



Willow Manor at Fairland: Preliminary Plan Amendment No. 12017008A, Site Plan Amendment No. 82017005A

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Completed: 4/20/18

Description

A. Willow Manor at Fairland: Preliminary Plan

Amendment No. 12017008A: Amendment to increase the dwelling unit count on one lot from 116 to 121 senior adult apartment building dwelling units including 16 MPDU's and to revise the Adequate Public Facilities test, located at the East County Regional Services Center at 3300 Briggs Chaney Road, 15.93 acres, R-30 Zone, 1997 Fairland Master Plan.

Recommendation – Approval with conditions

B. Willow Manor at Fairland: Site Plan Amendment No.

82017005A: Amendment to increase the dwelling unit count from 116 to 121 senior adult apartment building dwelling units including 16 MPDU's and minor landscape/site modifications on 15.93 acres, R-30 zone, 1997 Fairland Master Plan.

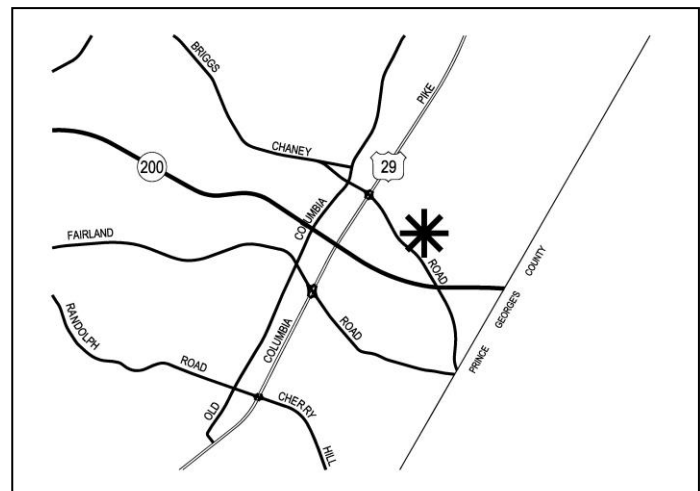
Recommendation – Approval with conditions

Applicant: K&B Companies, Inc

Acceptance Date: PP: February 21, 2018

SP: March 7, 2018

Review Basis: Chapter 22A, Chapter 50, Chapter 59



Summary

- Staff recommends **Approval with conditions** to both the Preliminary Plan Amendment and Site Plan Amendment.
- Independent Living Facility for Seniors is a Limited Use in the R-30 zone. The applications meet the limited use standards.
- Project is a public/private partnership between Applicant, the Montgomery County Department of General Services as well as the Montgomery County Department of Housing and Community Affairs.
- Application has been reviewed under the Subdivision Regulations effective prior to February 13, 2017.

SECTION 1 – OVERVIEW

The following Staff Report is for a Preliminary Plan Amendment and Site Plan Amendment combined application to increase the dwelling unit count and corresponding Adequate Public Facilities from 116 to 121 senior adult apartment building dwelling units with 16 of those dwelling units being MPDU's. The application is located on the northeast side of Briggs Chaney Road between Robey Road and Gateshead Manor in the *1997 Fairland Master Plan*. In July 2017, the Planning Board approved Preliminary Plan No. 120170080 and Site Plan No. 820170050 for 116 of the proposed 121 senior adult apartment building dwelling units due to issues identified with the Adequate Public Facilities finding. The need to amend the application to add the five additional dwelling units was discussed at length during the July Planning Board hearing. The Applicant complied with the Planning Board approval and conditions by converting five of the dwelling units into storage space in the architectural floor plan of the certified plans. As such, the building footprint, exterior architecture, height, and shape did not change. The current Amendments propose to add the five units back into the floor plan in the area originally reserved for them. All of the parking, recreation guidelines, and other requirements have been updated to account for the minor increase in density which was contemplated and designed for the Property from the beginning.

The project significantly exceeds County requirement for affordable housing. The Application will also deliver 60 units, including the 16 MDPU's, at or below MPDU rates as follows:

- 6 apartments at 30% of area median income
- 6 apartments at 50% of area median income
- 48 apartments at 60% of area median income

The remaining 61 senior adult apartment building dwelling units will be market rate units with no income restrictions.

The Site Plan Amendment includes minor landscaping changes, pedestrian crosswalk changes, and adds the additional dwelling units into the architectural floor plan which were left blank in the original approval. Staff has received one letter from the community related to this amendment, which is discussed in Section 8 below. Staff recommends approval of both the Preliminary Plan Amendment and Site Plan Amendment, with conditions.



Figure 1 – Site Plan Rendering

SECTION 2 – RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN NO. 12017008A: All remaining conditions from Preliminary Plan #120170080 remain in full force and effect except for the modified conditions below:

- 1) This approval is limited to one (1) lot for 121 senior adult apartment building dwelling units including a minimum of 13.2% MPDU's on the Property that also contains the existing East County Regional Services Center ("ECRSC"), East County Community Recreation Center ("ECCRC"), and Park and Ride facility.
- 6) Prior to recordation of any plat, Site Plan No. 82017005A must be certified by M-NCPPC Staff.
- 10) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Resolution.

SITE PLAN NO. 82017005A: All remaining conditions from Site Plan #820170050 remain in full force and effect except for the modified conditions shown below. Staff recommends approval of the Site Plan Amendment with all site development elements shown on the latest electronic version of the plans as of the date of this Staff Report dated April 20, 2018, submitted via ePlans to the M-NCPPC except as modified by the following conditions.^[1]

^[1] For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

Conformance with Previous Approvals & Agreements

1) Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan No. 12017008A.

Density & Housing

8) Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of Department of Housing and Community Affairs (DHCA) in its letter dated March 16, 2018, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

- a) The development must provide 13.2 percent MPDUs on-site consistent with the requirements of Chapter 25A and the applicable Master Plan.
- b) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the DHCA must be executed.

Site Plan

10) Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet 09-ARCH-82017005A-001, 09-ARCH-82017005A-002, and 09-ARCH-82017005A-003 of the submitted architectural drawings, as determined by M-NCPPC Staff. All remaining architectural sheets in Site Plan No. 820170050 remain unaltered. Specifically, the Applicant must provide at a minimum the following building elements:

1. Maximum building height of 35 feet as measured by MCDPS.

11) Landscaping

- a. The Applicant must install the site elements and plantings as shown on the landscape plans submitted to MNCPPC or an equivalent. Any variation in plant species or quantity needs approval of M-NCPPC Staff.

15) Certified Site Plan

Before approval of the Certified Site Plan Amendment, the following revisions must be made and/or information provided subject to Staff review and approval:

- a. The Applicant shall remove all "redline" identification bubbles and identifiers from all sheets with the exception of all Amendment Change List tables.

SECTION 3 – SITE LOCATION & DESCRIPTION

Site Location

The subject property is located on the northeast side of Briggs Chaney Road approximately 0.25 miles east of MD 29 and consists of Parcel No. P765 shown at Liber 13885 Folio 643 and a 2,193 square foot part of Parcel A along Robey Road recorded in Liber 17137 Folio 630 for a total of 15.93 acres (“Subject Property”) (Figure 2). The Subject Property is zoned R-30 and is located in the Green Castle/Briggs Chaney area of the 1997 Fairland Master Plan (“Master Plan”).



Figure 2 – Aerial View

Site Vicinity

To the northeast of the Subject Property is the Greencastle Elementary School in the R-30 zone. Southeast of the Subject Property across Gateshead Manor Way is additional multi-family residential housing in the R-30 zone. Across Robey Road to the northwest is a slightly taller multi-family residential development than proposed in this Application in the R-20 zone. Directly to the west and adjacent to the Subject Property is a child care facility in the Residential Townhouse (RT) zone. Across Briggs Chaney Road to the west is a large area of General Retail (GR) zoning which primarily is made of car dealerships.

Site Analysis

The Subject Property is currently improved with a parking lot with 464 spaces to service the existing East County Regional Services Center (“ECRSC”), the East County Community Recreation Center (“ECCRC”), and a Park and Ride facility operated by the Montgomery Department of Transportation. There are areas on the Subject Property that were intended to be protected via Category I Conservation Easements as part of the requirements of the previously approved Final Forest Conservation Plan MR1998603 that was approved as part of a previous Mandatory Referral for the Subject Property. The conservation easements were never recorded. The 16.42-acre Subject Property is located within the Little Paint Branch watershed, which is classified by the State of Maryland as Use Class I-P waters. There is an existing stream that enters the Subject Property from the north, flowing parallel to the northern property boundary before exiting the site in the northeast corner. There is a stream buffer on the Subject Property that encompasses the on-site stream and wetlands. There are approximately 6.0 acres of forest located in the northern portion of the Subject Property, which includes several large trees.

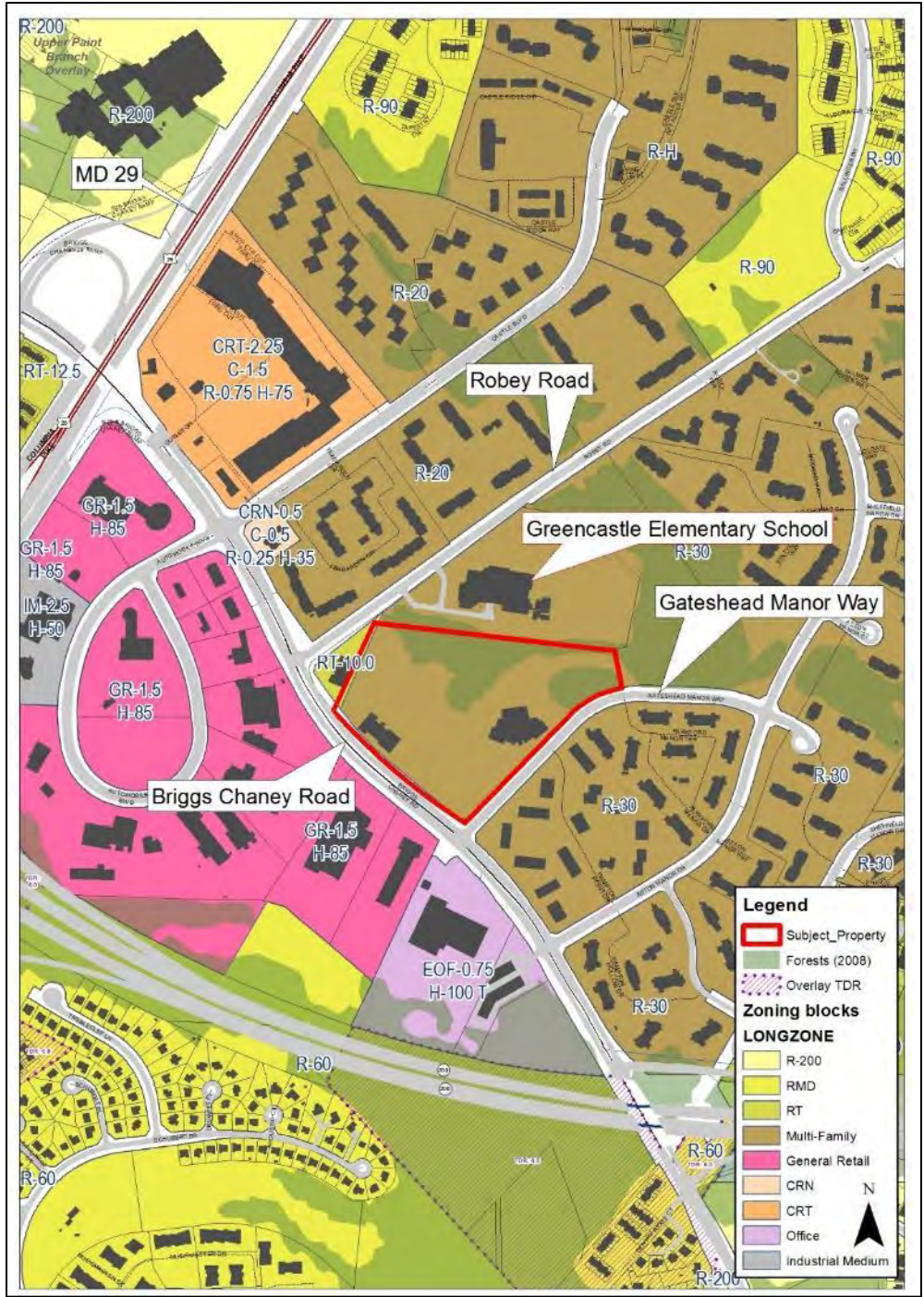


Figure 3 - Vicinity

SECTION 4 – APPLICATIONS AND PROPOSAL

Previous Regulatory Approvals

Mandatory Referral MR1998603

A Mandatory Referral for the construction of the 14,000-square foot ECRSC. This Mandatory Referral also approved Forest Conservation Plan No. MR1998603.

Mandatory Referral No. MR2017003

A Mandatory Referral for the development of a 116-senior adult housing project on County owned property.

Preliminary Plan 120170080

Preliminary Plan No. 120170080 created one lot from two parcels for the construction of a 116 senior adult apartment building dwelling units and for the existing ECRSC, ECCRC, and a Park and Ride lot.

Site Plan 820170050

Site Plan No. 820170050, proposed constructing 116 senior adult apartment building dwelling units, associated parking and open space amenities on the Subject Property. This Site Plan area only covered the area modified by the construction of the senior housing with the exception of findings made for common open space, vehicle parking, recreation guidelines, and forest conservation which covered the acreage for the entire property. The Site Plan was reviewed for conformance to Chapter 59, the Zoning Ordinance. Independent Living for Seniors is identified in the Zoning Ordinance as a Limited Use, subject to the use provisions of Section 59.3.3.2.C.2.a.

Current Applications

Preliminary Plan Amendment 12017008A

Preliminary Plan Amendment No. 12017008A proposes to create one lot from two parcels for the construction of a 121 senior adult apartment building dwelling units and for the existing ECRSC, ECCRC, and a Park and Ride lot (“Preliminary Plan Amendment”). This Preliminary Plan Amendment’s purpose is to increase the dwelling unit count from 116 dwelling units to 121 dwelling units along with a corresponding review of Adequate Public Facilities.

Site Plan 82017005A

Site Plan Amendment No. 82017005A proposes increasing the number of dwelling units from 116 to 121 senior adult apartment building dwelling units, associated parking and open space amenities on the Subject Property (“Site Plan Amendment”). This Site Plan Amendment area only covers the area modified by the construction of the senior housing with the exception of findings made for common open space, vehicle parking, recreation guidelines, and forest conservation. The Site Plan Amendment was reviewed for conformance to Chapter 59, the Zoning Ordinance. Independent Living for Seniors is identified in the Zoning Ordinance as a Limited Use, subject to the use provisions of Section 59.3.3.2.C.2.a. The Limited Use criteria also requires review of a site plan, consistent with Section 7.3.4.A.8. Collectively the Preliminary Plan Amendment and the Site Plan Amendment are also referred to as the applications (“Applications”).

Proposal

The Applications propose creating one lot for the construction of a 121-unit senior adult apartment building dwelling units. This lot will also encompass the existing ECRSC, ECCRC, and a Park and Ride facility operated by the Montgomery County Department of Transportation on the Subject Property. In addition to the 121-unit senior adult housing, the Applications provide approximately 259,918 square feet of common open space. Included in the Common Open Space is an approximately 15,000 square foot gathering area in the northeast side of the proposed building, which includes trails, seating, stormwater facilities and interactive musical instruments.

The Preliminary Plan Amendment modifies the following items:

- Increases the number of dwelling numbers from 116 to 121.
- Modifies the Adequate Public Facilities finding to address the minimal increase in dwelling units.

The Site Plan Amendment modifies the follow items:

- Changes the landscape between the building and parking area from sod to River Rock.
- Straightens the pedestrian crosswalk between the proposed building and the East County Regional Services Center.
- Updates the data table, recreation guidelines table, parking calculations to address the increase in dwelling units
- Modifies the building floor plan to add the 5 additional units which were previous shown as storage space in Certified Site Plan No. 820170050.



Figure 4 – Rendering of Proposed Building

Vehicle access to the Subject Property remains directly off Robey Road to the west as well as Gateshead Manor to the southeast via the existing parking area. The front doors of the proposed senior adult apartment building will remain internal to the Subject Property and will face the access corridor which is being enhanced with streetscape elements by this Application to create more of a street than a parking lot. The existing parking lot on the Subject Property contains 464 spaces. The Applications include enough parking to address the needs of the senior adult housing while preserving enough parking for the existing uses as well as parking for the early stages of a Bus Rapid Transit (BRT) station on the Subject Property.



Figure 5 – Site Rendering

SECTION 5 – ANALYSIS AND FINDINGS - Preliminary Plan No. 12017008A

1. *The Preliminary Plan substantially conforms to the Master Plan*

The Planning Board previously determined that the Preliminary Plan No. 120170080 substantially conformed to the *1997 Fairland Master Plan*. This Preliminary Plan Amendment does not alter this finding.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Roads and Transportation Facilities

Vehicular Site Access Point

Access to the Subject Property, which is shared with the Eastern Montgomery Regional Services Center, the East County Community Center, and the Briggs Chaney Park and Ride lot, has not changed and is still located off both Robey Road and Gateshead Manor Way.

The Applicant is not required to dedicate any additional right-of-way or build any additional bicycle facilities within the public right-of-way because all the adjacent roads have the sufficient master planned right-of-way and bicycle facilities are as planned within the right-of-way.

Public Transit Service

Several bus routes service the Subject Property. These buses provide transit service to seniors living in this housing which may or may not have access to a vehicle.

In 2020, the Subject Property is scheduled to encompass a BRT station for the Route 29 corridor. Residents will also have access to this new transportation service and any other changes to bus services that result.

Pedestrian and Bicycle Facilities

The Application maintains a 5-foot wide lead-in sidewalk from Robey Road and the combination of proposed and existing sidewalks within the site provide sufficient interior connections to other streets adjacent to the Subject Property and other uses within the site. Robey Road, Briggs Chaney Road, and Gateshead Manor Way all have sidewalks with green panels along the Subject Property frontage, and Robey Road and Briggs Chaney Road have existing shared use paths on the opposite side of the street from the Subject Property.

Local Area Transportation Review (LATR)

The Applications are subject to the 2016-2020 Subdivision Staging Policy (SSP) and the 2016-2020 Local Area Transportation Review (LATR) Guidelines. Since the previously approved 116 senior adult housing units have not existed for 12 years, the LATR Guidelines state that the approved 116 units must be examined for transportation adequacy with the five additional units that are a part of this amendment application.

