

Good Morning,

I am here today to speak concerning the approved special use permit to rezone 2805-2809 from R8 single family residential to RB townhouse allowing for a 75,000 square foot, 3 story memory center to be built on a 56,979 squarefoot triangular shaped lot. I am opposed, it is too large a footprint for the proposed site.

Do I object to a memory center? No the use of the property is immaterial the size of the proposed building is very material.

Do I have a problem with the nursing home? No, we used to carol there every Christmas growing up.

I do have a problem with the fact that the city isn't clear on the previous use of the land.

I was listening to the Planning Commission hearing on February 3rd when a city staff member was asked about the property by a commission member. She answered that the property was always institutional. At that moment I realized the city was proceeding under erroneous information.

The property on King Street was a single family home owned by Mr. and Mrs. Garvey. I grew up across the street and remember the house well. I remember when a car jumped the curb on King Street and crashed into the house. I remember the house being given to the Alexandria Fire Department to be burned down as a training exercise. That is the reason there is no longer a house on the site, not because it was always a vacant site or institutional.

I have been a member of boards and EC commission in the city. We always relied on and listened seriously to staff members who work hard at their jobs. This doesn't mean the staff is all knowing or that commission members, the longer they are on a commission, do not stop questioning issues but instead rely predominantly on staff. It's the nature of the institutions.

There are a lot of unknowns about how changing an R8 residential single family homes property to a RB townhouse allowing for a 75,000 square foot, three story building with an underground garage on a small triangular plot of land of only 56,979 square feet will impact its surroundings.

Blanket assurances to questions arising about drainage, potential traffic problems, sewage issues, from staff that they don't see a problem is not the same as there will be no problems.

This proposed building is huge for its intended space and spills onto a major, yet residential, thoroughfare in the city. The issues surrounding its impact on traffic have not been independently checked. It will be impossible to undo a problem after the fact. The city won't be able to condemn and rebuild elsewhere as it did with the police station. Problems do arise. The city will not be able to go back in time to correct any problems the building of an underground garage and three story building may have on the existing neighborhood.

The citizens of Alexandria don't elect staff or commission members. They elect Council and expect Council to exercise all their due diligence in making certain that any proposed changes to zoning and construction on the proposed site will not be a detriment to the neighborhood, to the city and to the traffic within the city. There have already been accidents in that area without adding multiple exits and entries to and from the site multiple times a day.

I plead with you to not rush to a decision without serious independent input into the site changes impact on the neighborhood and city.

You were elected to represent the citizens of Alexandria, this proposed change may impact and reach much further than the immediate neighborhood.

Please exercise your decision making with all due diligence. Thank you.

Pamela Kicak

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Alexandria Memory Care Center Statement

February 21, 2015

Anne Gray Haynes

204 Elm Street, Alexandria, VA 223001

I am in favor of the Alexandria Memory Care Center that has been proposed next to the Woodbine center. It is well within the requirements of height and set back and is sorely needed given our growing number of seniors in Alexandria, including me! As you may know, Dementia is a growing phenomenon among the elderly population. This building that will serve 66 people. The building has been thoughtfully designed and will benefit from being so close to Woodbine. The neighbors are upset, as I heard at the Planning meeting, that this facility will **ruin** their neighborhood and prevent their kids from playing in the street! I don't believe they looked at the studies but, for example this facility will not generate very much more traffic on King Street, which is already pretty busy! I sense their concerns may be based on fear of the unknown. They stated they were not against service for the seniors yet, if not, why not embrace this facility and welcome it into the community? Please support this modest effort of adding needed senior services to our Alexandria community. I know it's in the Alexandria City's Strategic Plan on Aging that addresses the need for added supportive care for seniors. So let's just agree and add these services to our wonderful City of Alexandria so that our seniors will have another option to age close to home!



alzheimer's association
THE BRAINS BEHIND SHINING YOURS

Looking to the Future

The number of Americans surviving into their 80s, 90s and beyond is expected to grow dramatically due to advances in medicine and medical technology, as well as social and environmental conditions.⁽¹⁴³⁾ Additionally, a large segment of the American population — the baby boom generation — has begun to reach the age range of elevated risk for Alzheimer's and other dementias, with the first baby boomers having reached age 65 in 2011. By 2030, the segment of the U.S. population age 65 and older is expected to grow dramatically, and the estimated 72 million older Americans will make up

approximately 20 percent of the total population (up from 13 percent in 2010).⁽¹⁴³⁾

