these sidewalks, a new 6-foot wide asphalt path will be installed connecting the main entrance to the outdoor storage facility. This path is intended as a multi-use trail that will allow residents to safely walk from the main Oregon Avenue entrance to the Nebraska Avenue entrance. Also, Knollwood hopes that the surrounding neighborhood would see it as a positive addition to the campus that they would appreciate and perhaps use.

New light poles will be installed in the parking areas to meet the minimum requirements of the District of Columbia code relating to lighting levels in parking areas. The lights will be shielded to keep the illumination from spilling over into the adjacent residential properties.

Other Areas of Site Improvement

To address Knollwood resident concerns regarding a possible sight distance issue on Oregon Avenue near the main entrance, Knollwood is continuing to have discussions with the District of Columbia and ANC (Advisory Neighborhood Commission) 3G to explore traffic management alternatives in this vicinity. Specifically, two options that will be presented to the ANC are installation of a 'resident passenger car exit-only' driveway onto Tennyson Street opposite 28th Place and the installation of stop signs on Oregon Avenue at the intersection of Tennyson Street (resulting in an 'all-way stop' condition). The 'resident passenger car exit-only' driveway would be signed and designed in such a way as to discourage both entry onto the site as well as use by any type of vehicle larger than a passenger car. The stop signs would be installed to slow traffic prior to the main entrance to Knollwood. These two options are also being coordinated with District Staff to ensure that the solution presented to the BZA for consideration with this project is acceptable to both the ANC and the District as they are both 'Parties of Record'. Additional information will be forwarded in support of this application once Knollwood and its neighbors have agreed on how to address this issue.

In order to park the Knollwood buses in an area where they would not detract from the views of the residents of Knollwood as well as the adjacent neighbors, a new bus parking area will be created near the maintenance building on the south side of the Terrace. Also, the service area near the lower level of the new building will be sized such that it can accommodate turning around a 30-foot long bus (an SU-30 vehicle)

The loop near the main entrance to the existing building will be re-worked slightly to incorporate the modified parking area that will front the building addition. While this work is being performed, the six parallel visitor parking spaces currently located on the western side of the loop will be changed to six conventional parking spaces. This will allow easier use of the parking spaces by virtue of their more 'conventional' orientation as well as opening the loop up to more effectively permit bus and emergency vehicle circulation.

In general, the site improvements have been oriented in such a way as to be sensitive to the campus as a whole with respect to preserving the naturalized area and not polluting resident views with vehicles and parking spaces while maintaining a level of convenience to the overall parking scheme. Also important to the site design was sensitivity to the adjacent neighbors and the impact of the improvements to their environment.

Landscaping

The Knollwood site is located in a beautiful historic neighborhood in northwest Washington, D.C. The eastern exposure of the site faces into Rock Creek Park and provides a lovely backdrop of mature forest for the entire Knollwood campus. Within the site, Knollwood is blessed with a large number of mature hardwoods, azaleas, and dogwoods that create a graceful park-like environment for the residents, staff and visitors. The natural terrain combined with lush greenscapes results in a site that is visually screened from its neighbors.

The landscape design concept will take full advantage of the natural beauty of the site by preserving as many significant hardwoods as possible. The new building and outdoor wandering gardens will be enhanced by landscape materials that are compatible with the existing site. Steep slopes along the western end of the new addition will be eased by two levels of retaining walls with landscaped terraces.

Where the new parking lot is developed, evergreens will be planted to provide screening from the view of neighbors living on Tennyson Street. The parking expansion will be designed to minimize the impact on existing hardwoods. New landscaping will be distributed within the parking lot on islands to mitigate the impact of the paved area. Evergreen trees will also be installed between the building and the residents of 29th Street and Stevenson Lane. The evergreen trees that are planted will be located in the field and will be placed in areas that require supplemental screening. The evergreen trees will be located in a manner that is sensitive to the neighbors and will not be installed 'corn-row style' but rather in a more naturalized, staggered arrangement. Furthermore, the evergreen trees will not be placed against the property line of the 29th Street residents as to form a 'wall' of trees along the property line. Supplemental landscaping will be installed in this area to complement the naturalized setting.