Trip generation for the project was developed using ITE's 10th Edition Trip Generation Manual and the LATR Guidelines trip adjustment factors. The proposed 121 units are categorized as Senior Adult Housing – Attached (ITE-252) and would generate 24 morning and 31 evening peak hour vehicle trips. Using the LATR adjustment factors, these vehicular trips convert to 37 morning and 48 evening peak hour person trips. Since the project generates less than 50 peak hour person trips in either the morning or evening peak hours, further traffic analysis in the form a Traffic Impact Study is not needed.

Table 1 – Trip Generation

Development or Calculation	Size & Unit or Adjustment Factor	AM Peak Hour Person Trips	PM Peak Hour Person Trips
Senior Adult Housing – Attached (ITE Land Use 252)	121 units	37	48

Other Public Facilities and Services

Other public facilities and services are still available and will be adequate to serve the proposed dwelling units and existing facilities. The Preliminary Plan proposes that all dwellings units will be served by public water and sewer. Other telecommunications and utility companies reviewed the Preliminary Plan and found that the Subject Property can be adequately served. The Preliminary Plan was previously reviewed and approved by the MCDPS, Fire Department Access and Water Supply Section under Preliminary Plan No. 120170080 who have determined that the Application is adequate. The Amendment does not change the fire access plan. Other public services such as police and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. The Application is for senior adult housing in the R-30 zone and is, therefore, exempt from the School Facilities Payment Test.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

The Planning Board previously determined that the size, width, shape, and orientation of the approved lots were appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated in Preliminary Plan No. 120170080. This Preliminary Plan Amendment does not change the size or shape of the lot approved nor does the building footprint and, therefore, does not alter this finding.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

The Planning Board previously determined the requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A had been satisfied with Final Forest Conservation Plan No. 820170050. This finding remains unaltered as this Preliminary Plan Amendment does not propose any changes to the FFCP.

- 5. All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled “Storm Water Management,” Sections 19-20 through 19-35.*

As part of the conditions of Preliminary Plan #120170080 to be certified, Preliminary Plan Amendment has received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on August 9, 2017 (Attachment 11). The Application continues to meet stormwater management goals through the use of micro-biofiltration.

SECTION 6 – ANALYSIS AND FINDINGS - Site Plan No. 82017005A

Findings – Chapter 59

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*

The approval of the Site Plan Amendment findings for recreation guidelines, common open space, vehicle parking, and forest conservation apply to the entire Subject Property of 15.93 acres being reviewed as part of this Application. All other findings are based on the 15.93 acre area being modified as part of this Site Plan.

2. *To approve a site plan, the Planning Board must find that the proposed development:*

- a. *satisfies any previous approval that applies to the site;*

The Site Plan Amendment conforms to all conditions of Preliminary Plan Amendment 12017008A, and adheres to Final Forest Conservation Plan No. 820170050.

- b. *satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

- c. *satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is not applicable as the Site's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

- d. *satisfies applicable use standards, development standards, and general requirements under this Chapter;*

Division 4.5. Commercial/Residential Zones

Use and Development Standards

The Subject Property is approximately 15.93 acres and zoned R-30. The following table, Table 2, shows the Site Plan Amendment's conformance to the development standards of the zone as well as compares the Site Plan Amendment to the approved Site Plan including the development standards of Section 4.4 Residential Zones, and Section 6.2 Parking.

TABLE 2 - Section 4.5 Zoning Data Table: R-30			
<u>Optional Method Apartment</u>	<u>Required</u>	<u>Approved with Site Plan #820170050</u>	<u>Proposed with Site Plan Amendment #82017005A</u>
1. Site			
Dimensions (min)			
Usable Area ¹	11,700 sq. ft.	693,864 sq. ft.	693,864 sq. ft.
Density (max)			
Density (units/acres of usable area)	17.69	7.28	7.60
Open Space (min)			
Common Open Space, Site >10,000 sq. ft.	25%, 173,466 sq. ft.	37.4%, 259,594 sq. ft.	37.4%, 259,594 sq. ft.
Site Coverage (max)			
Site Coverage	18%	10.9%	10.9%
2. Lot			
Dimensions (min)			
Lot Area	12,000 sq. ft.	696,057 sq. ft.	696,057 sq. ft.
Lot width at front building line	To be Determined at Site Plan	789.66 feet	789.66 feet
Lot width at front lot line	50 feet	789.66 feet	789.66 feet
Frontage on street or open space	Required	Achieved	Achieved
Coverage (max)			
Lot	N/A	N/A	N/A
3. Placement			
Principal Building Setbacks (min)			
Front setback from public street	Determined at Site Plan	34.31 feet	34.31 feet
Front setback from private street or open street	Determined at Site Plan	N/A	N/A
Side street setback	Determined at Site Plan	142.25 feet (from Robey Road)	142.25 feet (from Robey Road)
Side or rear setback	Determined at Site Plan	62.11	62.11
Side or rear setback, abutting property not included in application	Equal to req. setback for detached house building type in the abutting zone under standard method and Section 4.1.8.A	N/A	N/A
Rear setback, alley	N/A	0 feet	0 feet

¹ The area upon which the density of development is calculated in optional method MPDU projects.

TABLE 2 - Section 4.5 Zoning Data Table: R-30			
<u>Optional Method Apartment</u>	<u>Required</u>	<u>Approved with Site Plan #820170050</u>	<u>Proposed with Site Plan Amendment #82017005A</u>
Accessory Structure Setbacks (min)			
Front setback	N/A	0 feet	0 feet
Side street setback	N/A	0 feet	0 feet
Side or rear setback	N/A	0 feet	0 feet
Side or rear setback, abutting property not included in application	N/A	0 feet	0 feet
Rear setback alley	N/A	0 feet	0 feet
Parking Setbacks for Surface Parking Lots (min)			
Front setback	30 feet	30.73 feet (Briggs Chaney Road)	30.73 feet (Briggs Chaney Road)
Side street setback	10 feet	87.91 feet (Gateshead Manor Way)	87.91 feet (Gateshead Manor Way)
Side or rear setback	0 feet	84.11 feet (adjacent property)	84.11 feet (adjacent property)
Side or rear setback, abutting property not included in application	Equal to req. setback for detached house building type in the abutting zone under standard method and Section 4.1.8.A	N/A	N/A
Height			
Principal Building	35 feet	35 feet or less	35 feet or less
Accessory structure	25 feet	N/A	N/A
Section 6.2 Parking			
Vehicle Spaces (1 per DU plus employee)	61**	72**	71**
Required minimum vehicle parking for Subject Property	<ul style="list-style-type: none"> • East County Community Rec. Center = 59 • East County Regional Services Center = 32 • Future BRT station = 200 • Proposed Application with 	Total Vehicle Parking Provided after build out = 398	Total Vehicle Parking Provided after build out = 398

TABLE 2 - Section 4.5 Zoning Data Table: R-30			
Optional Method Apartment	Required	Approved with Site Plan #820170050	Proposed with Site Plan Amendment #82017005A
	allowed reduction = 61 • Total Req. Parking = 353		
Bicycle Parking	29 (28 long-term, 1 short-term)	8 long-term, 1 short-term*	8 long-term, 1 short-term*
Motorcycle Parking	2	2	2
Car Share Parking	1	1	1

* Waiver requested for the amount of the long-term bicycle parking

** Parking adjustment factor of 0.5 applied per section 59.6.2.3.1.2.b

Use Standards 59.3.3.2

The proposed use of an Independent Living Facility for Seniors or Persons with Disabilities is identified as a limited use in the R-30 zone, and is subject to the following specific use standards.

- i) The facility must meet all applicable Federal, State, and County licensure, certificate and regulatory requirements.*

As conditioned, prior to building permit, the Applicant will be required to provide proof to MCDPS that the use meets all Federal, State and County requirements.

- ii) Resident staff necessary for the operation of the facility are allowed to live on-site.*

The proposed Site Plan Amendment does not include housing for the operators of the facility but also does not prohibit it in the future.

- iii) Occupancy of a dwelling unit is restricted to the following:*

- 1. A senior adult, as defined in Section 1.4.2, Defined Terms;*

As conditioned in Site Plan No. 820170050, the primary resident must be at least 62 years of age and this condition remains in full force and effect for the Amendment.

- 2. Other members of the household of a senior adult, regardless of age; c) A resident care-giver, if needed to assist a senior resident; or d) A person authorized to occupy housing provided under any federal or state program that is specifically designed and operated to assist seniors as defined in that program.*

The Site Plan Amendment does not limit the ability for additional residents of the unit's necessary to provide assistance to residents.

- e) *If imposing age restrictions that would limit occupancy otherwise allowed by this Subsection, the facility must only impose age restrictions that satisfy at least one type of exemption for housing for older persons from the familiar status requirements of the federal "Fair Housing Act," Title VIII of the Civil Rights Act of 1968, as amended, or the state Fair Housing Act, Subtitle 7 of Title 20 of the Annotated Code of Maryland, State Government Article, as amended.*

The Site Plan Amendment does not impose any additional age restrictions not consistent with the Zoning Ordinance defined term for a senior adult.

Division 6 – General Development Standards

i. *Division 6.1. Site Access*

The Planning Board previously determined that site access is adequate in Site Plan No. 820170050. The Amendment maintains all of the previously reviewed elements of the Site Plan, but straightens the pedestrian crosswalk between the proposed building and the ECRSC. All other aspects of site access remain unaltered from the findings made in Site Plan No. 820170050.

ii. *Division 6.2. Parking, Queuing, and Loading*

The Site Plan Amendment continues to provide adequate parking to serve the proposed development. Vehicle Parking in the R-30 Zone outside of a reduced parking area has a minimum of 1 space per dwelling unit for an Independent Living Facility for Seniors or Persons with Disabilities plus one space per employee according to Section 6.2.4(B). Under Section 6.2.3(l)(2)(b), vehicle parking can be reduced by a factor of 0.50 for senior housing as defined by Section 1.4.2(S) which defines "senior adult" as a person who is 62 year of age or older. The Site Plan Amendment utilizes 71 vehicle spaces (61 spaces required for Senior Housing use) of the 398 total spaces on the entire Subject Property.

Parking across the site as a whole, for both the proposed and the existing uses on the Subject Property, continues to be adequate as well. The Park and Ride facility is slated to become a Bus Rapid Transit Station for the Route 29 corridor in 2020. As such, the MCDOT required, via the letter dated April 27, 2017, (Attachment 10) that 200 parking spaces to remain based on their parking projections for 2020. The ECCRC requires 61 vehicle parking spaces and the ECRSC requires 32 spaces.

Overall, the entire Subject Property requires a minimum of 353 parking spaces to meet all the requirements of Division 6.2 for all uses, proposed and existing, on the Subject Property. The Applications will ultimately provide 398 parking spaces to be split amongst all the uses.

According to MCDOT, while the parking projections at the time of opening in 2020 is 200 parking spaces. In the future, MCDOT projections predict this BRT station will ultimately need 550 parking spaces in 2040 which is more spaces than the existing parking lot contains now. Therefore, MCDOT knows that a structured parking facility located within the existing parking lot will be necessary in the future regardless of the results of these Applications.

The building will utilize one loading area for adequate off-street loading. The loading dock which does not block any vehicle travel routes is provided on the northwest corner of the building for longer loading and unloading needs. For shorter duration pickup and drop-offs, two laybys are provided in front of the main entrance to the proposed building and in front of the existing ECRSC.

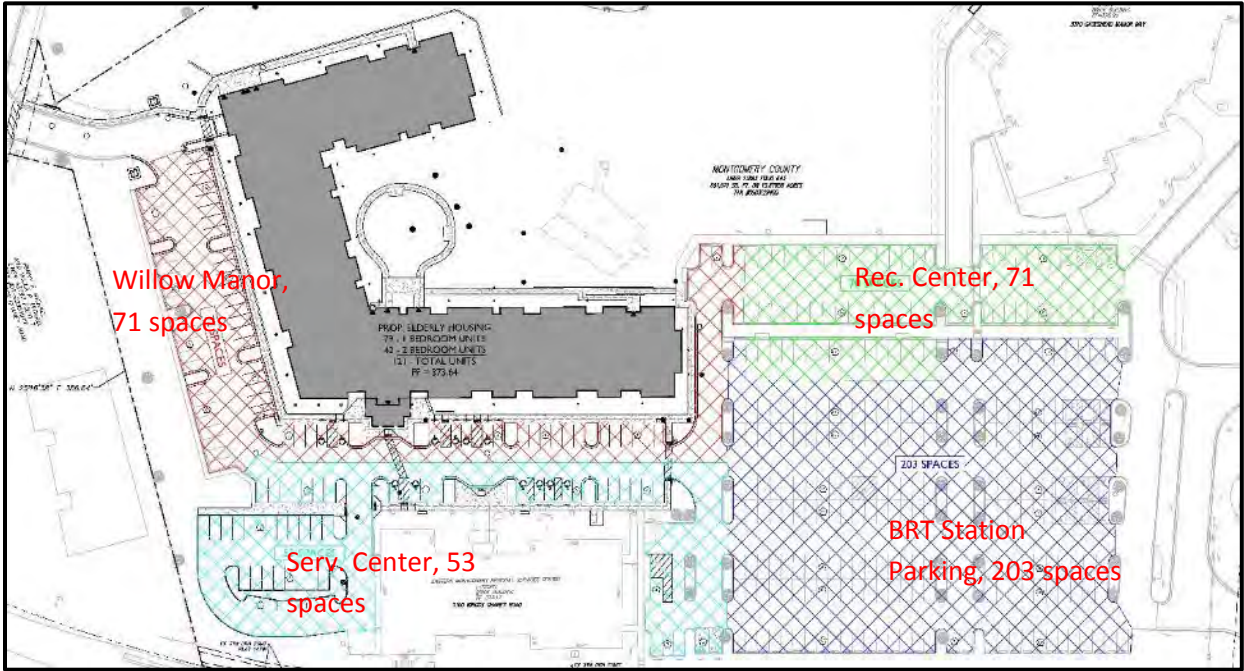


Figure 6 - Parking Distribution

Waiver of long-term of bicycle parking

The Planning Board previously granted a waiver to the amount of long-term bicycle parking with Site Plan No. 820170050. This Site Plan Amendment continues to use and meet the terms of the approved waiver.

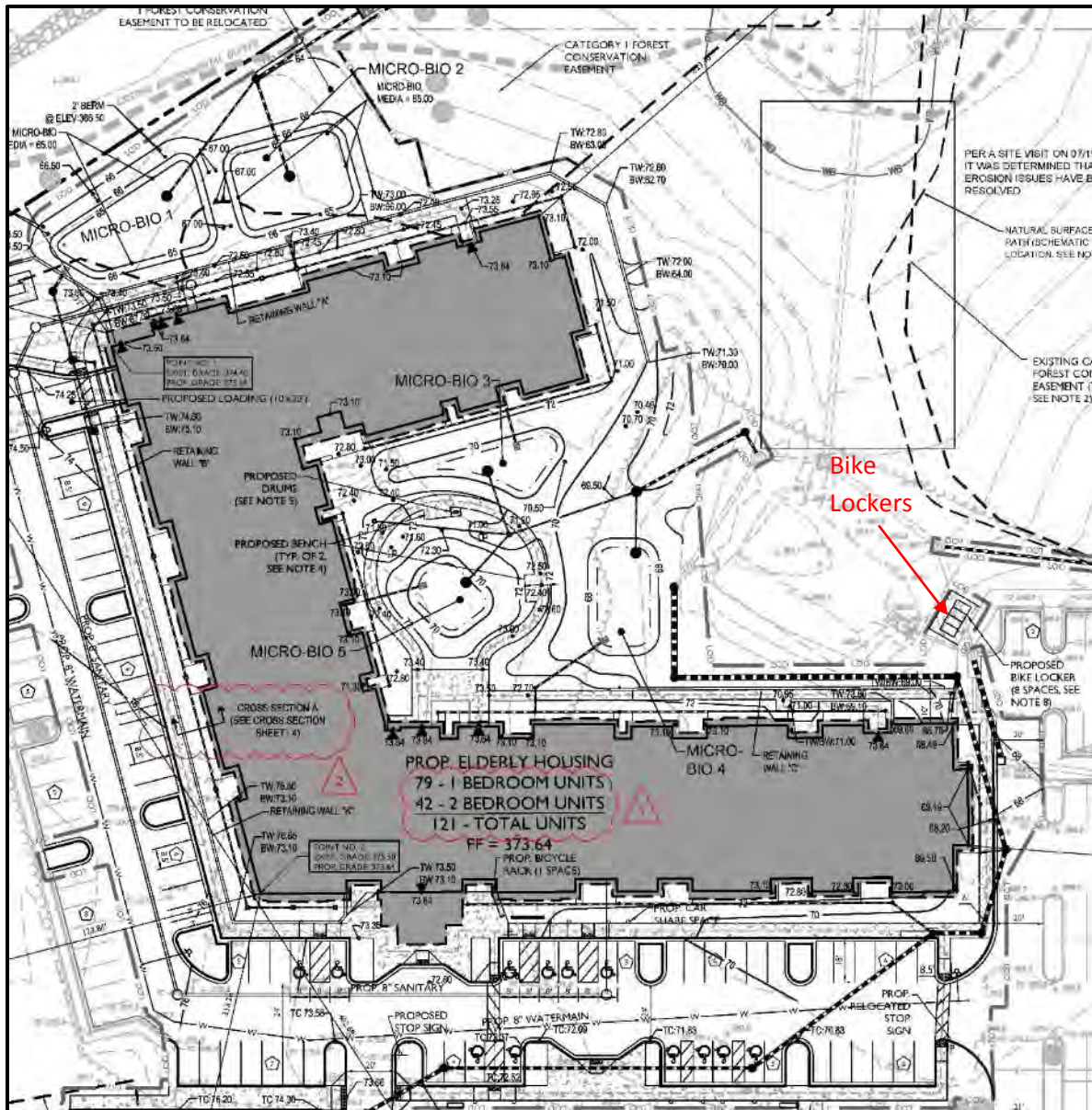


Figure 7 – Bike Locker Location

iii. *Division 6.3. Open Space and Recreation*

Common Open Space

The Site Plan Amendment continues to meet the requirements of Division 6.3, Open Space and Recreation. The percentage or square footage, layout, and design of the Common Open Space is unaltered from Site Plan No. 820170050. In terms of Common Open Space, this finding remains unchanged.