As the number of older Americans grows rapidly, so too will the numbers of new and existing cases of Alzheimer's disease, as shown in Figure 5.^{(114),A11}

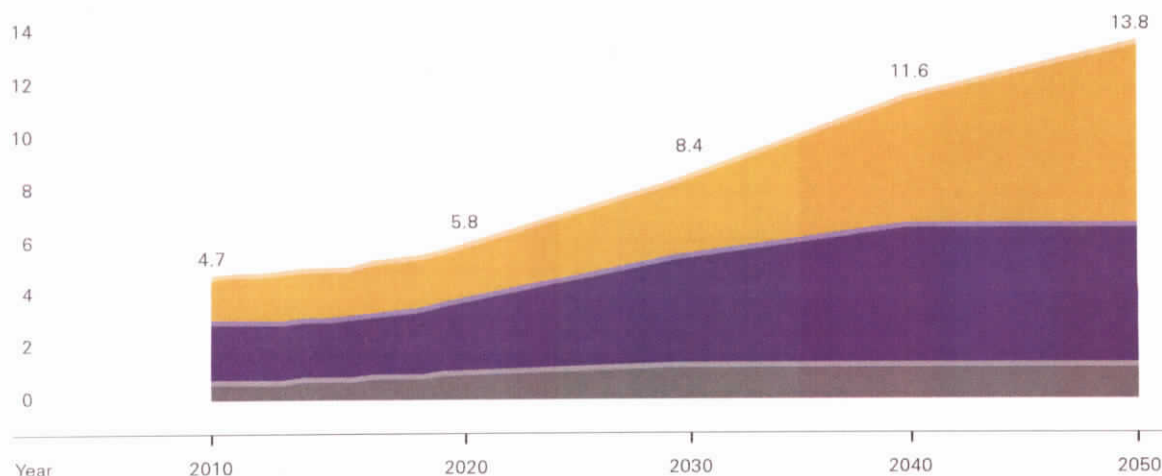
- In 2000, there were an estimated 411,000 new cases of Alzheimer's disease. For 2010, that number was estimated to be 454,000 (a 10 percent increase); by 2030, it is projected to be 615,000 (a 50 percent increase from 2000); and by 2050, 959,000 (a 130 percent increase from 2000).⁽¹⁴⁰⁾
- By 2025, the number of people age 65 and older with Alzheimer's disease is estimated to reach 7.1 million — a 40 percent increase from the 5 million age 65 and older currently affected.^{(114),A12}
- By 2050, the number of people age 65 and older with Alzheimer's disease may nearly triple, from 5 million to a projected 13.8 million, barring the development of medical breakthroughs to prevent, slow or stop the disease.^{(114),A11} Previous estimates based on high range projections of population growth provided by the U.S. Census suggest that this number may be as high as 16 million.^{(144),A13}

figure 5

Projected Number of People Age 65 and Older (Total and by Age Group)
in the U.S. Population With Alzheimer's Disease, 2010 to 2050

Millions of people
with Alzheimer's

■ Ages 65-74 ■ Ages 75-84 ■ Ages 85+



Created from data from Hebert et al.^{(114),A11}

table 2

Projections of Total Numbers of Americans Age 65 and Older with Alzheimer's by State