The base landscaping will comply with the minimum requirements of the District of Columbia. In the natural setting of Knollwood, however, we anticipate several areas being landscaped in excess of the minimum requirements. Areas that would receive this treatment include the entrance area to the building addition as well as the northern face of the building addition. Along with these areas of increased landscaping, hardscaping such as pavers and architectural lights will be used to accent the entry features and create an inviting atmosphere near the building entrance. Some additional landscaping will also be used to augment the views out of the resident's windows.

In areas where grass is to be planted near the building, sod will be used. Hydro-seed will be used to stabilize slopes, minimize erosion, and in other non-critical areas.

Architectural

The new expansion to Knollwood will be a four-story addition with a partial ground floor that will connect to the existing Health Services Center. The building will be built on a post-tensioned, cast-in-place concrete structure. The materials selected for the exterior will be consistent with those on the existing Hall. Two colors of brick with different textures will be selected to match the existing exterior walls. Pre-cast concrete belt courses, window surrounds, and accent panels will complement the north façade and will add interest to the more highly articulated south façade. Windows that match the scale, proportion, and finish of those on the Hall will be specified. Continuous decorative louvers will skin all of the walls enclosing the mechanical penthouse.

The ground level will contain an elevator lobby, resident and HSC storage and electrical and telecommunications rooms. The existing service drive will be expanded to afford ease of access to the services on this lowest level.

The entry, or lobby level, will be home to the new Special Care Unit (SCU), a 27-bed memory support facility where resident rooms are grouped around living, dining, and activity spaces. There will be a total of 23 private and 2 semi-private resident rooms (with two beds in each semi-private room). Two landscaped wandering gardens connect interior living rooms to the beautiful views of the site to the south. The entry lobby will provide grade level access from an expanded parking area. Once inside the lobby, residents and visitors will be able to access elevators serving three floors of new independent living apartments. Visitors to the Special Care Unit will enter the unit through a door adjacent to the elevators. Lastly, the lobby will also provide a connection to the existing south end of the independent living apartments in the Hall making it easy for new residents to enjoy all of the amenities of the existing building.

The upper three floors of the expansion will contain 27 Independent Living apartments. Each floor will house 9 apartments, ranging from two-bedroom, two-bath units to a deluxe three-bedroom, two-bath unit. Seven-foot wide corridors will be standard within the apartment floors.

Renovations to the Ground Level will involve displacing one resident room to create a corridor that will connect to the new elevator lobby. Lobby level renovations will displace an independent living apartment to make way for a connecting corridor and solarium. On both levels, new finishes will be required as will modifications to the electrical, plumbing, and HVAC (Heating, Ventilation, and Air Conditioning) systems.

RELIEF SOUGHT FROM BZA

Knollwood is before the BZA in order to request minor relief from the Conclusions of Law and Opinion in the previously approved BZA Application (Number 15358) which was accepted January 31, 1991.

Condition #1: The applicant shall not make any major structural additions to the property, except for outdoor recreational facilities, for a period of twenty-five years from the final date of this Order.

As stated previously, the adult care market is a dynamic market that requires specialized care to be administered. In addition, Knollwood provides services to a special segment of the population, retired military personnel and their female relatives.

In order to ensure the long term stability and viability of Knollwood, all components of a continuing care environment must be available to their residents. Services currently provided at the Knollwood facility include independent living apartments, CRF apartments, as well as nursing care services. The proposed addition will provide two elements currently not available to Knollwood. The Special Care Unit provides services beyond what Knollwood can currently provide in their nursing care facility. The new independent living apartments are generally larger and have more up to date floor plans than the existing independent living apartments, elevating what Knollwood can offer individuals entering the Knollwood community.