Recreation Guidelines

The Montgomery County Zoning Ordinance requires the development of a property with more than 19 residential units to meet the point-measurements established in the Montgomery County Recreation Guidelines of 2017. As a Site Plan Amendment proposing 121 senior adult apartment building dwelling units, the Application is subject to the Guidelines.

As shown in Attachment 9, according to Sheet 7 of the Site Plan Amendment, the Demand, Supply, and Adequacy Report for recreation continues to be adequate at all six age levels. The Applicant's proposal consists of installing two decorative benches, an interactive outdoor drum kit, a large open grass lawn area, natural area, multi-purpose lobby area, and internet café.

Adjacent to this housing proposed in this Application and located on the Subject Property is the ECCRC where residents can access three outdoor basketball courts and a playground as well as all of the indoor programming provided by the recreation center. This on-site facility counts as 30% of the points required under the Recreation Guidelines. The Applications provide a sidewalk extension to the existing pedestrian network to provide access to the recreation center.

Finally, the soccer field and baseball field are accessible at the Greencastle Elementary School directly to the north.

iv. Division 6.4. General Landscaping and Outdoor Lighting

The Planning Board previously determined that general landscaping and outdoor lighting is adequate in Site Plan No. 820170050. The Site Plan Amendment maintains all of the previously reviewed elements of the Site Plan but changes a narrow area of landscaping between the proposed building and parking area from sod to less maintenance-intensive River Rock. The outdoor lighting plan remains unaltered. All other aspects of site access remain unaltered from the findings made in Site Plan No. 820170050.

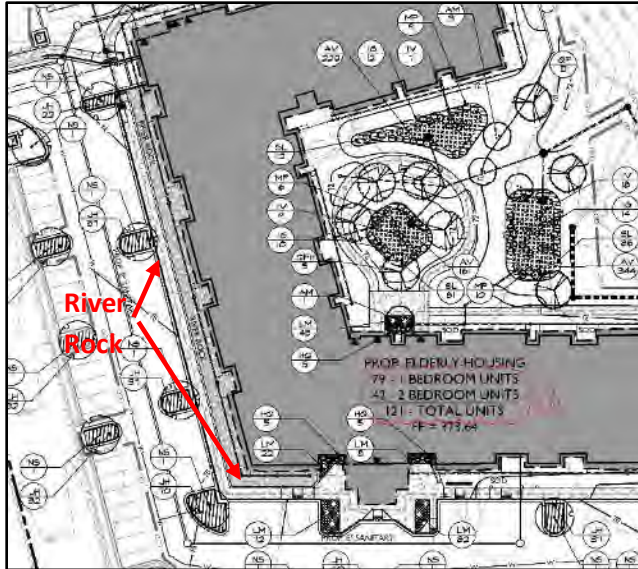


Figure 8 – Proposed Landscaping
Change from Sod to River Rock
(#82017005A)

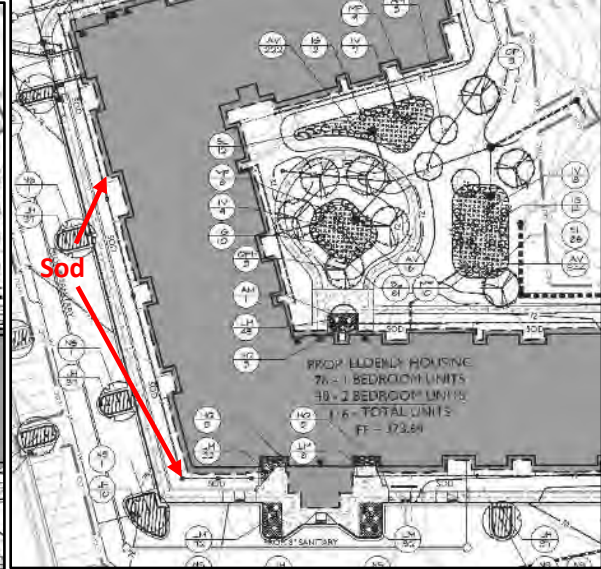


Figure 9 – Approved Landscape Plan
for Site Plan (#820170050)

Division 6.5. Screening Requirements

The Planning Board previously determined that screen requirements were met in Site Plan No. 820170050. The Site Plan Amendment maintains all of the previously reviewed elements of the Site Plan without any modifications.

e. *satisfies the applicable requirements of:*

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Applicant received a revised Stormwater Concept Plan approved by the Montgomery County Department of Permitting Services on August 9, 2017 (Attachment 11). The Applications will meet stormwater management goals through the use of micro-biofiltration facilities.

ii. Chapter 22A, Forest Conservation.

The Planning Board previously determined compliance with Chapter 22A, Forest Conservation Law, with the approval of Final Forest Conservation Plan No. 820170050. This Site Plan Amendment does not alter this finding as the Site Plan Amendment does not propose any changes to the FFCP.

f. *provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

i. Parking and circulation

The Planning Board previously determined that the locations of the parking, circulation patterns, building massing, open spaces, and recreation facilities that will be developed with

the Site Plan are adequate, safe, and efficient. The Amendment maintains all of the previously reviewed elements of the Site Plan, but improves the pedestrian crosswalk between the proposed senior adult housing and the ECRSC. The straightening of this crosswalk provides a direct connection and increases the safety for pedestrians by reducing the travel length within the vehicle travel lanes.

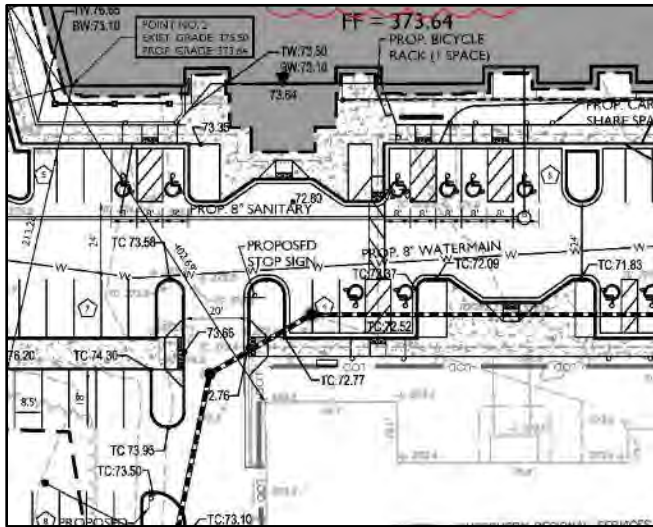


Figure 10 – Proposed Modified Crosswalk (#82017005A)

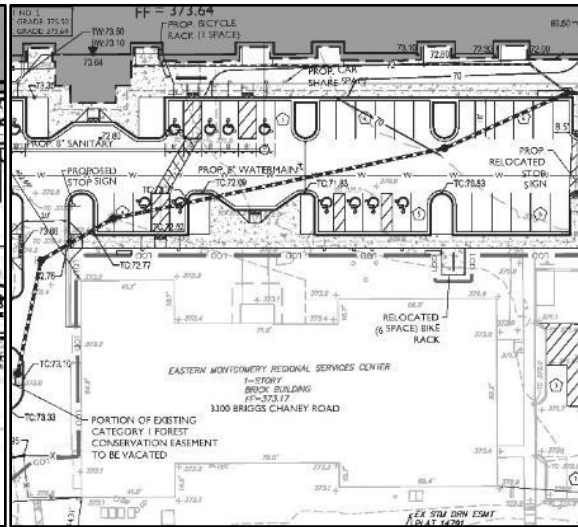


Figure 11 – Approved Crosswalk in Site Plan No. (#820170050)

Building massing, open space, and site amenities

Building Massing

The Planning Board previously determined that the building massing, open space, and site amenities were adequate and met all County Code requirements with the approval of Site Plan No. 820170050. This Site Plan Amendment does not alter this finding.

- g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Planning Board previously determined that Site Plan No. 820170050 substantially conformed to the 1997 Fairland Master Plan. This Site Plan Amendment does not alter this finding.

- h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

As discussed in the accompanying Preliminary Plan Amendment No. 120170008A findings, the proposed development in the Site Plan Amendment will be served by adequate public facilities,

including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The Planning Board previously determined that Site Plan No. 820170050 was compatible with the character of the residential neighborhood. This Site Plan Amendment does not alter this finding.

- j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.*

Not applicable, the Subject Property is located in a Residential zone.

- 3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

- 4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

Not applicable, the Subject Property is not zoned C-1 or C-2.

SECTION 8: CITIZEN CORESPONDENCE AND ISSUES

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. As of the posting of this Staff Report, Staff has received one letter in regards to this Application (Attachment 13) from the Director of the East County Village Seniors. This letter outlines similar concerns as their letters and emails sent in February 2017 for the original applications, which were addressed in the staff report and public hearing. Their concerns are as follows:

Noticing – The East County Village Seniors contend that they were not consulted about the application. Staff has confirmed that the Amendments complied with all the required noticing requirements. During the original application, Staff was contacted by Sylvia Saunders, President of the East County Village Seniors, in regards to the original application. During this time, Staff exchanged phone calls and emails with Mrs. Saunders. During the review of the Amendments, no member of the East County Village Seniors organization has requested a meeting with Staff.

Crime – The submitted letters contends the Application will increase crime. As discussed in the original application, the new residential building is located in a little used, poorly lit corner of the Subject Property. By providing activation in this desolate corner, it reduces the probability of unwanted activity occurring on the Subject Property. Adding five units as part of this Amendment

does not change or impact the perception of safety or occurrence of crime as compared to the original approval.

Parking – The concern revolves around the amount of parking to be removed and, ultimately, the amount of total parking available to serve the proposed senior adult housing, the ECRSC, the ECCRC, and the Kiss and Ride Lot (future BRT station in 2020). The correspondence is concerned that adding this housing will create a lack of available parking. The Amendment does not change the parking provided for this building and the overall property as discussed in the findings of the Staff Report.

Traffic – The letter asserts that the resulting increase in traffic congestion will be “deadly” by causing more crashes at Robey Road and Briggs Chaney Road. The five dwelling unit increase in density to 121 units does not generate more than 50 person trips. As such, a traffic impact study is not required under the current LATR guideline. All public facilities are adequate to support the proposed minimal increase in density. The letter appears to be more concerned with driver behavior, which cannot be addressed through the land use process such as this amendment.

Architectural Compatibility – The letter states that the architecture and building height will be an “illogical architectural misfit”. The Amendment proposes no change to the exterior architecture of the building. Therefore, this concern is not applicable in the context of this application. This concern has already been addressed in the Staff Report for the original application.

SECTION 9: CONCLUSION

The proposed modifications to the Preliminary Plan and Site Plan will not alter the overall character or impact of the development with respect to the original findings of approval. These modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Preliminary Plan Amendment 12017008A and Site Plan Amendment 82017005A with conditions specified at the beginning of the report.

ATTACHMENTS

- Attachment 1 – Statement of Justification
- Attachment 2– Preliminary Plan Resolution #120170080
- Attachment 3– Site Plan Resolution #820170050
- Attachment 4– Preliminary Plan Composite, Sheet 4
- Attachment 5 – Preliminary Plan Composite, Sheet 5
- Attachment 6 – Site Plan Composite, Sheet 6
- Attachment 7 – Site Plan Composite, Sheet 7
- Attachment 8 – Landscape Plan, Sheet 2
- Attachment 9 – Recreation Guidelines
- Attachment 10 – MCDOT Approval Letter, April 27, 2017
- Attachment 11 – MCDPS Stormwater Management Concept Approval, August 9, 2017
- Attachment 12 – Department of Housing and Community Affairs Approval Letter, March 16, 2018
- Attachment 13 – Citizen Correspondence

Attachment 1

January 31, 2018

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Ryan Sigworth
Area 3 – Montgomery Planning
Subdivision Review
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Willow Manor at Fairland – Amendment to Preliminary Plan No. 120170080 (the “Preliminary Plan”) and Site Plan No. 820170050 (the “Site Plan”) (the “Amendments”)

Dear Mr. Sigworth:

This office represents KB Companies, Inc., the Applicant for the referenced Preliminary Plan and Site Plan Amendments. The Preliminary Plan and Site Plan were originally approved by resolutions dated July 31, 2017 for development of an Independent Living Facility for Seniors with 116 mixed income dwelling units in a single building on one lot (the “Project”).¹ As detailed below, the purpose of the Amendments is to increase the number of units in the Project to 121 units and make minor changes to landscaping and to building design for improved handicap accessibility.

By way of background, the applications for the Preliminary Plan and Site Plan were originally filed for approval of 121 units. The original Preliminary Plan application was required to be reviewed under the Subdivision Staging Policy (SSP) in effect at the time of filing which required trip generation rates based on MNCPPC’s 2012-2016 Local Area Transportation Guidelines (LATR). Using the trip generation formula that corresponded to the proposed use under the old (2012-2016) LATR Guidelines, the original application for 121 age restricted

¹ The Project is being constructed on land owned by Montgomery County that is currently used for the East County Recreation Center, the Regional Services Center, and a Park and Ride lot. These uses will remain on the Project.

residential units would have generated 31 peak hour trips in the PM peak hour and therefore would have required a traffic study. This determination was made by Staff after the filing and shortly before the Planning Board hearing date. In order to move forward with the Preliminary Plan in a timely manner, the Project was reduced to 116 residential units which would generate less than 30 peak hour trips. As noted above, the Planning Board subsequently approved the Preliminary Plan and the Site Plan for 116 senior multi-family residential dwelling units.

To recapture the remaining 5 residential units, the Applicant is pursuing the Amendments for the Project. The Preliminary Plan application is being submitted after January 1, 2017, and will be considered under the new 2016-2020 Subdivision Staging Policy (SSP) and associated Local Area Transportation Review (LATR) Guidelines. Under these guidelines, the Applicant was required to submit a traffic statement to illustrate that the proposed development does not generate 50 or more person trips during either peak hour period using the latest ITE Trip Generation Manual and our LATR Guidelines trip adjustment factors. As stated in the Traffic Statement dated October 21, 2017 prepared by Lenhart Traffic Consulting, Inc., the Applicant's traffic consultant, the Project (consisting of 121 units) generates less than 50 peak hour person trips using the latest LATR Guidelines, and therefore a traffic study is not required. Accordingly, the Project satisfies the Adequate Public Facilities Test for transportation.

The additional 5 units can be accommodated within the same building footprint as was shown on the approved Site Plan, and the height and gross floor area of the building are not increasing. However, the Applicant has determined that minor changes to the landscaping are required to facilitate maintenance operations. Further, minor changes to the building's architecture are required to comply with federal housing accessibility requirements. These changes to the landscaping and building architecture are shown on the Landscape Plan and Architectural Plans submitted with the Site Plan Amendment application.

Ryan Sigworth
January 31, 2018
Page 3

In summary, the Amendments to the Preliminary Plan and Site Plan comply with all applicable requirements of the SSP, the Subdivision Regulations and the Zoning Ordinance, and are appropriate for approval as Limited Plan Amendments.

Very truly yours,

LINOWES AND BLOCHER LLP

Scott C. Wallace

cc: Mr. Greg Ossont
Ms. Ronnie Warner
Mr. Kenneth Vinston
Vickie Gaul, Esq.
Mr. Patrick Byrne
Mr. Jeff Kirby
Mr. Scott Wolford
Mr. Eduardo Intriago



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 17-070
Preliminary Plan No. 120170080
Willow Manor at Fairland
Date of Hearing: July 24, 2017

JUL 31 2017

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on December 8, 2016, KB Companies, Inc (“Applicant”) filed an application for approval of a preliminary plan of subdivision of property that would create one lot on 15.93 acres of land in the R-30 zone, located at 3300 Briggs Chaney Road (“Subject Property”), in the Fairland/Colesville Policy Area and 1997 *Fairland Master Plan* (“Master Plan”) area; and

WHEREAS, Subdivision Regulation Amendment 16-01, adopted by the Montgomery County Council on November 15, 2016 as Ordinance No. 18-19, replaced Chapter 50, Subdivision of Land in its entirety, effective February 13, 2017 (“Subdivision Regulations”); and

WHEREAS, Ordinance 18-19 provided that any preliminary plan application filed and certified as complete before the effective date of the Subdivision Regulations may, at the applicant’s option, be reviewed under the Subdivision Regulations in effect when the application was submitted; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No. 120170080, Willow Manor at Fairland (“Preliminary Plan” or “Application”); and

WHEREAS, Applicant opted to have this Preliminary Plan reviewed under the Subdivision Regulations in effect on December 8, 2016; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 12, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

Approved as to
Legal Sufficiency

Christina Somet 7/20/17

WHEREAS, on July 24, 2017, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing the Planning Board voted to approve the Application, subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120170080 to create one lot on the Subject Property, subject to the following conditions:¹

- 1) This approval is limited to one (1) lot for 116 senior adult attached residential dwelling units including a minimum of 13.2% MPDU's as well as the existing East County Regional Services Center ("ECRSC"), East County Community Recreation Center ("ECCRC"), and Park and Ride facility.
- 2) The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated April 27, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 3) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated May 18, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) The Planning Board accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated May 22, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- 5) The Certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”

- 6) Prior to recordation of any plat, Site Plan No. 820170050 must be certified by M-NCPPC Staff.
- 7) Prior to Certified Preliminary Plan, the Applicant must make the following modifications to the Preliminary Plan:
- a. The Applicant must correct the total “Provided” parking calculations in the “Vehicular Parking Tabulation” table.
 - b. The Applicant must dimension the existing right-of-way between the centerline and the Subject Property on all roads adjacent to the Subject Property.
 - c. Submit and receive approval of a revised Stormwater Management Concept for the Montgomery County Department of Permitting Services to relocate stormwater management facilities per the comments from the Montgomery County Department of General Services.
 - d. Show the existing pedestrian easement identified by the Montgomery County Department of General Services and provide the Liber Folio of the easement.
 - e. The Applicant must revise all references to 121 dwelling units on all sheets, including all data tables, to indicate 116 dwelling units.
 - f. Show the existing pedestrian easement identified by the Montgomery County Department of General Services at Liber 6270 Folio 359.
 - g. The Applicant must revise the data table to reflect the correct amount of “required” vehicle and bicycle parking based on 116 dwelling units.
 - h. The Applicant must revise the Provided Density calculations in the Data Table based on 116 dwelling units.
- 8) Record plat must show necessary easements.
- 9) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and open spaces will be determined at site plan.

