



MCPB
Item #
Date:

Special Exception S-2819 Olney Assisted Living

Staff Report Date: November 4, 2011

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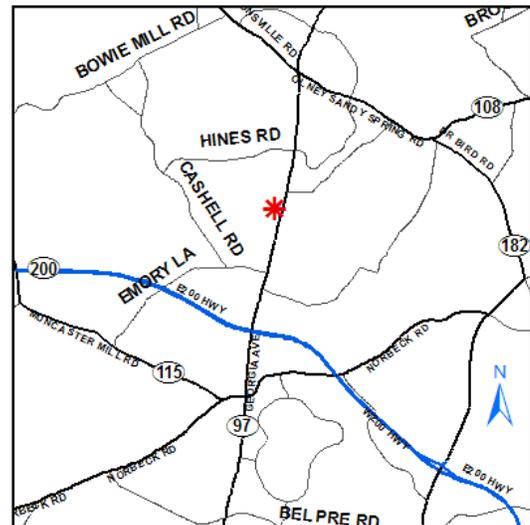
DESCRIPTION

B. Board of Appeals No. S-2819: Olney Assisted Living

Request for a Special Exception for a 64-bed domiciliary Care Home, R-200 Zone; located on Parcel P707, 17000 Block of Georgia Avenue, west side of Georgia Avenue (MD 97) approximately 640 feet south of its intersection with Old Baltimore Road in Olney MD.

Master Plan: Olney 2005

Staff Recommendation: Approval with Conditions



SUMMARY

- Applicant:** Olney Assisted Living Partners, Inc
- Site Size:** Tract area: 3.59 ac; Net Lot Area: 3.49 ac
- Proposed Use:** Assisted living facility with 60 unit and 64 beds
- Gross Floor Area:** 30,458 Square feet
- Building Height:** 13 feet and 10 inches (one-story)
- Parking spaces:** 30 on-site spaces including 2 van accessible spaces;
- Access:** 27-foot-wide shared driveway (supported by MCDOT and DOT)
- Other Reviews:**
 1. Preliminary Forest Conservation Plan: filed, reviewed and recommended for approval.
 2. Preliminary Plan Subdivision Review: required upon approval of the Special Exception

RECOMMENDATION

Staff Recommends approval of Special Exception S-2819, subject to the following conditions:

1. The assisted living facility must be limited to a maximum of 64 beds.
2. The total number of employees on the site shall not exceed 17 at any one time.
3. The applicant must make a lump sum payment of \$11,700 prior to obtaining the building permit to mitigate the PAMR required 1 peak-hour trip
4. The lighting levels near the building access points should be increased, and/or wall mounted fixtures should be incorporated into the photometrics of the Lighting Plan.
5. The applicant must obtain approval of a Preliminary Plan of Subdivision per Chapter 50 of the Montgomery County Code.
6. The applicant must comply with all applicable sections of the County Noise Ordinance (Chapter 31B of the County Code).
7. Garbage/dumpster pick-up shall comply with time of day restrictions specified in Chapter 48-solid waste regulations which specify that no pick-ups may occur between 9:00 PM and 8:00 AM on any weekday, or between 9:00 PM and 9:00 AM on Sundays and federal holidays.
8. Prior to the public hearing, the applicant must provide a noise mitigation analysis prepared by a professional engineer to address requirements for mitigation of projected exterior traffic noise levels to an interior level no greater than 45 dBA Ldn.

PROJECT SUMMARY

With the recommended conditions, the proposed use conforms to all applicable requirements and regulations for approval of a Special Exception for a Domiciliary Care Home as specified in the Montgomery County Zoning Ordinance. The applicant has met the burden of proof by showing that the proposed assisted living facility would be operated without detriment to the neighborhood and would not adversely affect the public interest. The proposed facility, which will be providing care for residents with Alzheimer's, dementia and other memory loss issues, would offer a service that is much needed in the community. The proposed use is consistent with the recommendations of the *2005 Olney Master Plan*.