With the addition of these two key elements to the existing Knollwood facility, Knollwood is able to more completely serve the potential components of the 'life cycle' of a resident. This ability is important to limiting the disruption a person would experience by needing to move to an entirely new facility in order to be in a more appropriate level of care, especially at a time when the residents are less able to cope with change than perhaps any other time in their lives. In the case of the Special Care Unit, residents will be able to continue their care in an environment they are accustomed to and may even have some of the same personnel caring for them. In the case of the new independent living apartments, residents would be able to choose from a broader range of apartments that may be more similar in size to the home they are leaving. Therefore, in order to provide continuing health care services to their residents and stay competitive in the market, Knollwood must incorporate a specialized long-term dementia care program into their community and Knollwood must provide independent living apartments that are more consistent with what potential incoming residents are seeking (which are larger 2 and 3 bedroom apartments).

To create an environment appropriate to the care of dementia patients, a building designed with this specific function in mind must be planned and constructed. It is not feasible to 'retrofit' a dementia care facility into an existing building because of the critical importance of the floor layout, accessibility of appropriate outdoor facilities, and consideration of security measures. The proposed Special Care Unit will provide a state-of-the-art facility that has been intended from its foundation to serve long-term dementia care residents.

Condition #2: Accommodations shall be for a maximum of 318 persons.

Currently, Knollwood has 253 residents in their facility whom reside in a combination of independent living apartments, CRF apartments, and nursing care rooms. Also, the current occupancy level at Knollwood is at one of its highest levels ever, approximately 96%.

As a function of the addition of the Special Care Unit, Knollwood intends to reduce the number of residents in their skilled nursing care units from 50 to approximately 40. This would reduce the total number of existing residents to 243.

Assuming the same level of existing occupancy, 100% occupancy of the new Special Care Unit and 100% occupancy of the independent living apartments with every other independent living apartment being occupied by a couple (the current trend in Knollwood is 1 in every 5 apartments has a couple), the proposed occupancy of Knollwood would be 311 residents.

Therefore, Knollwood does not anticipate exceeding the maximum of 318 residents, a maximum that has been in place since 1967.

Condition #3: The building shall not exceed three stories measured from site selected by the applicant at a point being on the 310 foot elevation at the front of the building.

The new building addition does not exceed the requirements set forth in Condition #3. The new addition does not have three total floors above the 310-foot elevation, which is consistent with the above stated condition. Also, the top of the building (not including the mechanical penthouse) does not exceed an elevation of 350 feet, which is also consistent with the above condition. The building will have a floor-to-floor height that is approximately 1.5 feet greater than the existing facility. This small difference will allow the HVAC throughout the expansion to not intrude into the resident space creating a better environment to those who live there.

The overall height of the new building will be approximately 6 feet taller than the existing building. This difference in height will be nearly imperceptible from the ground since the profile of the new building is not parallel or directly comparable to the existing building. There is a mechanical penthouse on top of the building, also consistent with the existing building.

Condition #4: The original residence may be retained for administration and staff residential use.

We request that this condition be retained as Knoll House is a valuable and historical component to the Knollwood campus.

Condition #5: The applicant shall provide additional landscaping as shown on the plans marked as Exhibit No. 10 of the record.

This condition was specific to the addition that was permitted by the BZA in January 1991. As indicated on the plans enclosed in this application, Knollwood intends to provide evergreen trees so supplement the vegetative buffer that exists around the property.

Advisory Neighborhood Commission

On June 9, 2003, the current Executive Director and the former Executive Director of The Army Distaff Foundation met with the ANC that represents the residents in the vicinity. During the meeting, Knollwood made its neighbors aware of the building addition and the other improvements that are proposed. In general, the neighbors appeared supportive of the project. Some particular concerns that will be taken into consideration are that the project doesn't have an adverse impact on traffic and that supplementary evergreen landscaping be placed in a naturalized fashion.

Subsequent to this application to the BZA, a meeting with the local ANC will be requested to discuss this project and to answer any questions the neighbors may have of the design team. In this meeting, the traffic management alternatives near the main entrance to Knollwood will also be discussed.

Knollwood will continue close coordination with its neighbors as this project moves forward.