- 10) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Resolution.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Master Plan includes the Subject Property proposed for development in the "Greencastle/Briggs Chaney" community. The Master Plan does not make any specific recommendations for the project site or any community-wide recommendations that apply to the Subject Property.

The Master Plan supports the *community identity* goal of the Act and General Plan by "provid(ing) for attractive land uses that encourage opportunity for social interaction and promote community identity" (p. 19). The Fairland Master Plan proposes using "design improvements to increase the connections... between residential and commercial areas" (p. 19).

One objective of the Master Plan's Land Use Plan is to "encourage housing for the elderly in appropriate locations" (p. 30). Independent Living Facility for Seniors at the Subject Property conforms with these goals and objectives because the housing is on the same property as the ECRSC and RCCRC, bus stops at the Park and Ride with convenient access to Metro Stations.

The Subject Property is in the Little Paint Branch watershed. The Master Plan Environmental Resources section places the site in an "Environmental Restoration Area" (p. 133). An objective for the Environmental Restoration Area is to "minimize additional adverse impacts from new development outside the Silverwood subwatershed" (p. 135). The Subject Property is outside the Silverwood subwatershed of the Little Paint Branch watershed, and thus falls under this objective. To meet this objective, the Master Plan recommends "a combination of standard environmental protection... for new development and stormwater retrofits or stream enhancement... to address existing problems" and further recommends "limit[ing] impervious surfaces as much as possible, given existing land use and zoning patterns" (p. 135). The greater part of the building will be built on an existing surface parking lot, with only a small amount of additional imperviousness added, and therefore the Application follows this Master Plan recommendation.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Roads and Transportation Facilities

The Applicant is not required to dedicate any additional right-of-way or building any additional bicycle facilities with the public right-of-way because all the adjacent roads have the sufficient master planned right-of-way and bicycle facilities are as planned within the right-of-way.

Pedestrian and Bicycle Facilities

The Application provides a 5-foot wide lead-in sidewalk from Robey Road and the combination of proposed and existing sidewalks within the site provide sufficient interior connections to other streets adjacent to the Subject Property and other uses within the site. As noted above, Robey Road, Briggs Chaney Road, and Gateshead Manor Way all have sidewalks with green panels along the Subject Property frontage, and Robey Road and Briggs Chaney Road have existing shared use paths on the opposite side of the street from the Subject Property.

Local Area Transportation Review (LATR)

Applications submitted prior to January 1, 2017, are subject to the 2012 Subdivision Staging Policy (SSP) and the 2012-2016 Local Area Transportation Review (LATR) Guidelines. Therefore, trip generation for the project was calculated using Table 1-7 (senior/elderly housing) in Appendix 1 of the 2012-2016 LATR Guidelines. Based on the layout of the proposed building and the services to be provided to residents, Table 1-7 of the LATR Guidelines requires the use of trip generation rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, Land Use Code 250. ITE Land Use Code 250 has been replaced with ITE Land Use Codes 251 (Senior Adult Housing – Detached) and ITE Land Use Code 252 (Senior Adult Housing – Attached). Trip generation rates were calculated using the senior adult housing - attached code (252), which best matched the proposed use, using the *ITE Trip Generation Manual*, 9th edition.

The originally proposed 121-unit senior adult attached dwelling units would generate 24 peak-hour vehicle trips within the weekday morning peak period and 31 peak-hour vehicle trips within the evening peak period. These vehicle trips exceeded the 30 peak-hour vehicle trip threshold under the 2012 SSP and therefore a traffic study would be necessary. Because the Applicant is under extreme time constraints due to federal funding limitations for the project, they must move forward with the project now. Therefore, the Applicant is pursuing 116 units of senior adult attached housing at this time, which generates 29 peak-hour vehicle trips within the evening peak period – under the 30-vehicle trip threshold.

Transportation Impact Tax and Transportation Policy Area Review (TPAR)

The Applicant must satisfy the Transportation Policy Area Review (TPAR) test by paying updated General District Transportation Impact Tax to Montgomery County Department of Permitting Services (DPS) because the Application was filed before January 1, 2017, but will be receiving a building permit from DPS after March 1, 2017. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code, and any amendments to this chapter.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units and existing facilities. All dwellings units will be served by public water and sewer. Other telecommunications and utility companies reviewed the Preliminary Plan and found that the Subject Property can be adequately served. The Preliminary Plan has also been reviewed by the MCDPS, Fire Department Access and Water Supply Section who have determined that the Application provides adequate access for fire and emergency vehicles. Other public services such as police and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. The Application is for senior adult housing which does not generate school age children. Thus, this Application is exempt from the School Facilities Payment Test.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

The Preliminary Plan meets all applicable sections of the Subdivision Regulations. The lot size, width, shape and orientation are appropriate for accommodating the new senior adult residential building along with the existing services center and recreation center. The lot is appropriate for the location of the subdivision taking into account the recommendations included in the Master Plan, and for the apartment building type contemplated for the Subject Property.

The lot was reviewed for compliance with the dimensional requirements for the R-30 zone as specified in the Zoning Ordinance. The lot will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

The Preliminary Plan is subject to the Chapter 22A, Montgomery County Forest Conservation Law. The Final Forest Conservation Plan No. 820170050 ("FFCP") is part of Site Plan No. 820170050. The Subject Property was previously covered by Final Conservation Plan No. MR1998603. The FFCP shows the relocation of 0.46 acres of forested Conservation Easement on the Subject Property. Associated with the FFCP is a tree variance requesting impacts to specimen trees.

5. *All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled "Storm Water Management," Sections 19-20 through 19-35.*

This finding is based in part upon the determination by MCDPS that the Stormwater Management Concept Plan meets applicable standards.

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on May 18, 2017. The Application will meet stormwater management goals through the use of micro-biofiltration.

BE IT FURTHER RESOLVED that this Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 50-35(h)), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is ~~JUL 31 2017~~ (which is the date that this Resolution is mailed to all parties of record); and


BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of

this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Monday, July 24, 2017, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

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120170080 and 820170050 Willow Manor at
Fairland

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MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 17-071
Site Plan No. 820170050
Willow Manor at Fairland
Date of Hearing: July 24, 2017

JUL 31 2017

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on February 27, 2017, KB Companies, Inc (“Applicant”) filed an application for approval of a site plan for 116 senior adult attached dwelling units within a single three-story building including a minimum of 13.2% MPDU’s on 15.93 acres of R-30 zoned-land, located at 3300 Briggs Chaney Road (“Subject Property”), in the Fairland/Colesville Policy Area and 1997 Fairland Master Plan (“Master Plan”) area; and

WHEREAS, Applicant’s site plan application was designated Site Plan No. 820170050, Willow Manor at Fairland (“Site Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 12, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 24, 2017, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820170050 for 116 senior adult attached dwelling units within a single three-story building including a minimum of 13.2% MPDU’s on the Subject Property, subject to the following conditions:¹

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

Approved as to
Legal Sufficiency

Christina Sone 7/20/17

Conformance with Previous Approvals & Agreements

1) Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan No. 120170080.

Environment

2) The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan No. 820170050, as amended and approved as part of this Site Plan:

- a) Prior to Certified Site Plan, the Applicant must revise the Final Forest Conservation Plan to correct the following:
 - i) Labelling, including adding the tree identification labels.
 - ii) Add additional tree protection measures along the proposed limits of disturbance where it is adjacent to existing trees.
 - iii) Revise the location of the proposed Category I Conservation Easements per comments from the Montgomery County Department of General Services. The revised Conservation Easement locations must meet the requirements of the Forest Conservation Law, and are subject to Staff review and approval.
 - iv) Indicate the location of the proposed natural surface path with the Category I Conservation Easement.
- b) The Applicant must record a Category I Conservation Easement as specified on the approved and Certified Final Forest Conservation Plan. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed prior to the start of any clearing or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.
- c) The limits of disturbance (LOD) on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
- d) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the approved Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
- e) Prior to the start of any clearing or grading occurring on the Subject Property, the Applicant must install permanent conservation easement

signage along the perimeter of all the Category I conservation easements on the Subject Property. Signs must be installed a maximum of 100 feet apart with additional signs installed where the easement changes direction, or as determined by the M-NCPPC forest conservation inspector.

3) Noise Attenuation

- a) Prior to issuance of any Certified Site Plan, the Applicant must provide certification to M-NCPPC Staff from an engineer with competency in acoustical analysis that the building shell will attenuate current exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b) Prior to issuance of any Use and Occupancy Certificates, the Applicant must certify that the noise impacted units have been constructed in accordance with the certification of the engineer that specializes in acoustical treatments.
- c) Prior to Certified Site Plan, the Applicant may provide a noise analysis delineating the 55 dBA Ldn noise contour from Briggs Chaney Road. If the noise analysis demonstrates compliance with the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development*, conditions 3a and 3b will be satisfied.

Public Use Space, Facilities and Amenities

4) Common Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 259,594 square feet of Common Open Space (37.4% of net lot area) on-site.
- b) Prior to the issuance of Use and Occupancy certificates for the residential development, all common open space areas on the Subject Property must be completed.

5) Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities constructed as part of this Site Plan including, but not limited to benches, interactive musical instruments, and landscaping.

6) Common Open Space

Common Open Space must conform to Section 6.3.5 of the Zoning Ordinance and must be delineated on the Certified Site Plan.

Transportation & Circulation

7) Pedestrian & Bicycle Circulation

- a) All internal sidewalks and pedestrian paths must be a minimum of five feet wide.
- b) The Applicant must provide at least eight long-term bicycle parking spaces within a bike locker in a well-lit location near a building entrance or in a designated secured bike room for employees, as well as at least one inverted-U bike rack (or equivalent approved by Staff that conforms to American Pedestrian and Bicycle Professionals Guidelines) for a total of at least one short-term bicycle parking space near the main entrance of the building.
- c) The Applicant must construct a five-foot wide pedestrian access path connecting with an on-site sidewalk to the East County Community Recreation Center to the southeast as shown on the Certified Site Plan.

Density & Housing

8) Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of Department of Housing and Community Affairs (DHCA) in its letter dated May 31, 2017, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

- a) The development must provide 13.2 percent MPDUs on-site consistent with the requirements of Chapter 25A and the applicable Master Plan.
- b) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the DHCA must be executed.

9) Occupancy Provisions

- a) The occupancy of the dwellings is restricted under Section 59.3.3.2.C.2.a.iii. The primary resident(s) must be at least 62 years of age, and other members of the household are not age-restricted. Other residents may be a care-giver or any other assistant authorized to occupy the housing unit under any federal or state program that is specifically designed and operated to assist seniors.
- b) Prior to building permit, The Applicant must provide proof to MCDPS that the use meets all Federal, State and County licensure, certificate and regulatory requirements.
- c) Occupancy of all MPDU units will be limited to households that satisfy the income restrictions set forth in Article 25A of the Montgomery County Code for MPDU's and any related regulations, as amended.

Site Plan

10) Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet 09-ARCH-820170050-001, 09-ARCH-820170050-002, 09-ARCH-820170050-003, 09-ARCH-820170050-004, 09-ARCH-820170050-005, 09-ARCH-820170050-006 of the submitted architectural drawings, as determined by M-NCPPC Staff. Specifically, the Applicant must provide at a minimum the following building elements:

- a) Maximum building height of 35 feet as measured by MCDPS.

11) Landscaping

- a) The Applicant must install the site elements as shown on the landscape plans submitted to MNCPPC or an equivalent.
- b) The Applicant must install the plantings shown on the landscape plans submitted to M-NCPPC. Any variation in plant species or quantity needs approval of M-NCPPC Staff.

12) Lighting

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f) The light pole height must not exceed 12 feet including the mounting base.

13) Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 [59-D-3.5(d)] of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private hydrant systems, private roads and on-site sidewalks/bikeways, storm drainage facilities, street trees and street lights associated with private streets. The surety must be posted before issuance of the any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- d) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

14) Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

15) Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) All on-site sidewalks must be a minimum of 5 feet wide.
- b) The Applicant must correct the total "Provided" parking calculations in the "Vehicular Parking Tabulation" table.

- c) The Applicant must revise Sheet 32-APE-820170050 by modifying the color-coded areas to reflect correct number of parking spaces labeled on the drawing.
- d) Include the stormwater management concept approval letter, development program, Preliminary Plan, and Site Plan Resolutions on the approval or cover sheet(s).
- e) Dimension the existing right-of-way between the centerline and the Subject Property on all roads adjacent to the Subject Property on the Certified Site Plan.
- f) Applicant must provide an ADA-compliant pedestrian crossing between the proposed building and the East County Regional Services Center (ESRSC) that is perpendicular to the drive aisles, and therefore the shortest distance between the two sides of the street. Planning Staff recommends this connection between the eastern side of the residential front plaza/drop-off area (with additional pedestrian ramps and paved areas) and the striped space between the western handicap spaces in front of the ESRSC. The Applicant must work with Planning Staff to incorporate this change on the Certified Site Plan.
- g) Add a note to the Certified Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- h) Modify data table to reflect development standards approved by the Planning Board.
- i) Ensure consistency of all details and layout between Site and Landscape plans.
- j) Add detailed specifications of the bike lockers in the location shown on the Certified Site Plan.
- k) The Applicant must submit and receive approval of a revised Stormwater Management Concept to address comments from the Montgomery County Department of General Service prior to the submittal of the Certified Site Plan.
- l) The Applicant must adjust the Category I Conservation Easement to address comments of the Montgomery County Department of General Services.
- m) Applicant must delineate natural surface paths through the Category I Conservation Easement areas. Final alignment of the paths will be field determined with M-NCPPC staff.
- n) Submit and receive approval of a revised Stormwater Management Concept for the Montgomery County Department of Permitting Services to relocate stormwater management facilities per the comments from the Montgomery County Department of General Services.
- o) Show the existing pedestrian easement identified by the Montgomery County Department of General Services at Liber 6270 Folio 359.

- p) The Applicant must revise the floor plan layout to remove 5 dwelling units on Sheets 09-ARCH-820170050-002, 09-ARCH-820170050-003, and/or 09-ARCH-820170050-004.
- q) The Applicant must revise all references to 121 dwelling units on all sheets, including all data tables, to indicate 116 dwelling units.
- r) The Applicant must revise the data table to reflect the correct amount of "required" vehicle and bicycle parking based on 116 dwelling units.
- s) The Applicant must revise the Provided Density calculations in the Data Table based on 116 dwelling units.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Willow Manor at Fairland, Site Plan No. 820170050, submitted via ePlans to the M-NCPPC as of the date of the Staff Report July 12, 2017, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development satisfies any previous approval that applies to the site.*

The Site Plan conforms to all conditions of Preliminary Plan 120170080, which is being reviewed concurrently and is amending Final Forest Conservation Plan No. MR1998603.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

This section is not applicable as the Site's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Use Standards

The use of an Independent Living Facility for Seniors or Persons with Disabilities is identified as a limited use in the R-30 zone, and is subject to the following specific use standards.

- i) *The facility must meet all applicable Federal, State, and County licensure, certificate and regulatory requirements.*

As conditioned, prior to building permit, the Applicant will be required to provide proof to MCDPS that the use meets all Federal, State and County requirements.

- ii) *Resident staff necessary for the operation of the facility are allowed to live on-site.*

The Site Plan does not include housing for the operators of the facility but also does not prohibit it in the future.

- iii) *Occupancy of a dwelling unit is restricted to the following:*

1. *A senior adult, as defined in Section 1.4.2, Defined Terms;*

As conditioned, the primary resident must be at least 62 years of age.

2. *Other members of the household of a senior adult, regardless of age; c) A resident care-giver, if needed to assist a senior resident; or d) A person authorized to occupy housing provided under any federal or state program that is specifically designed and operated to assist seniors as defined in that program.*

The Site Plan does not limit the ability for additional residents of the unit's necessary to provide assistance to residents.

3. *If imposing age restrictions that would limit occupancy otherwise allowed by this Subsection, the facility must only impose age restrictions that satisfy at least one type of exemption for housing for older persons from the familiar status requirements of the federal "Fair Housing Act," Title VIII of the Civil Rights Act of 1968, as amended, or the state Fair Housing Act, Subtitle 7 of Title 20 of the Annotated Code of Maryland, State Government Article, as amended.*

The Site Plan does not impose any additional age restrictions not consistent with the Zoning Ordinance defined term for a senior adult.

b. Development Standards

The Subject Property includes approximately 15.93 acres zoned R-30. The Application satisfies the applicable development standards as shown in the following data table:

Section 4.5 Zoning Data Table: R-30		
<u>Optional Method Apartment</u>	<u>Required</u>	<u>Provided</u>
1. Site		
Dimensions (min)		
Usable Area ²	11,700 sq. ft.	693,864 sq. ft.
Density (max)		
Density (units/acres of usable area)	17.69	7.28
Open Space (min)		
Common Open Space, Site >10,000 sq. ft.	25%, 173,466 sq. ft.	37.4%, 259,594 sq. ft.
Site Coverage (max)		
Site Coverage	18%	10.9%
2. Lot		
Dimensions (min)		
Lot Area	12,000 sq. ft.	696,057 sq. ft.
Lot width at front building line	To be Determined at Site Plan	789.66 feet
Lot width at front lot line	50 feet	789.66 feet
Frontage on street or open space	Required	Achieved
Coverage (max)		
Lot	N/A	N/A
3. Placement		
Principal Building Setbacks (min)		
Front setback from public street	Determined at Site Plan	34.31 feet
Front seatback from private street or open street	Determined at Site Plan	N/A

² The area upon which the density of development is calculated in optimal method MPDU projects.