State	Projected Number w/Alzheimer's (in thousands) 2014	Projected Number w/Alzheimer's (in thousands) 2025	Percentage Change 2014-2025	State	Projected Number w/Alzheimer's (in thousands) 2014	Projected Number w/Alzheimer's (in thousands) 2025	Percentage Change 2014-2025
Alabama	86.0	110.0	27.9	Montana	18.0	27.0	50.0
Alaska	6.1	11.0	80.3	Nebraska	33.0	40.0	21.2
Arizona	120.0	200.0	66.7	Nevada	37.0	64.0	73.0
Arkansas	52.0	67.0	28.8	New Hampshire	22.0	32.0	45.5
California	580.0	840.0	44.8	New Jersey	170.0	210.0	23.5
Colorado	63.0	92.0	46.0	New Mexico	34.0	53.0	55.9
Connecticut	72.0	91.0	26.4	New York	380.0	460.0	21.1
Delaware	16.0	23.0	43.8	North Carolina	150.0	210.0	40.0
District of Columbia	9.2	9.0	-2.2	North Dakota	14.0	16.0	14.3
Florida	480.0	720.0	50.0	Ohio	210.0	250.0	19.0
Georgia	130.0	190.0	46.2	Oklahoma	60.0	76.0	26.7
Hawaii	25.0	35.0	40.0	Oregon	59.0	84.0	42.4
Idaho	22.0	33.0	50.0	Pennsylvania	270.0	320.0	18.5
Illinois	210.0	260.0	23.8	Rhode Island	22.0	27.0	22.7
Indiana	100.0	130.0	30.0	South Carolina	79.0	120.0	51.9
Iowa	62.0	73.0	17.7	South Dakota	16.0	20.0	25.0
Kansas	50.0	62.0	24.0	Tennessee	110.0	140.0	27.3
Kentucky	67.0	86.0	28.4	Texas	330.0	490.0	48.5
Louisiana	81.0	110.0	35.8	Utah	28.0	42.0	50.0
Maine	25.0	35.0	40.0	Vermont	11.0	17.0	54.5
Maryland	97.0	130.0	34.0	Virginia	130.0	190.0	46.2
Massachusetts	120.0	150.0	25.0	Washington	97.0	140.0	44.3
Michigan	170.0	220.0	29.4	West Virginia	36.0	44.0	22.2
Minnesota	88.0	120.0	36.4	Wisconsin	100.0	130.0	30.0
Mississippi	51.0	65.0	27.5	Wyoming	8.5	13.0	52.9
Missouri	110.0	130.0	18.2				

Created from unpublished data provided to the Alzheimer's Association by Hebert et al.^{A10}



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On behalf of the National Association of Retirement Counselors, a national trade association for the senior services industry, I am writing to address some of the misinformation being propagated by the opponents of the proposed Alexandria Memory Care Center to be built on the 2800 block of King Street. It is part of our organizational mission to correct public misconceptions about aging and services for seniors.

The existing Woodbine Healthcare Center on the 2700 block of King Street is a nursing facility. Nursing beds are regulated by the state and new ones can not be built unless there is a state finding of a public need for more beds. The proposed Alexandria Memory Care Center is an assisted living facility and contains no nursing beds at all. The state does not make findings of need, or the lack thereof, for assisted living beds. While city staff may use the term "nursing home" to describe assisted living for zoning classification purposes, this does not make these nursing beds for clinical or state regulatory purposes. This has been publicly explained in a clear and definitive manner by city staff, state regulators and my office with sufficient frequency that it is no longer possible to believe that those that continue to make the argument that the state has determined there is no need for these memory care beds are doing so in good faith.

The proposed Alexandria Memory Care Center is a dedicated, dementia-care-only facility to be custom built to meet the care needs of those suffering from Alzheimer's Disease. This disease is a scourge attacking our senior population in alarming and increasing numbers. Dedicated care centers designed to facilitate memory care are considered to be the state of the art for Alzheimer's care. There are not enough facilities of this type in Northern Virginia, with the closest one in Annandale. Dementia requires specialized care that can not be effectively delivered in a general assisted living space. While there are other models of care available in or near Alexandria - and these models are appropriate for some - a dedicated memory care center is something Alexandria should have and does not at present.

The Alzheimer's Association projects that by 2025, 7.1 million Americans over age 65 will have the disease - a 40% increase from today. The projected growth in Virginia is 46.2%, exceeding the national average. The 66 beds that will come from this project are not nearly enough, but they will allow Alexandrians suffering from this heartbreaking affliction to remain near family without sacrificing quality care.

I am an Alexandria homeowner. I understand that an empty lot is a preferable neighbor to virtually anything that might be built, but that doesn't entitle neighbors to deprive property owners of the right to use their land in any legal manner they choose. Despite the false depiction of the developers as profiteering interlopers, the proposed site has, in fact, been part of the grounds of the Woodbine Healthcare Center for its entire existence of more than 50 years - longer than the tenure of nearly all of the detractors. As a city, we are fortunate that this is the use that these owners have chosen. The suggestion that the facility should be placed elsewhere in the city is specious. This is the land that the proponents of the project own. They can not just seize land owned by others to do this. Where better to place an Assisted Living for the memory impaired than next door to a skilled nursing center with a sterling reputation for high acuity care, including late stage Alzheimer's care? Who better to provide mid-stage memory care than the organization that has built a half-century track record for providing care right here in Alexandria?

ALAN DUBOW, President

NATIONAL ASSOCIATION OF RETIREMENT COUNSELORS

www.narconline.org