The exterior of the proposed one-story facility is compatible with the architectural elements and features of existing buildings that surround the site. The building design is sensitive to the unique needs of the intended residents. Similarly, the interior of the building is designed to

promote and enhance navigation, cognition and overall quality of life of the residents by creating a homelike environment.

The landscaping consists of a significant number of plant materials; required setbacks, fencing of the outdoor play areas, building orientation, forest retention and existing topographical features will provide adequate screening and buffering of the facility from adjoining properties and road while at the same time providing a safe and secure environment for the residents. The lighting concept, as depicted on the lighting plan and with the recommended minor modification, is appropriate for the proposed use at this location.

There are no unacceptable, noise, environmental, illumination, or physical activity impacts associated with the application provided that the recommended conditions are satisfied. Whether the public facilities and services will be adequate to serve the proposed development under the Growth Policy standards will be determined at the time of subdivision, however submitted traffic studies indicate that the application will satisfy LATR and PAMR requirements.

No direct comments have been received from the community either in support or in opposition to the proposal.



I. PROJECT DESCRIPTION

The Special Exception applicant, Olney Assisted Living Partners, LLC (“OAL”), Inc., has submitted a petition in support of a Special Exception to develop and operate a 64-unit, one-story plus basement domiciliary care facility. The proposed 64-unit assisted living facility will have a gross floor area of 30,458 square feet and will be dedicated to individuals suffering from Alzheimer’s, dementia, and other forms of memory loss.



The building will include a community room, arts and crafts room, assembly area, a large central kitchen, offices, four dining areas, covered porches, and two interior court yards. The plan provides for 30 parking spaces (five more than required).

The building will be in operation 24 hours of the day, 7 day a week. The facility will have a maximum of 17 staff members in a shift with a total of 3 shifts within a 24 hour period.

II. PROPERTY DESCRIPTION

The subject property is located on the west side of Georgia Avenue approximately 640 feet south of its intersection with Old Baltimore Road in Olney, Maryland. The site consists of 3.59 acres of land identified as Parcel P707. The applicant is a contract purchaser of the property which is currently owned by the Church of Christ at Olney. The Church is located on Parcel N600 adjoining the site to the north.

The Special Exception proposes a shared driveway (existing) with the adjoining church to access the proposed facility. A one-story detached structure (trailer) and a small shed are located on

the northeastern portion of the subject property. Except for a small clearing in the center, the property is covered by forest.

The site is zoned R-200. Notification of the pending application is properly posted.

III. SURROUNDING AREA

The area surrounding the subject property is described as defined by the following roads (including properties locating along either side of the streets):

- North: Old Baltimore Road
- East: Norebrook Drive
- West: Oldbaltimore Road and Gooseneck Terrace
- South: Emory Lane and Emory Church Road .

Staff's definition of the surrounding area slightly differs from that of the applicant due to the fact that the staff's version attempts to include signalized intersections incorporated in the traffic statement. The portion of the neighborhood that is west of Georgia Avenue is predominantly developed with single-family detached dwellings in the R-200 Zone, with the exception of a small neighborhood shopping center on commercially zoned (C-1) property located adjacent to Georgia Avenue. Other nonresidential uses in this portion of the neighborhood include a church and a day care center (adjoining the site to the north and south), both in the R-200 Zone. The eastern portion of the neighborhood, across Georgia Avenue, consists of RE-2 Zoned large-lot residential properties, undeveloped large expanses of land in the RNC Zone, and a Fire Station and a golf range, both in the RE-2 Zone.



Adjoining properties and uses surrounding the proposed facility include a church to the north, a

day care facility to the south and three single family detached dwellings to the west (rear). To the east and across Georgia Avenue, a residential property designated by the Master Plan for Historic Preservation (RE-2), a 37.7 acre undeveloped wooded property (RNC), the Sandy Spring Volunteer Fire Department Station 40, and the Golden Bear Golf Range (RE-2) are located



IV. PLANNING AND ZONING HISTORY

The area within which the subject property is located was placed in the R-A/RR zone prior to 1967(staff was unable to determine the initial zoning date). With the adoption of the *1967 Olney Sectional Map Amendment (E-998)*, the R-A and RR zoning of the site were consolidated into the RR Zone (the R-R Zone was renamed R-200 in 1973). Subsequent SMA's for Olney Master Plan Area G-564, adopted in 1987, and G-838, adopted in 2005, confirmed the R-200 zoning of the site.