Section 4.5 Zoning Data Table: R-30		
Optional Method Apartment	Required	Provided
Side street setback	Determined at Site Plan	142.25 feet (from Robey Road)
Side or rear setback	Determined at Site Plan	62.11
Side or rear setback, abutting property not included in application	Equal to req. setback for detached house building type in the abutting zone under standard method and Section 4.1.8.A	N/A
Rear setback, alley	N/A	0 feet
Accessory Structure Setbacks (min)		
Front setback	N/A	0 feet
Side street setback	N/A	0 feet
Side or rear setback	N/A	0 feet
Side or rear setback, abutting property not included in application	N/A	0 feet
Rear setback alley	N/A	0 feet
Parking Setbacks for Surface Parking Lots (min)		
Front setback	30 feet	30.73 feet (Briggs Chaney Road)
Side street setback	10 feet	87.91 feet (Gateshead Manor Way)
Side or rear setback	0 feet	84.11 feet (adjacent property)
Side or rear setback, abutting property not included in application	Equal to req. setback for detached house building type in the abutting zone under standard method and Section 4.1.8.A	N/A
Height		
Principal Building	35 feet	35 feet or less
Accessory structure	25 feet	N/A
Section 6.2 Parking		
Vehicle Spaces (1 per DU plus employee)	117	72**

Section 4.5 Zoning Data Table: R-30		
<u>Optional Method Apartment</u>	<u>Required</u>	<u>Provided</u>
Required minimum vehicle parking for Subject Property	<ul style="list-style-type: none"> • East County Community Rec. Center = 59 • East County Regional Services Center = 32 • Future BRT station = 200 • Proposed Application with allowed reduction = 59 • Total Req. Parking = 352 	Total Vehicle Parking Provided after build out = 398
Bicycle Parking	29 (28 long-term, 1 short-term)	8 long-term, 1 short-term*
Motorcycle Parking	2	2
Car Share Parking	1	1

* Waiver granted for the amount of the long-term bicycle parking

** Parking adjustment factor of 0.5 applied per section 59.6.2.3.I.2.b

c. General Requirements

i. *Site Access*

The access to the development is adequate for 116 senior adult attached dwelling units and the adjacent government and recreational uses that share the access. Vehicle and pedestrian access to the Subject Property is provided at two locations. The primary access will be through an existing access point on Robey Road which is the most direct access to the building. The secondary access is on Gateshead Manor Way through the existing parking lot. There are additional pedestrian only access points; one located in the northwestern side of the Subject Property along Robey Road. The other pedestrian connection accesses the Briggs Chaney Road right-of-way which provides access to the ECRSC and the senior adult housing project. A less direct pedestrian access point exists on Gateshead Manor on the southeast side of the Subject Property. This pedestrian connection provides a direct connection to the RCCRC as well as the Site Plan via both existing and approved internal pedestrian facilities.

ii. *Parking, Queuing, and Loading*

The Site Plan provides adequate parking to serve the development. Vehicle parking in the R-30 Zone outside of a reduced parking area has a minimum of 1 space per dwelling unit for an Independent Living Facility for Seniors or Persons with Disabilities plus one space per employee according to Section 6.2.4(B). Under Section 6.2.3(I)(2)(b), vehicle parking can be reduced by a factor of 0.50 for senior housing as defined by Section 1.4.2(S) which defines "senior adult" as a person who is 62 years of age or older. The Site Plan has set aside 72 vehicle spaces (59 spaces required for Senior Housing use) of the 398 total spaces.

Parking across the site, for both the approved and the existing uses on the Subject Property, will be adequate as well. The Park and Ride facility is slated to become a Bus Rapid Transit Station for the Route 29 corridor in 2020. As such, MCDOT required, via the letter dated April 27, 2017, that 200 parking spaces remain based on their parking projections for 2020. The RCCRC requires 59 vehicle parking spaces and the ECRSC requires 32 spaces.

Overall, the entire Subject Property requires a minimum of 352 parking spaces to meet all the requirements of Division 6.2 for all uses, approved and existing, on the Subject Property. The Applications will ultimately provide 398 parking spaces to be split amongst all the uses.

According to MCDOT, while the parking projections at the time of opening in 2020 is 200 parking spaces. In the future, MCDOT projections predict this BRT station will ultimately need 550 parking spaces in 2040 which is more spaces than the existing parking lot contains now. Therefore, MCDOT knows that a structured parking facility located within the existing parking lot will be necessary in the future regardless of the results of the Application.

The building will utilize one loading area for adequate off-street loading. A loading dock which does not block any vehicle travel routes is provided on the northwest corner of the building for longer loading and unloading needs. For shorter duration pickup and drop-offs, two laybys are provided in front of the main entrance to the building and in front of the existing ECRSC.

Waiver of long-term of bicycle parking

Section 6.2.4.C of the Zoning Ordinance requires that bicycle parking spaces be provided for an Independent Living Facility for Seniors or Persons with Disabilities at a rate of 0.25 space per dwelling unit for projects of 20 dwelling units or more, of which 95% must be long-term spaces. With 116 proposed units in the Independent Living Facility for Senior or Persons with Disabilities, 29 bicycle parking spaces are required, of which 28 are long-term and one is short-term.

However, Section 6.2.10 allows the Planning Board to grant a waiver to reduce the number of bicycle parking spaces. The Applicant is requesting to reduce the number of bicycle parking spaces from 31 to 9, eight of which would be spaces for long-term use and one would be for short-term use.

The Planning Board grants the waiver to reduce the number of bicycle parking spaces because the nature of the use does not create high demand for bicycle facilities. As such, residents are not likely to travel by bicycle. The eight bicycle parking spaces for long-term use that the Planning Board recommends are expected to be used by employees of the Independent Living Facility for Seniors or Persons with Disabilities and the active residents. Approval of this waiver meets the intent of the bicycle parking requirements because sufficient bicycle parking will be provided for the use.

iii. *Open Space and Recreation*

The Site Plan meets the requirements of Division 6.3, Open Space and Recreation. The Site Plan provides for more than the required amount of Common Open Space; the type of open space required when constructing apartment building type dwellings in the R-30 zone. Common Open Space is intended for recreational use by residents and visitors and should be located in a centralized location bordered by buildings or roads, or located to take advantage of existing natural features. Applicants must provide a minimum of 25% of the Subject Property as Common Open Space, and at least 50% of the total Common Open Space should be in one contiguous space. The Site Plan identifies 37.4% (259,594 sq. ft.) of the total Subject Property as Common Open Space, which is located into one area. The Common Open Space area is approximately 259,294 sq. ft. located along the northern side of the Subject Property that includes a pedestrian connection to the RCCRC. The

Common Open Space also includes an area designed as more of a formal community gathering (“Outdoor Community Space”), in the center of the building area on the northwest side of the Subject Property which is approximately 18,000 sq. ft. in size (14% of the total).

In order to meet the definition of “Common Open Space” under Section 6.3.5(A)(2), the Applicant must provide access to the common open space to give the residents recreation opportunities. As such, the Applicant must delineate a natural surface system. These natural surface trails are not shown on the Site Plan. However, it is included as part of the conditions of approval to be address on the Certified Site Plan in conjunction with Staff.

The Outdoor Community Space includes a circular shaped path at the center of the building patio, two sets of decorative seating, an interactive musical instrument, and extensive landscaping. The centralized location of this Outdoor Community Space is critical to providing nearby access to all residents regardless of dwelling unit location.

The Montgomery County Zoning Ordinance requires the development of property with more than 19 residential units to meet the point-measurements established in the Montgomery County Recreation Guidelines of 2017. As a Site Plan proposing 116 senior adult attached dwelling units, the Application is subject to the Guidelines.

The Demand, Supply, and Adequacy Report for recreation is adequate at all six age levels. The Application includes installing two decorative benches, an interactive outdoor drum kit, a large open grass lawn area, natural area, multi-purpose lobby area, and internet café.

Adjacent to the senior housing in this Application and located on the Subject Property is the ECCRC where residents can access three outdoor basketball courts and a playground as well as all of the indoor programming provided by the recreation center. This on-site facility counts as 30% of the points required under the Recreation Guidelines. The Applications provide a sidewalk extension to the existing pedestrian network to provide access to the recreation center.

Finally, the soccer field and baseball field are accessible at the Greencastle Elementary School directly to the north.

iv. *General Landscaping and Outdoor Lighting*

The Site Plan meets the standards for the provision of landscaping and outdoor lighting as required by Division 6.4. The two important parts of the landscaping for the Subject Property is creation of more of a streetscape than a parking lot driving aisle running between the senior adult attached housing and the ECRSC and enhancing the Outdoor Community Space at the rear of the approved building to create an inviting community gathering space. For every dozen parking space is a "tree island" along the driving aisle which contains a Blackgum tree. This helps breakup the parking area and create a streetscape environment to reduce the perception that the corridor is a vehicle dominated environment. The Outdoor Community Space has a variety of trees and shrubs planted around the inside of the walking path around the stormwater facility. Additional trees and shrubs will be planted towards the opening of the existing forest area to create a transition between the landscaped area and natural area.

The Landscape and Lighting Plan for the Subject Property serve the purpose of safety. Lighting is being provided with decorative fixtures mounted at 10 feet tall along the driving aisles, parking areas, and walkways to illuminate the vehicle and primary pedestrian environment. Lighting in the Outdoor Community Space and the pathways around the building are designed at a more pedestrian scale with 3.5-foot-tall LED bollards. These bollards are included around the path in the Outdoor Community Space as well. The light levels at the Subject Property boundary adjacent to residential areas are at or under the 0.5 footcandle maximum allowed.

v. *Screening*

The Site Plan approves senior adult attached dwelling units in the R-30 Zone, and the abutting building type and zone is a commercial daycare in the RT-10 Zone. Based on the table of screening requirements based on abutting zones in Division 6.5.2.C.2, screening would be required between an apartment building type and adjacent residential dwellings in a townhouse or multi-unit residential zone. However, while the adjacent property is zoned RT-10, the use on the property is a commercial day care facility which does not require screening. Therefore, this section is not applicable.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on May 18, 2017. Applications will meet stormwater management goals through the use of micro-biofiltration facilities.

b. Chapter 22A, Forest Conservation

The Board finds that as conditioned the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

Natural Resource Inventory/Forest Stand Delineation and Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #419961160 for the Subject Property was approved on February 22, 1996 and recertified on October 7, 1998. The NRI/FSD identified the environmental features and forest resources on the Subject Property.

Forest Conservation Plan Amendment

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. A Final Forest Conservation Plan MR19986030 was approved for the Subject Property on July 19, 1999 and amended on December 7, 1999. The Forest Conservation Plan was approved at the time of the Mandatory Referral for the ECRSC. As required by the County Forest Conservation Law (Chapter 22A of the County Code), an amendment to the Final Forest Conservation Plan ("FFCP") for the Subject Property was submitted with the Site Plan. Although the FCP is amending Forest Conservation Plan MR19986030, it has been given a new plan number to correspond to the Site Plan number 820170050. The FCP amendment reconfigures the locations of the conservation easements on the Subject Property to allow for the construction of the senior housing building, parking lot, and required stormwater management features.

Forest Conservation Plan MR19986030 identified approximately 3.74 acres of forest and other environmentally sensitive areas to be protected in Category I conservation easements; however, the easements were never recorded. The development of the Subject Property for the senior housing requires the relocation of approximately 0.46 acres of unrecorded conservation easement to another location on the Subject Property. The

0.46 acres is comprised of 0.24 acres of isolated, upland forest located in the western corner of the Subject Property, adjacent to Briggs Chaney Road, 0.21 acres of upland forest in the northern corner of the Subject Property, and 0.01 acres of forested stream buffer for the construction of a storm drain outfall. The Application protects an additional area including a combination of stream valley buffer and adjacent upland forest that was not previously identified to be protected in a conservation easement. The originally approved Forest Conservation Plan MR19986030 included a total of 3.74 acres of conservation easement and the amended FCP 820170050 results in the protection of forest and environmental stream valley buffer area in excess of 3.74 acres on the Subject Property. The easements for the entire property are required to be recorded as part of this Application.

Forest Conservation Variance

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to two Protected Trees as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board agreed that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance. If the Variance were not considered, the site would not be fully developed in a manner that helps accommodate the growing elderly population of Montgomery County and that is consistent with the R-30 zone. The necessary water and sewer connections and stormwater management facilities required to serve the elderly housing could not be built.

The Board makes the following findings necessary to grant the Variance:

- i. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

Granting the Variance will not confer a special privilege on the Applicant as the disturbance to the Protected Trees is due to the

reasonable development of the Subject Property. The Protected Trees are in the developable area of the Subject Property. The development to provide elderly housing requires connections to water and sewer lines and stormwater management facilities to maintain water quality. Granting a Variance to allow land disturbance within the developable portion of the Subject Property is not unique to this Applicant. The Planning Board believes that the granting of this Variance is not a special privilege that would be denied to other applicants.

- ii. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

The need for the Variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested Variance is based upon existing Subject Property conditions, the location of the Protected Trees within and adjacent to the developable area of the Subject Property, the need for additional housing for the growing senior population, and the requirements of the zone.

- iii. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

The need for a Variance is a result of the existing conditions and the proposed design and layout of the Subject Property, and not a result of land or building use on a neighboring property.

- iv. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Variance will not violate State water quality standards or cause measurable degradation in water quality. No trees located within a stream buffer, wetland, or Special Protection Area will be removed as part of this Application. There will be minor impact to the critical root zone of one tree within the stream buffer, but adequate tree protection measures will be provided and the tree will continue to provide the same functions that it does today. In addition, MCDPS has found the stormwater management concept for the project to be acceptable as stated in a letter dated May 18, 2017. The stormwater management concept incorporates Environmental Site Design (ESD) standards.

No mitigation is required for two Protected Trees impacted but retained.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

The Site Plan provides for safe and well-integrated parking and circulation patterns on the Subject Property. The Subject Property will have four points of access. The primary, and most direct, access will be on Robey Road in the existing location. There will be three secondary access points on Gateshead Manor Way. This access points are in close proximity to each other but provide access to parallel routes to access the building. These access point connect to provide thru-travel from west to east across the Subject Property. Access to all dwelling units will be through main public entrance across the driving aisle from the ECRSC. The Site Plan provides sidewalks in front of the building along with pedestrian access to Robey Road. Other pedestrian infrastructure will provide a crossing between the building and ESRCs. Finally, Application proposes a sidewalk around the southwest side of the building to connect the residential use to ECCRC and the adjacent parking lot.

The Application has adequate internal circulation for both passenger vehicles and pedestrians, including a vehicle drop-off/pick-up area in front of the building entrance. The area in front of the loading dock provides sufficient circulation space for a standard single-unit truck (SU-30) and a 30-foot garbage truck.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Master Plan includes the Subject Property in the “Greencastle/Briggs Chaney” community. The Master Plan does not make any specific recommendations for the project site or any community-wide recommendations that apply to the Subject Property.

The Master Plan supports the *community identity* goal of the Act and General Plan by “provid(ing) for attractive land uses that encourage opportunity for social interaction and promote community identity” (p. 19). The Master Plan recommends using “design improvements to increase the connections... between residential and commercial areas” (p. 19).

One objective of the Master Plan’s Land Use Plan is to “encourage housing for the elderly in appropriate locations” (p. 30). Independent Living Facility for

Seniors at the Subject Property conforms with these goals and objectives” because the approved housing is on the same property as the ECRSC and RCCRC, bus stops at the Park and Ride with convenient access to Metro Stations.

The Subject Property is in the Little Paint Branch watershed. The Master Plan Environmental Resources section places the site in an “Environmental Restoration Area” (p. 133). An objective for the Environmental Restoration Area is to “minimize additional adverse impacts from new development outside the Silverwood subwatershed” (p. 135). The Subject Property is outside the Silverwood subwatershed of the Little Paint Branch watershed, and thus falls under this objective. To meet this objective, the Master Plan recommends “a combination of standard environmental protection... for new development and stormwater retrofits or stream enhancement... to address existing problems” and further recommends “limit(ing) impervious surfaces as much as possible, given existing land use and zoning patterns” (p. 135). The greater part of the approved building will be built on an existing surface parking lot, with only a small amount of additional imperviousness added, and therefore the Application follows this Master Plan recommendation.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

Adequate Public Facilities were determined under Preliminary Plan No. 120170080.

9. *The development is compatible with the character of the residential neighborhood.*

The Site Plan provides for safe and well-integrated parking and circulation patterns on the Subject Property. The Subject Property will have four points of access. The primary, and most direct, access will be on Robey Road in the existing location. There will be three secondary access points on Gateshead Manor Way. These access points are in close proximity to each other but provide access to parallel routes to access the building. These access points connect to provide thru-travel from west to east across the Subject Property. Access to all dwelling units will be through main public entrance across the driving aisle from ECRSC. The Site Plan provides sidewalks in front of the approved building along with pedestrian access to Robey Road. Other pedestrian infrastructure will provide a crossing between the building and ECRSC. Finally, the Application provides a sidewalk around the southwest side of the building to connect the residential use to the ECCRC and adjacent parking lot.

The Application has adequate internal circulation for both passenger vehicles and pedestrians, including a vehicle drop-off/pick-up area in front of the building entrance. The area in front of the loading dock provides sufficient circulation space for a standard single-unit truck (SU-30) and a 30-foot garbage truck.

The Subject Property contains the existing ECRSC and ECCRC as well as the future location of a BRT station for the Route 29 corridor. Constructing senior adult attached housing in a centralized location on this Subject Property provides seniors with easy access to recreation/exercise opportunities and access to governmental functions at ECRSC. Furthermore, the current Park and Ride location/future BRT station will provide transportation access for seniors without access to automobile transportation.

The building location in the center of the parking area provides adequate setback to ensure compatibility with the neighborhood. This compatibility is heightened due to the relative similarity in building height throughout the neighborhood.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 31 2017 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of

this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Monday, July 24, 2017, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

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ROCKVILLE, MD 20850
By email alan.soukup@montgomerycountymd.gov

Scott Wallace
Linowes and Blocher
7200 Wisconsin Ave, Suite 800
Bethesda, MD 20814

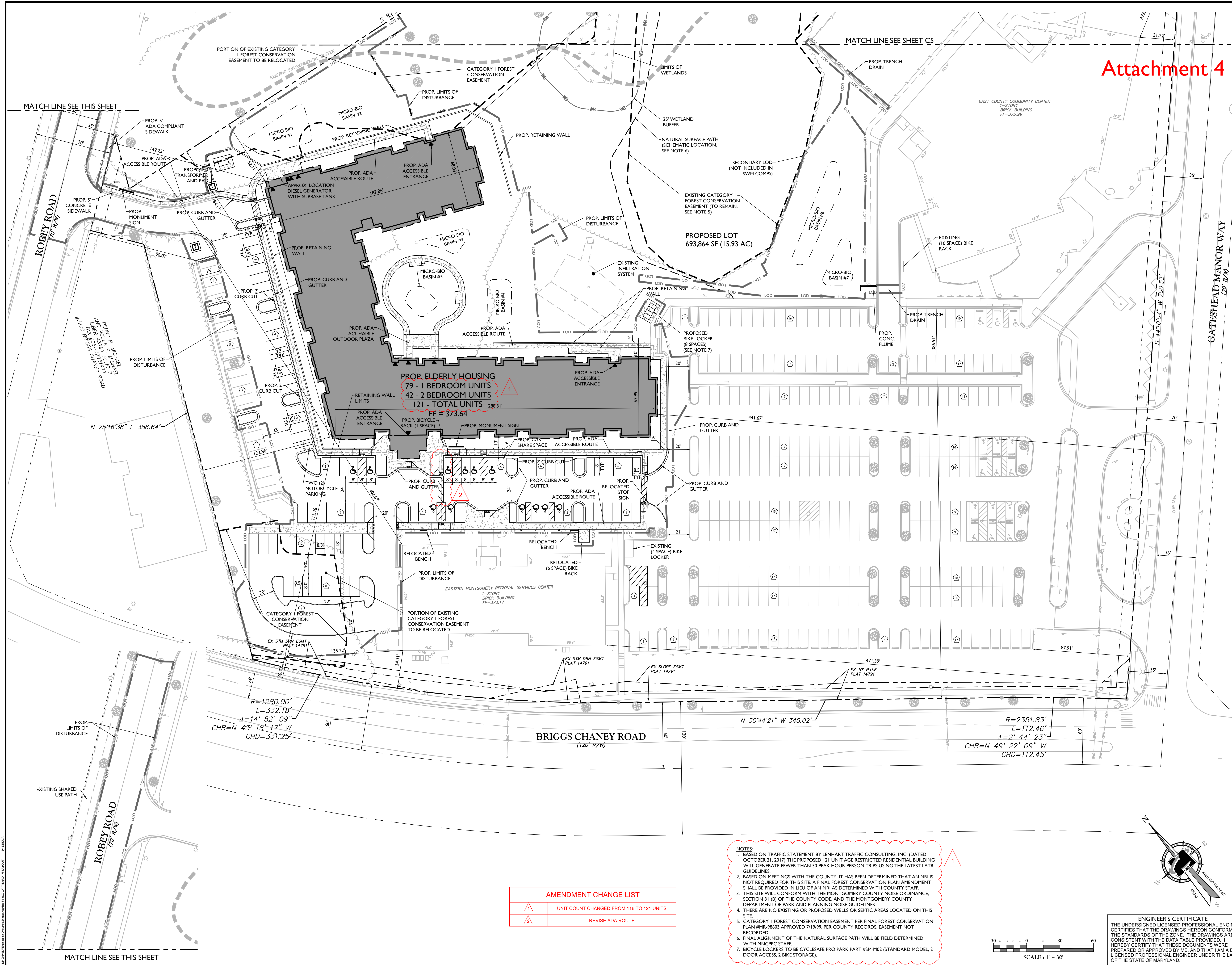
Scott R. Wolford
22375 Broderick Drive, Suite 110
Sterling, VA 20166

Dan Wilhelm
904 Cannon Road
Silver Spring, MD 20904

Pat Byrne
7 Old Cistern Ct.
Baltimore, MD 21228

Eduardo Intriago
Maser Consulting
22375 Broderick Drive, Suite 110
Sterling, VA 20166

120170080 and 820170050 Willow Manor at
Fairland



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REV	DATE	DRAWN BY	DESCRIPTION

EDUARDO J. INTRIGO
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER 46513

#12017008A
PRELIMINARY PLAN
FOR
WILLOW MANOR AT FAIRLAND
PARCEL 765
(SEE NOTE 1 ON COVER)

WSSC GRID: 218NE04
APPLICANT: K&B COMPANIES, INC.

SILVER SPRING MONTGOMERY COUNTY MARYLAND

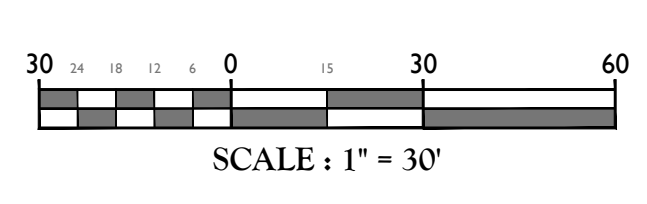
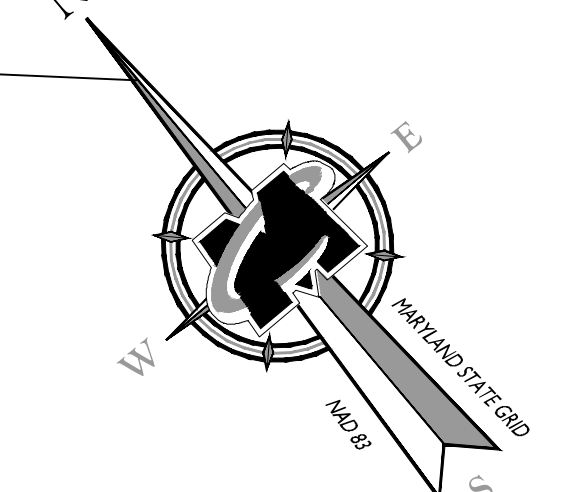
STERLING OFFICE
22375 Brookside Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

SHEET TITLE
PROPOSED LAYOUT
C4

AMENDMENT CHANGE LIST	
	UNIT COUNT CHANGED FROM 116 TO 121 UNITS
	REVISE ADA ROUTE

NOTES:

- BASED ON TRAFFIC STATEMENT BY LENHART TRAFFIC CONSULTING, INC. (DATED OCTOBER 21, 2017) THE PROPOSED 121 UNIT AGE RESTRICTED RESIDENTIAL BUILDING WILL GENERATE FEWER THAN 50 PEAK HOUR PERSON TRIPS USING THE LATEST LATR GUIDELINES.
- BASED ON MEETINGS WITH THE COUNTY, IT HAS BEEN DETERMINED THAT AN NRI IS NOT REQUIRED FOR THIS SITE. A FINAL FOREST CONSERVATION PLAN AMENDMENT SHALL BE PROVIDED IN LIEU OF AN NRI AS DETERMINED WITH COUNTY STAFF.
- THIS SITE WILL CONFORM WITH THE MONTGOMERY COUNTY NOISE ORDINANCE, SECTION 31 (B) OF THE COUNTY CODE, AND THE MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING NOISE GUIDELINES.
- THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC AREAS LOCATED ON THIS SITE.
- CATEGORY I FOREST CONSERVATION EASEMENT PER FINAL FOREST CONSERVATION PLAN #MR-98603 APPROVED 7/19/99, PER COUNTY RECORDS, EASEMENT NOT RECORDED.
- FINAL ALIGNMENT OF THE NATURAL SURFACE PATH WILL BE FIELD DETERMINED WITH MNCPPC STAFF.
- BICYCLE LOCKERS TO BE CYCLESAFE PRO PARK PART #SM-M02 (STANDARD MODEL 2 DOOR ACCESS, 2 BIKE STORAGE).



Attachment 5

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 Landscape Architects • Environmental Scientists

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

EDUARDO J. INTRIAGO
 PROFESSIONAL ENGINEER - LICENSE NUMBER 46513

#12017008A
PRELIMINARY PLAN
 FOR
WILLOW MANOR AT FAIRLAND
 PARCEL 765
 (SEE NOTE 1 ON COVER)
 WSSC GRID: 218NE04
 APPLICANT: K&B COMPANIES, INC.
 SILVER SPRING
 MONTGOMERY COUNTY
 MARYLAND

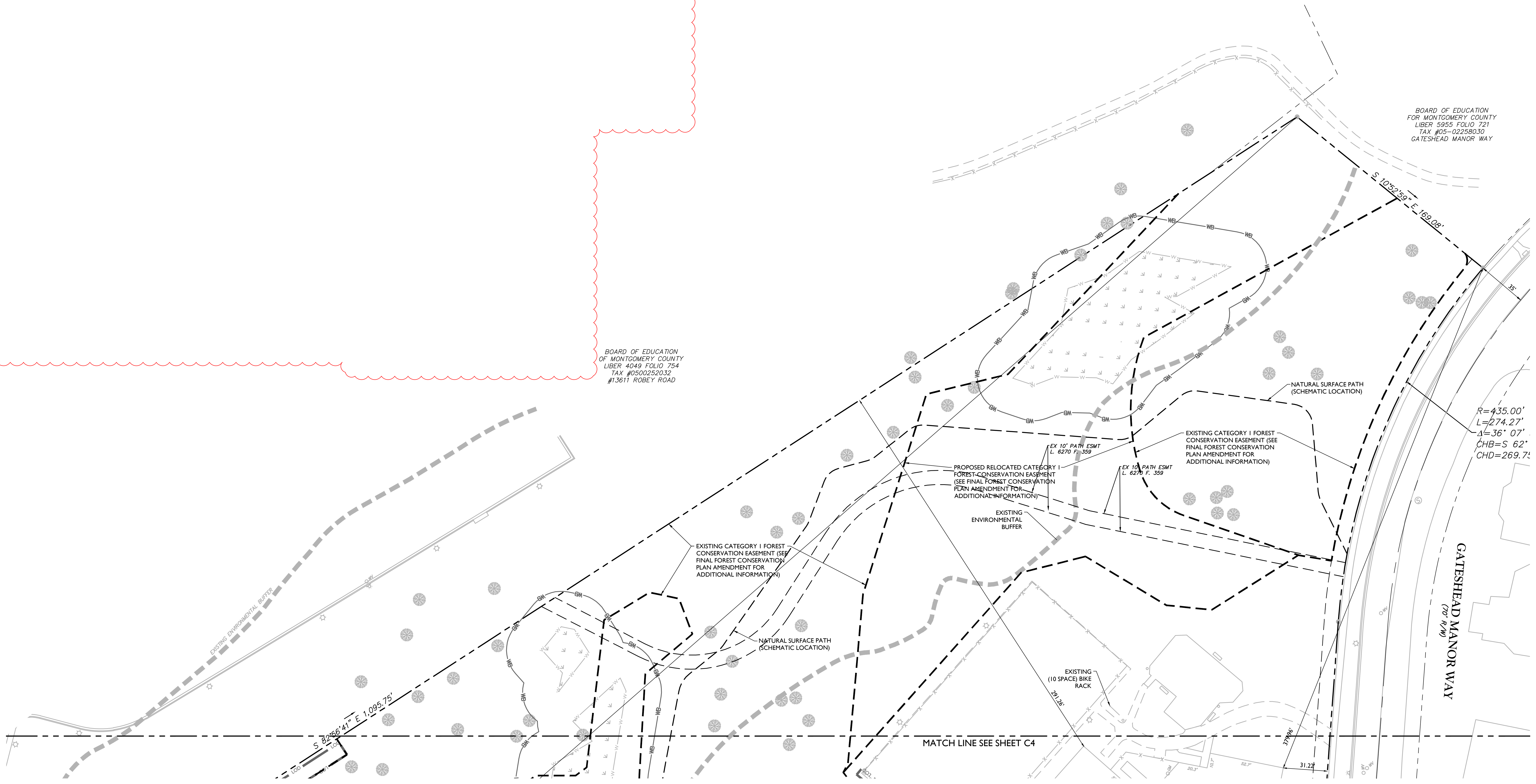
STERLING OFFICE
 22375 Broderick Drive
 Suite 110
 Sterling, VA 20166
 Phone: 703.430.4330
 Fax: 703.430.4339

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/29/18	PAP	EJ
PROJECT NUMBER	DRAWING NAME	C-LAYT	

SHEET TITLE:
PROPOSED LAYOUT
 SHEET NUMBER:
C5



BOARD OF EDUCATION FOR MONTGOMERY COUNTY
 LIBER 4049 FOLIO 754
 TAX #0500252032
 #13611 ROBEY ROAD



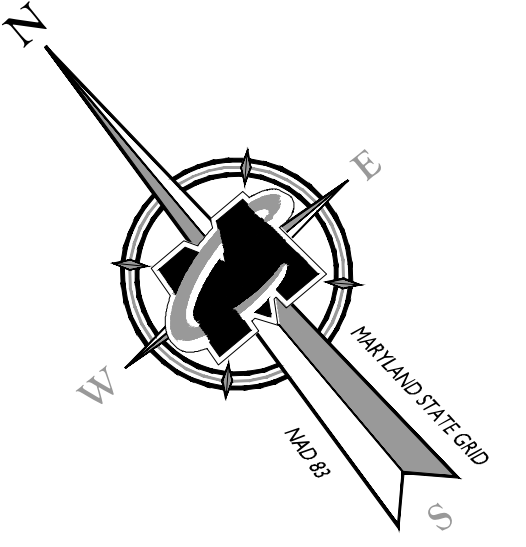
BOARD OF EDUCATION FOR MONTGOMERY COUNTY
 LIBER 5955 FOLIO 721
 TAX #05-02258030
 GATESHEAD MANOR WAY

$R=435.00'$
 $L=274.27'$
 $\Delta=36^{\circ}07'$
 $CHB=S\ 62'$
 $CHD=269.7'$

AMENDMENT CHANGE LIST

△	UNIT COUNT CHANGED FROM 116 TO 121 UNITS
△	REMOVE RECREATIONAL REPORT

SCALE: 1" = 30'



ENGINEER'S CERTIFICATE
 THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

20180129 10:00 AM C:\Users\jmaser\OneDrive\Documents\Projects\WILLOW MANOR AT FAIRLAND\DWG\C5-LAYT.dwg

Attachment 6



NOTES:

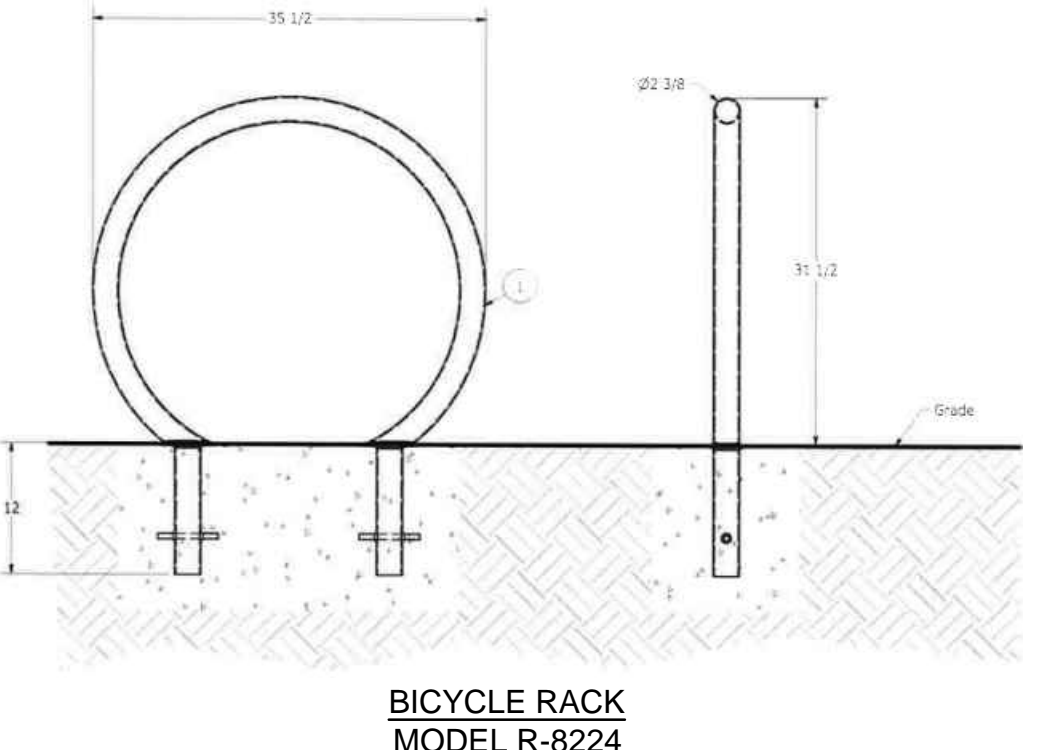
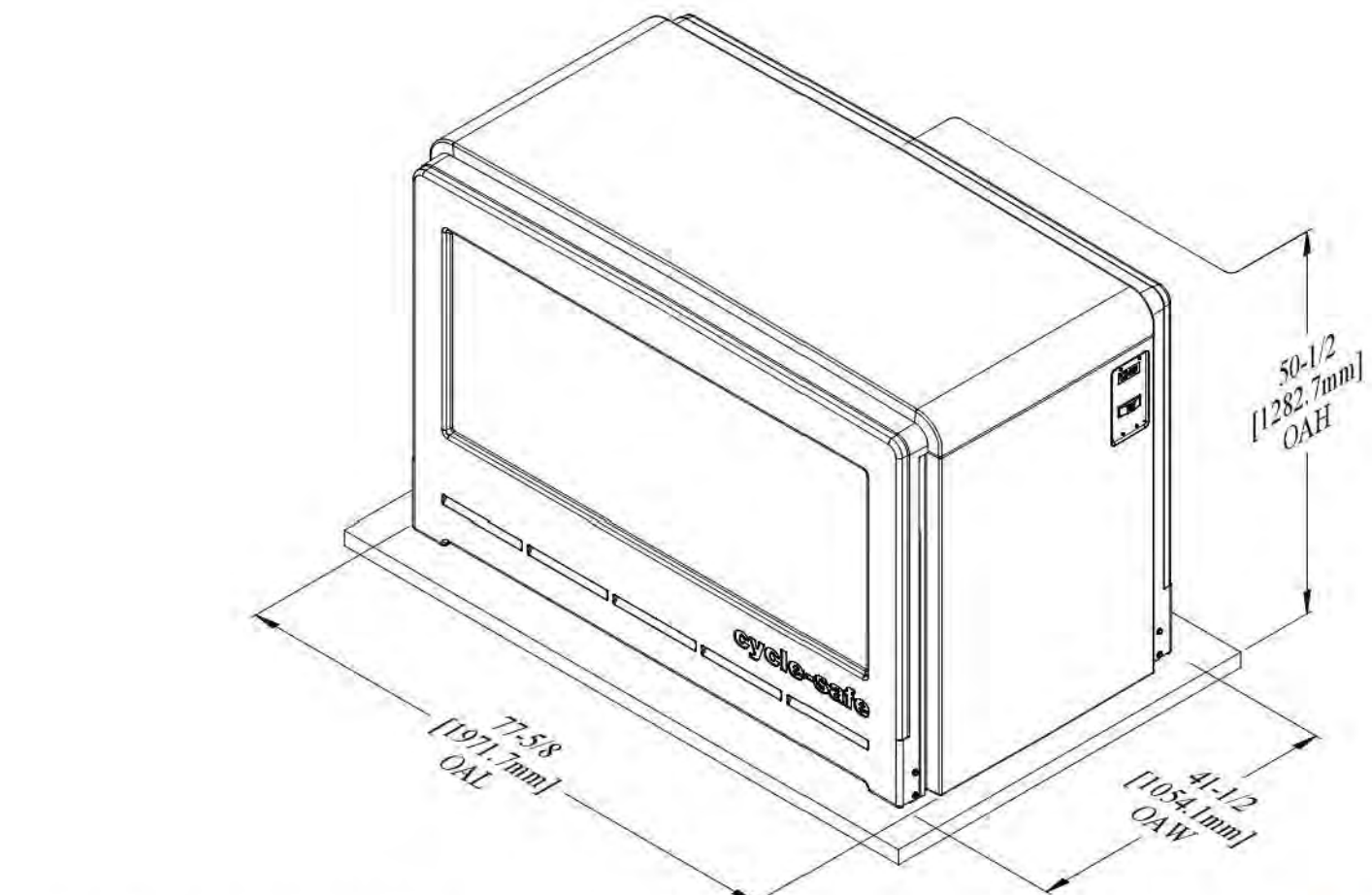
- VERTICAL DATUM IS NGVD-29 BASED ON AN ALTA SURVEY BY MASER CONSULTING P.A. ON SEPTEMBER 22, 2015. SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY ON THE PROPERTY OF MONTGOMERY COUNTY, LIBER 13885, LIBER 643, 3300 BRIGGS CHANEY ROAD" DATED 8/18/16.
- CATEGORY 1 FOREST CONSERVATION EASEMENT INDICATED AS EXISTING. PER FINAL FOREST CONSERVATION PLAN #MR-98603 APPROVED 7/19/99. PER COUNTY RECORDS, THIS EASEMENT IS NOT RECORDED.
- ALL CATEGORY 1 FOREST CONSERVATION EASEMENTS SHOWN HEREON ARE SHOWN PER APPROVED FCP # 820170050.
- A LETTER TO THE OWNER OF PROPERTY LOCATED AT 3200 BRIGGS CHANEY ROAD WAS SENT ON 04/20/17 TO INFORM THAT THE EXISTING DRIVEWAY CONNECTION TO ROBBEY ROAD WILL STAY THE SAME AND NOT BE MODIFIED WITH THIS SITE PLAN APPLICATION. BENCHES ARE TO BE 6 FOOT VICTOR STANLEY (MODEL CBNA-S-102, GREEN COLOR).
- DRUMS ARE TO BE ULTRA PLAY SYSTEM "ROCKIN' DRUM".
- PROPOSED GENERATOR IS A CUMMINS MODEL 150 DSG WITH A LEVEL 3 SOUND ATTENUATED ENCLOSURE (STEEL). CONTRACTOR TO PROVIDE ADDITIONAL SOUND SCREENING AROUND GENERATOR PAD TO FURTHER REDUCE DBI OUTPUT. IN ACCORDANCE WITH CHAPTER 31 B OF THE MONTGOMERY COUNTY CODE.
- FINAL ALIGNMENT OF THE NATURAL SURFACE PATH WILL BE FIELD DETERMINED WITH MNCPPC STAFF.
- BICYCLE LOCKERS TO BE CYCLESAFE PRO PARK PART #SM-M02 (STANDARD MODEL, 2 DOOR ACCESS, 2 BIKE STORAGE; SEE DETAIL THIS SHEET). BICYCLE RACKS TO BE RELIANCE FOUNDRY MODEL R-8224 (STANDARD EMBEDDED MOUNTING BIKE RACK; SEE DETAIL THIS SHEET).

BUILDING HEIGHT NOTES:

- PROPOSED GRADE POINTS ARE LOWER THAN EXISTING GRADES (BUILDING IS IN "CUT" SECTION).
- BUILDING HEIGHT IS 35 FT FROM FINISHED FLOOR TO MID POINT OF EAVE & RIDGE OF ROOF. AVERAGE GRADE IS SAME AS FINISHED FLOOR ELEVATION.

AVERAGE GRADE CALCULATIONS			
POINT NUMBER	EXISTING GRADE	PROPOSED GRADE	BUILDING HEIGHT
1	374.40	373.64	35'
2	375.50	373.64	35'

LEGEND
 - - - - - PROP. ADA ROUTE



AMENDMENT CHANGE LIST	
△	UNIT COUNT CHANGED FROM 116 TO 121 UNITS
△	SOD HAS BEEN REPLACED WITH RIVER ROCK BETWEEN THE BUILDING AND PARKING LOT

DEVELOPER'S CERTIFICATE
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. #82017005A, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: _____
 CONTACT PERSON: _____
 ADDRESS: _____
 PHONE: _____
 SIGNATURE: _____

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REV	DATE	DESCRIPTION

STATE OF MARYLAND
 EDUARDO J. INTRIAGO
 MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 46513

#82017005A
 SITE PLAN
 FOR
 WILLOW MANOR
 AT
 FAIRLAND
 PARCEL 765
 (SEE NOTE 1 ON COVER)
 SILVER SPRING
 MONTGOMERY COUNTY
 MARYLAND

STERLING OFFICE
 22375 Brookside Drive
 Suite 110
 Sterling, VA 20166
 Phone: 703.430.4330
 Fax: 703.430.4339

SCALE: 1" = 30'

SHEET TITLE: SITE PLAN
 SHEET NUMBER: C6



- NOTES:**
- THE PROPOSED OPEN GRASS AREA ALLOTMENT NOTED IN THE ABOVE DEMAND, SUPPLY, AND ADEQUACY REPORT IS BASED ON THE AREA WITHIN THE COURTYARD BEHIND THE BUILDING.
 - PUBLIC ART SEATING IS BEING MET THROUGH PROVISION OF TWO (2) SIX FOOT (6') VICTOR STANLEY BENCHES (MODEL CBNA-S-102, COLOR TO BE GREEN).
 - THE INTERACTIVE OUTDOOR MUSIC AND ART FACILITY IS MET THROUGH PROVISION OF AN ULTRA PLAY SYSTEM "ROCKIN' DRUM".
 - THE PROPOSED NATURAL AREA IS BASED ON THE PROVISION OF THE FOREST CONSERVATION EASEMENT.
 - SEE ARCHITECTURAL PLAN SHEET A-2 FOR AREA RESERVED FOR INTERNET CAFE AND MULTI-PURPOSE LOBBY AREA.



Create a timeless moment.™



CBNA-S-102

Consists of graceful, formed continuous schedule 40 pipe frames with contoured "floating" arm impression and suspended seating. Fully welded truss system for comfort and durability. Backless bench available as Model CBNA-S-101. Steel rod seating, 4 or 6 ft (1.2 or 1.8 m) length. In-ground mount.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTIONS

Intermediate armrests (bolt-on).



ULTRA PLAY SYSTEM "ROCKIN' DRUMS"

LENGTH

- 4 ft (1.2 m)
- 6 ft (1.8 m)

ARMRESTS

- End Armrests

COLORS

Standard

Demand, Supply & Adequacy Report

Project Location Master Plan:

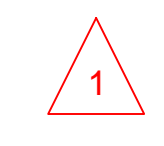
FAIRLAND MASTER PLAN

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
SFD	Single-Family Detached	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
TH	Townhouses and Single-Family attached	0	0	0	0	0	0	0
Mid-Rise	Multiple-Family, 4 stories or less	121	19.36	27.83	21.78	85.91	58.08	9.68
Total Demand Points =		121	19.36	27.83	21.78	85.91	58.08	9.68

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	0.97	2.78	3.27	12.89	8.71	0.97
Recreation Center	1	1.94	5.57	6.53	25.77	17.42	3.87
Soccer Field	1	2	15	20	25	15	2
Baseball Field	2	4	30	40	50	30	4
Natural Area	2	0.97	1.39	2.18	8.59	5.81	0.48
Playground	3	0	27	9	6	12	6
Basketball Ct.	5	15	50	75	60	30	12.50
Total Offsite Supply Points:	24.87	131.74	155.98	188.25	118.94	29.82	29.82
35% of Total Offsite Supply Points:	8.71	46.11	54.59	65.89	41.63	10.44	10.44
Max Allowed Pts (35% of Total Demand Pts):	6.78	9.74	7.62	30.07	20.33	3.39	3.39
Actual Assigned Offsite Supply Pts:	6.78	9.74	7.62	30.07	20.33	3.39	3.39



Project Location is in Master Plan:

FAIRLAND MASTER PLAN



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission (M-NCPPC)

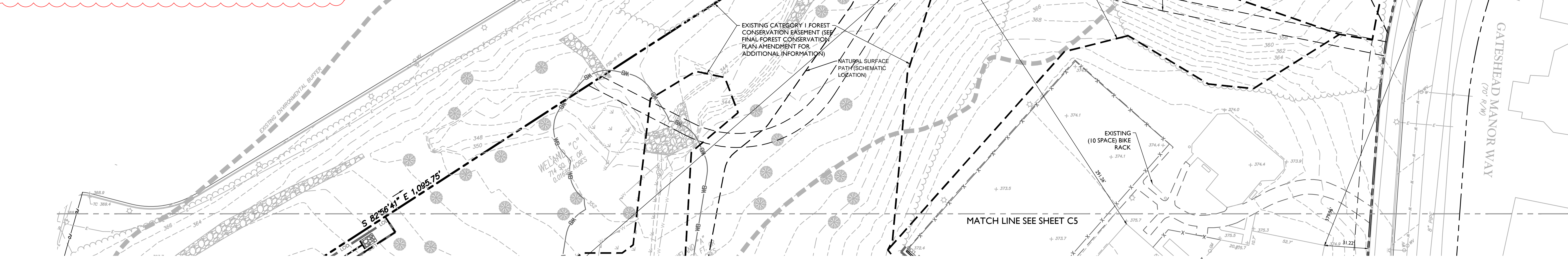
Scenario: 6574
Page 1 of 3

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Open Grass Area Lawn - Large (10,000 sf)	1	10.00%	6.60	9.90	16.50	22	16.50	6.60
Natural Area	1	0%	0.97	1.39	2.18	8.59	5.81	0.48
Multi-Purpose Lobby Area	1	0%	0	0	2	3	3	2
Internet Cafe	1	0%	0	0	5	7	4	3
Public Art Seating - Active Multi-use	2	0%	10	10	10	10	10	10
Interactive Outdoor Music and Art	1	0%	5	5	3	2	4	4
Total Onsite Supply Points:	7	0%	22.57	26.29	38.68	52.59	43.31	26.08

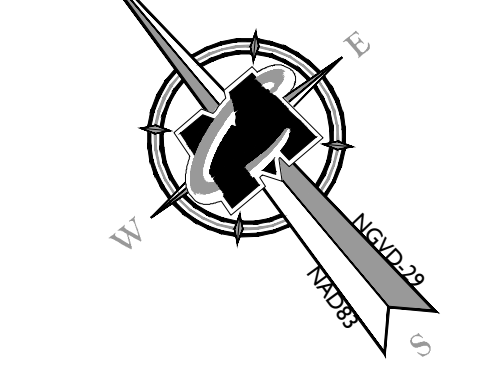
Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	19.36	6.78	22.57	29.35	Adequate
Children	27.83	9.74	26.29	36.03	Adequate
Teens	21.78	7.62	38.68	46.30	Adequate
Young Adults	85.91	30.07	52.59	82.66	Adequate
Adults	58.08	20.33	43.31	63.64	Adequate
Seniors	9.68	3.39	26.08	29.47	Adequate



AMENDMENT CHANGE LIST

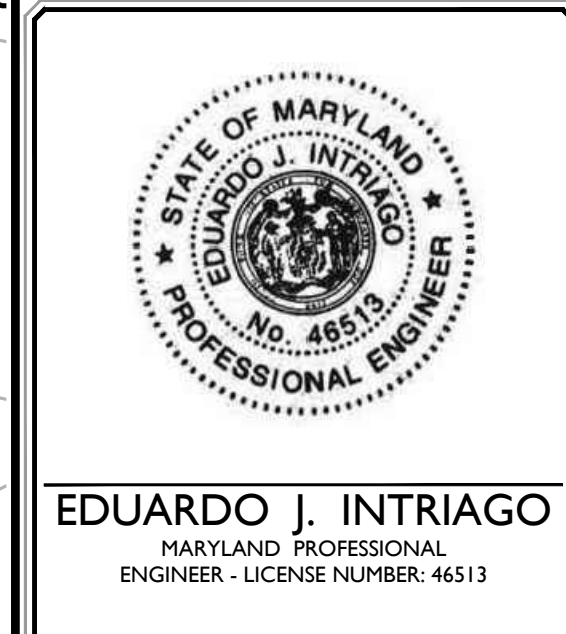
1	UNIT COUNT CHANGED FROM 116 TO 121 UNITS
2	SOD HAS BEEN REPLACED WITH RIVER ROCK BETWEEN THE BUILDING AND PARKING LOT



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. S2017005A, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: _____
CONTACT PERSON: _____
ADDRESS: _____
PHONE: _____
SIGNATURE: _____



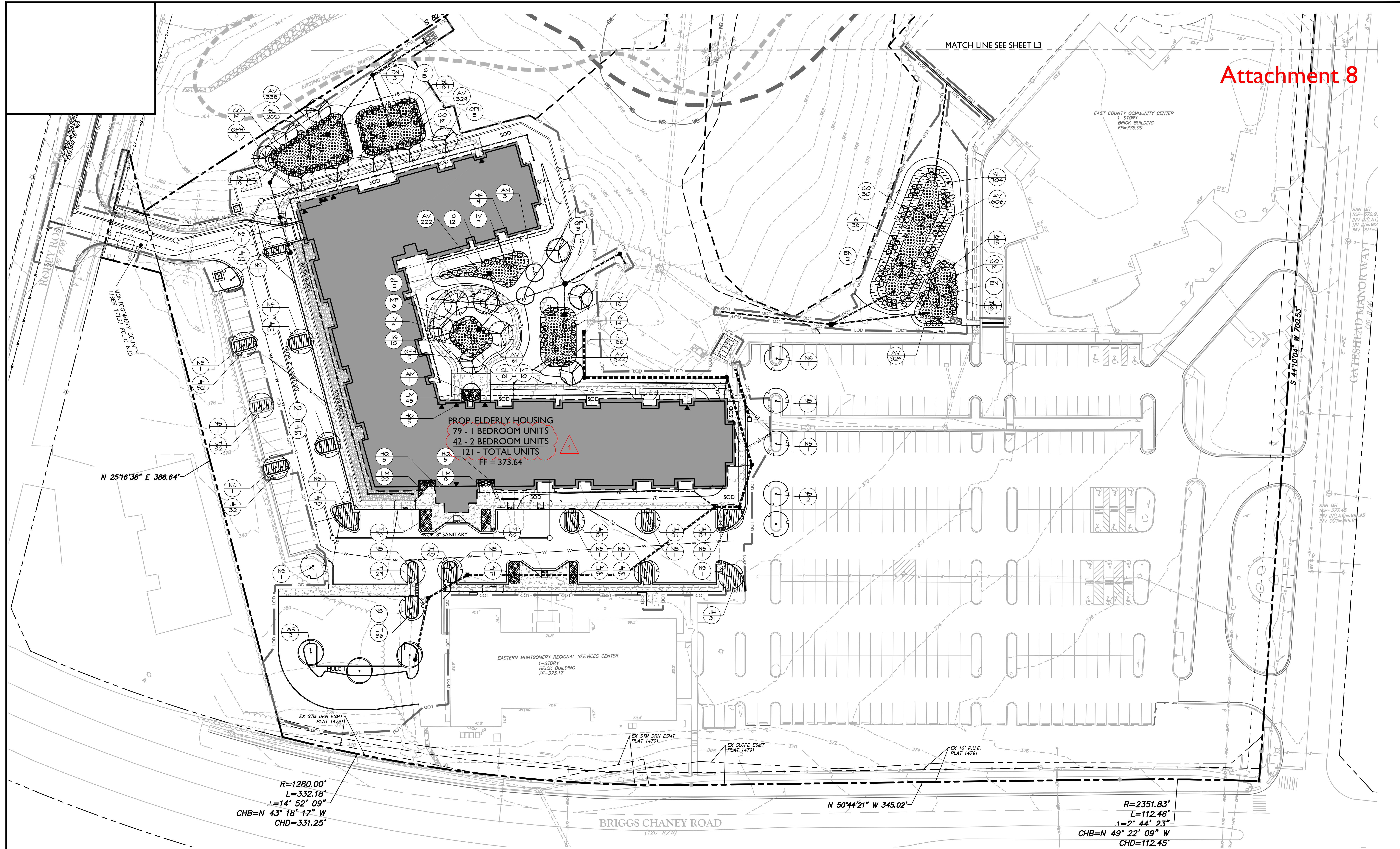
EDUARDO J. INTRIAGO
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 46113

#82017005A
SITE PLAN
FOR
WILLOW MANOR AT FAIRLAND
PARCEL 765 (SEE NOTE 1 ON COVER)
SILVER SPRING MONTGOMERY COUNTY MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

SCALE: AS SHOWN DATE: 01/10/17 DRAWN BY: PAF CHECKED BY: EI
PROJECT NUMBER: 30141400 DRAWING NAME: C-GRAD SHEET TITLE: **SITE PLAN** SHEET NUMBER: **C7**

Attachment 8



PROP. ELDERLY HOUSING
 79 - 1 BEDROOM UNITS
 42 - 2 BEDROOM UNITS
 121 - TOTAL UNITS
 FF = 373.64

EASTERN MONTGOMERY REGIONAL SERVICES CENTER
 1-STORY BRICK BUILDING
 FF=373.17

EAST COUNTY COMMUNITY CENTER
 1-3 STORY BRICK BUILDING
 FF=375.99

$R=1280.00'$
 $L=332.18'$
 $\Delta=14^{\circ} 52' 09''$
 $CHB=N 43^{\circ} 18' 17'' W$
 $CHD=331.25'$

$N 50^{\circ} 44' 21'' W 345.02'$

$R=2351.83'$
 $L=112.46'$
 $\Delta=2^{\circ} 44' 23''$
 $CHB=N 49^{\circ} 22' 09'' W$
 $CHD=112.45'$

SYMBOL LEGEND

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME
AR	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
AM	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
QP	QUERCUS PALUSTRIS / PIN OAK
QPH	QUERCUS PHELLOS / WILLOW OAK
NS	NYSSA SYLVATICA / BLACKGUM

SYMBOL LEGEND (CONT.)

SHRUBS	BOTANICAL NAME / COMMON NAME
CO	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
HQ	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOWQUEEN OAKLEAF HYDRANGEA
IG	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY HOLLY
IV	ILEX VERTICILLATA 'MARYLAND BEAUTY' / MARYLAND BEAUTY WINTERBERRY
MP	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
GRASSES	BOTANICAL NAME / COMMON NAME
AV	ANDROPOGON VIRGINICUS / BROOMEDGE BLUESTEM
JH	JUNIPERUS HORIZONTALIS 'WILTONI' / BLUE RUG JUNIPER
LM	LIIPOE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
SL	SCHIZACHARIUM SCOPARIUS / LITTLE BLUESTEM

AMENDMENT CHANGE LIST

1	UNIT COUNT CHANGED FROM 116 TO 121 UNITS
2	SOD HAS BEEN REPLACED WITH RIVER ROCK BETWEEN THE BUILDING AND PARKING LOT

TREE COVERAGE CALCULATION (PER SECTION 59.6.2.9(C)(2))
 PARKING AREA = 25,322 SF
 REQUIRED AREA OF ISLANDS = 1,266 SF (5%)
 PROVIDED AREA OF ISLANDS = 2,439 (9.6%)
 TREE CANOPY WITHIN PARKING AREA REQUIRED = 6,330 SF (25%)
 TREE CANOPY WITHIN PARKING AREA PROVIDED = 6,594 SF (26%) (15 NS @ 531 SF EACH = 7,956 SF)
 NOTE: COMPUTATIONS BASED UPON PARKING SPACES ANTICIPATED TO BE ALLOCATED TO WILLOW MANOR BUILDING (SEE PARKING ALLOCATION EXHIBIT).

NOTE:
 DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCE SECTION REVIEWS, INSPECTS, AND ENFORCES ANY AND ALL LANDSCAPING IN STORMWATER MANAGEMENT FACILITIES.

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, SERVICES OR ANY PIPES SURFACE ANYWHERE IN ANY STATE.
 Call before you dig.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

JONATHAN JOLLEY
 MARYLAND LICENSED
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 3497

#82017005A
 SITE PLAN
 FOR
WILLOW MANOR AT FAIRLAND
 PARCEL 765
 (SEE NOTE 1 ON COVER)
 SILVER SPRING
 MONTGOMERY COUNTY
 MARYLAND

STERLING OFFICE
 22375 Brookside Drive
 Suite 110
 Sterling, VA 20166
 Phone: 703.430.4330
 Fax: 703.430.4339

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 82017005A, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: _____
 CONTACT PERSON: _____
 ADDRESS: _____
 PHONE: _____

SIGNATURE: _____

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/10/17	PAP	EI
PROJECT NUMBER:	30141-4000	DRAWING NAME:	C-LAND

LANDSCAPE PLAN

SHEET NUMBER: L2



Attachment 10

DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

April 27, 2017

Mr. Ryan Sigworth, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan Letter
Preliminary Plan No. 120170080
Willow Manor at Fairland

Ryan:
Dear Mr. Sigworth:

We have completed our review of the Preliminary Plan – most recently dated April 11, 2017. This plan was reviewed by the Development Review Committee at its meeting on March 21, 2017. We recommend approval for the plan based to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Dimension the existing right-of-way and pavement width for Robey Road on the certified preliminary plan.
2. The revised Preliminary Plan shows additional parking proposed on the western portion of the existing Eastern Montgomery Regional Service Center. For the planned Bus Rapid Transit (BRT) and Park & Ride facility the total parking requirements forecasted for 2020 per the study is a minimum of two hundred (200) spaces. The existing Park & Ride parking spaces should not be shared by any other uses regardless of time of day usage.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

We recommend that the applicant coordinate with Ms. Joanna Conklin, of Montgomery County DOT regarding the Bus Rapid Transit (BRT) parking on existing Park & Ride facility. Ms. Conklin can be reached at joanna.conklin@montgomerycountymd.gov or at 240-777-7195.

3. Storm Drain Analysis: The storm drain report was reviewed by MCDOT. Since the study indicates the subject site does not drain to a nearby downstream storm drain system maintained by Montgomery County DOT, we do not have any comments on the report. We defer to Montgomery County Department of General Services who is responsible for maintaining the downstream drainage facilities.
4. MCDOT Transit/Commuter Services Section recommends the following:
 - Provide a permanent information display in the lobby of the project for transportation-related information.
 - Allow Commuter services to promote alternative modes of transportation to on-site employees, residents and visitors to the project.

The applicant should coordinate with Ms. Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-5800.

5. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements/relocation to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
6. The sight distances studies have been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,



Gregory M. Leck, Manager
Development Review
Office of Transportation Policy

Mr. Ryan Sigworth
Preliminary Plan No. 120170080
April 27, 2017
Page 3

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\Parkview at Aspen Hill\Letter\ MC DOT Comments - Willow Manor at Fairland-03-21-2017

cc: Pat Byrne KB Companies Inc
Audrey Jaramillo Maser Consulting
Greg Ossont MCDGS DO
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Joanna Conklin MCDOT RTS
Marie LaBaw MCDPS Fire Dept. Access
Stacy Coletta MCDOT DTS
Sandra Brecher MCDOT CSS
Deepak Somarajan MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Willow Manor @ Fairland Preliminary Plan Number: 1- 20170080

Street Name: Briggs Chaney Road Master Plan Road Classification: Arterial (A-86)

Posted Speed Limit: 35 mph

Street/Driveway #1 (Robey Road (30MPH)) Street/Driveway #2 (_____)

Sight Distance (feet)	OK?
Right <u>335</u>	<u>YES</u>
Left <u>335</u>	<u>YES</u>

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: _____

This is an existing entrance which is not proposed to be altered in any way during the construction of this project.

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: Edward J. Intriago Date: 4/25/17
 PLS/P.E. MD Reg. No. 46513

Montgomery County Review:

Approved
 Disapproved:

By: [Signature]
 Date: 4/25/17



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

August 9, 2017

Mr. Eduardo Intriago
Masser Consulting, P.A.
22375 Broderick Drive, Suite 110
Sterling, VA 20166

Re: **Revised COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for Willow
Manor
Preliminary Plan #: 120170080
SM File #: 282071
Tract Size/Zone: 16.43/R-30
Total Concept Area: 3.36ac
Lots/Block: N/A
Parcel(s): 765
Watershed: Paint Branch

Dear Mr. Intriago:

Based on a review by the Department of Permitting Services Review Staff, the **Revised** Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro bioretention.

The following **item** will need to be addressed **during** the final stormwater management design plan stage:

1. An engineered sediment control plan must be submitted for this development.
2. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
3. Existing infiltration trench # 1 is proposed to be removed with this proposed development. The removal must be clearly addressed in the sequence during the detailed plan submission stage.
4. The existing on site erosion issue was repaired by the Department of General Services. The repair will be re-evaluated during construction and if there are additional repairs required, they will be completed by the developer during the storm drain installation in that area.
5. Micro bioretention structures # 6 & # 7 will provide treatment of existing untreated onsite impervious areas to meet the required ESD volume due to limited space in the area of the proposed development. The limits of disturbance needed to construct micro bioretention structures # 6 & # 7 is not required to be included in the computations to determine the required ESD volume for the site.

6. ~~This revision supersedes the previous stormwater management concept approval letters for this project, dated August 9, 2016 and May 18, 2017.~~

Mr. Eduardo Intriago
August 9, 2017
Page 2 of 2

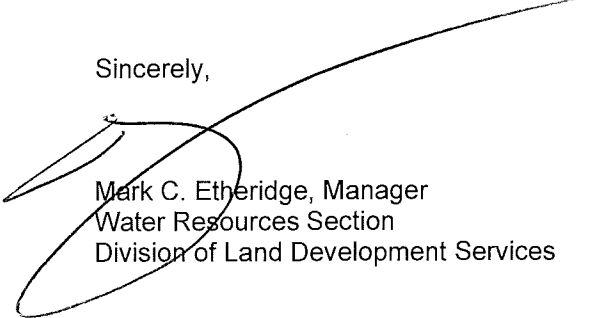
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the final stormwater management design plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: TEW

cc: C. Conlon
SM File # 282071

ESD Acres:	3.36ac
STRUCTURAL Acres:	N/A
WAIVED Acres:	N/A



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

March 16, 2018

Mr. Ryan Sigworth
Area 3 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Willow Manor at Fairland
Preliminary Plan Amendment No. 12017008A
Site Plan Amendment No. 82017005A

Dear Mr. Sigworth:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced Preliminary Plan Amendment and Site Plan Amendment and recommends Approval. The developer will need to execute an agreement with DHCA that meets the requirements of Chapter 25A prior to building permit.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Eduardo Intriago, Maser Consulting
Audrey Jaramillo, Maser Consulting
Kenneth R. Vinston, DHCA

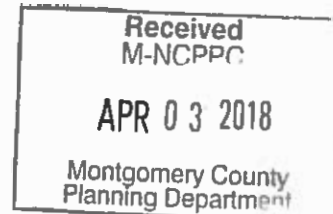
S:\Files\recurring\Housing\MPDU\Developments\Willow Manor at Fairland\Willow Manor at Fairland DHCA Letter 3-16-2018.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Sylvia C. Saunders
3522 Bruton Parish Way
Silver Spring, MD 20904



March 26, 2018

Development Applications and
Regulatory Coordination Division (DARC)
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Willow Manor
Plan Number: 82017005A
3300 Briggs Chaney Road

Attn: Ryan Sigworth, Lead Reviewer

I am not sure why this project is continuing as is or amended to show an increase in the number of dwelling units, as **senior** residents and patrons of eastern Montgomery County have expressed their opposition to this project for the past two (2) years. Obviously, the County does not have its listening ears on. Progress slowed on this abomination and our hope was that the project had been moved to another location (preferred) or shelved.

Initial project objection correspondence was submitted to Jewru Bandeh, Director of the East County Regional Services Center, in February 2016 (attached) and to various employees of the Planning Commission over the past two years, e.g., Kenneth R. Vinston, Senior Planning Specialist, Casey Anderson, Chair, Planning Board, Ryan Sigworth, Lead Project Reviewer, Park and Planning (P&P); George Leventhal, councilmember, who was surprised that a housing development is planned for that space; and the East County Village Seniors met with the developers/planners/etc. in May 2016. Also, Dan Wilhelm, a Colesville resident and member of a nearby community has expressed his concerns to the Planning Board regarding the impact on parking in the area and the fact that there are already eight (8) large senior housing facilities in this part of the county. Perhaps, the County thinks all of the seniors died since it was two years ago?

Seniors in East County DO NOT want another apartment building in the Robey Road – Briggs Chaney area. Our major complaints with this project are as follows:

1. When this project was initially conceived, the seniors who patronize the current facilities were not consulted nor included in the meetings. Yes, there were two signs posted on Robey Rd, but **drivers cannot** read posted sign(s) and drive too. Robey Rd. is the only access to BC or Greencastle roads for residents living off of Robey. (The signs were not posted when I walked on Robey Rd for exercise. My walking ended several years ago

- after a neighbor was stabbed in the buttocks while walking/jogging at 4:00 pm by the elementary school.)
2. The Planning Board has been lax in keeping abreast of what's happening in the BC area where Willow Manor is planned. Crime is up in this area, more now than when this project was first heard about in 2016. County planners should know that an abundance of apartments and a substandard shopping center crammed into a foot-traffic area breed crime – a prime example is Castle Boulevard and the Briggs Chaney Town Center.
 3. If this project proceeds as planned, parking for seniors attending the Community Center and the Regional Services Center (when it is open) will be abominable with over 300 parking spaces eliminated for this construction. (Note for the Record: The Parking Lot Study for this project was disgusting at best; at worse incomplete, inaccurate, inconclusive, irrelevant, irresponsive, overpriced, and absurd.) Seniors who use BC Rd will be forced to park on Gateshead Manor Way and risk their lives crossing the street or park some distance from the entrance to the ECCC in the lower parking area near the ECRSC. This will be a deterrent for seniors having problems walking distances.
 4. Traffic congestion on Robey Road and Briggs Chaney will be deadly, as more accidents will occur at that intersection - with the increase in vehicles and pedestrians, and drivers attempting to make a left turn onto BC Rd from Robey Rd. Some disrespectful drivers use Robey Rd as a speedway.
 5. If you look at the vast difference in architecture in relation to current structures and the planned Willow Manor, the obvious differences are: Four (4) buildings in that quadrant that use Robey Rd as an access – (1) Day Care Center, (2) Regional Services Center, (3) Greencastle Elementary School, and (4) Community Center, which are all one story conventional, brick buildings except for the school, which is a two story brick building. Willow Manor will be a standout as an illogical architecture misfit at 3 stories, constructed of siding, and a style that resembles all of the other senior buildings in the County. The structure will stand-out as an unattractive oddity.

Montgomery County has been a good place to live and thrive even though East County is the over-looked corner of the county, unless an atrocity such as this surfaces, and a few voices make it through the bureaucratic fog. Who would want to live there? Seniors who frequent the ECCC own their own homes and those who have sold their homes and relocated to Senior Living Facilities, move to such housing facilities as Leisure World and Riderwood, which offer more space and amenities than Willow Manor. Homeowners pay property taxes and are concerned about encroachment upon their space – environmental, parking, or otherwise. Apartment dwellers are not concerned about new construction or what is included in their rent as long as rent is affordable, they have energy and everything works, and they have adequate parking. (Actually, parking may not be a priority.)

It is mind boggling that the County is determined to force a 120-unit dwelling in the Regional Services Center parking lot where parking spaces should be utilized for residents in the eastern part of the county seeking health, educational and legal services during daytime as well as evening hours. The ECRSC is not serving its purpose. It is underutilized and closed most of the time because it “doesn't have a paid staff,” but advertises phantom services. However, that is no

reason to penalize other services, facilities or patrons – senior or otherwise, in the area just because one County facility is not performing its duties to the community.

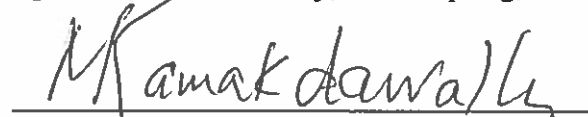
We hope that you will consider our concerns itemized here and show the residents and seniors in East County you hear us and care about our welfare and safety.

Questions and concerns can be addressed to me or any of the East County Village Seniors Board of Directors listed below.

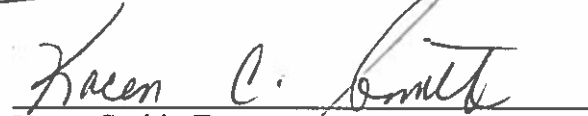
Respectfully,
East County Village Seniors
scsaunders33@outlook.com



Sylvia C. Saunders, Pres./Chair
3622 Bruton Parish Way, Silver Spring, 20904



Mehrunissa Ramakdawala, Secretary
2425 Hidden Valley Lane, Silver Spring, 20904



Karen Smith, Treasurer
7692 E. Arbory Court, Laurel, 20707

Mary Chai, Director
14234 Angelton Terrace, Burtonsville, 20866
(Letter attached)

cc: Honorable Isaiah Leggett

Attachments

Re: Housing for Seniors

Mary Ann Chai <maryannchai@rocketmail.com>

Sat 3/24/2018 1:26 PM

To: Sylvia Saunders <scsaunders33@outlook.com>;

Senior Housing

I am concerned about the location of the senior complex near Briggs Chaney and Robey Roads, because it is not conducive to keeping seniors safe. This is an area that has had a high crime rate in the past.

- 1.) Since August of 2017, there have been five homicides in the general area that I know about. However, there may be more.
- 2.) The apartments will be very close to Castle Blvd. which is a well known neighborhood for the trafficking of drugs and other crimes.
- 3.) The seniors living in the complex will be an easy target for those wishing to rob them or to do them harm.
- 4.) There are not significant areas for the seniors to shop. The Safeway close to Briggs Chaney Road closed some time ago. It has been replaced by "The Global Market" which does not offer the same types of merchandise as Giant or Safeway. Also, the shopping area is very congested; difficult to enter and leave, and borders on Castle Bld. (See above #2, re this street)
- 5.) There are limited activities for seniors in this area. The Briggs Chaney Community Center offers some activities, but the Center is old and is limited in resources. In the past, the Center offered trips and other activities for seniors, but not at the present time
- 6.) The Community Center only has one computer with a limited time of 30 minutes of use. Other Community Centers in Montgomery County offer much more amenities.
- 7.) I would suggest that the mostly vacant shopping center in Burtonsville on route 29, would be more conducive for seniors than the Briggs Chaney area. Public transportation options are much better, close to 29.
- 8.) Since seniors have many health issues, the health resources in the area are minimal. The Laurel Hospital is now under the University of Maryland, and does no longer provide involved surgeries. The current facility only has options for ER; outpatient, and observation of patients.

I have been a resident in a neighborhood close to Robey Road, since 1998. Since that time, the services probed to seniors have diminished. Also, there has been an increase in crime. Two years ago, one of our vehicles(locked) was stolen in the middle of the day. When my husband was 84, he was mugged/attacked by young adults/teens on the street on which we live. This happened during the daylight hours in the summer. Several other similar attacks occurred on other adults, and older people. Most recently, a neighbor was mugged in the area, and a gun held to her head.

Please reconsider placing vulnerable elderly people in the areas close to Robey Road and Briggs Chaney Road. Thank you for considering this request.

Sincerely,
Mary Ann Chai
14234 Angelton Terrace
Burtonsville, Md. 20866