V. MASTER PLAN

The proposed assisted living facility is consistent with the recommendations of the *2005 Olney Master Plan*. The proposal meets the Master Plan goal of providing housing choices for the elderly at a density and scale generally harmonious with the largely residential character of this part of Olney.

The 2005 Olney Master Plan has as a primary goal the provision of “a wide choice of housing types and neighborhoods for people of all income levels and ages and appropriate locations

and densities”(p 15). The Housing Plan also makes recommendations for the ongoing provision of housing for the elderly. The Plan (p 62) supports elderly housing projects of appropriate densities at appropriate locations. However, the Plan discourages Special Exception uses along the portion of Georgia Avenue between Norbeck Road and the Town Center in order to preserve the area’s generally low-density residential character (p 42). It further recommends that “the negative impacts of Special Exception uses such as non-residential character, visibility of parking lots, excessive size, height and scale of buildings, and intrusive lighting” be minimized, and that uses with excessive imperviousness be discouraged.

The proposed one-story facility has been designed to blend with the adjoining residential communities. The proposed building incorporates architectural features and materials that match the character of the surrounding structures. Substantial landscaping provides screening of the parking area from Georgia Avenue. The proposed lighting will not cause glare on adjoining properties.

The facility will provide aging residents with a measure of independence while making necessary services, including medical care, available to them on-site. The proposal meets the Master Plan goal of providing housing choices for the elderly at a density and scale generally harmonious with the largely residential character of this part of Olney. The proposed facility is appropriate amongst the existing mix of institutional, residential and light commercial uses in the area.

VI. COMMUNITY CONCERNS

The applicant indicated that presentations were made on the proposed Special Exception and the related Preliminary Plan application to members of the community on a number of occasions during the past 10 months. The applicant’s development team made a presentation at the monthly meeting of the Greater Olney Civic Association (GOCA) on February 8th, 2011. The session included discussions, questions and answers on various issues and concerns of the community. The community suggested that special attention be given to the stormwater drainage from the property and to buffering the facility from the adjoining residential neighborhood to the rear. The applicant has indicated that, as the result of the meeting, several steps have been taken to ensure that a significant landscaping buffer will be provided and that the stormwater drainage will be properly addressed.

The applicant’s team has also met on separate occasions with two of the adjoining neighbors to the west at their residences at 1 and 2 Old Baltimore Court. According to information submitted by the applicant, , the applicant addressed the concerns of these neighbors regarding building height, layout, floor plan, access, parking, fencing, landscaping and the post development view of the project from their properties. A subsequent meeting was held with the Bovells at 2 Old Baltimore Court to review the common boundary between the site and their property and to specifically discuss the location of the proposed drainage swale.

The latest meeting with the community was held on October 20, 2011 at the Olney Church of Christ at 17020 Georgia Avenue. The session included discussions, questions and answers on various issues and concerns of the community (See attached meeting minutes). The session was attended by eight area residents. The applicant also reports that they held informal meetings and discussions with members and officers of GOCA, and the Cherry wood Home Owners association.

At the time of this writing, staff has not received any direct comments from the community either in support or in opposition to the proposal.

VII. TRANSPORTATION

The proposed senior housing facility will not adversely affect area pedestrian accessibility and will have no adverse effect on the transportation network in the immediate area. The proposed assisted living facility would generate a maximum of two trips during the weekday morning peak hours (6:30 a.m. to 9:30 a.m.) and a maximum of four trips during the weekday evening peak hours (4:00 p.m. to 7:00 p.m.). Since the proposed facility will not generate 30 or more peak-hour trips during the weekday morning and evening peak periods, a traffic study is not required, and the subject petition passes the Local Area Transportation Review (LATR) requirements of the APF test.

The site is located within the Olney Policy Area where there is a 5 percent PAMR trip mitigation requirement according to the County's Growth Policy. The applicant offered to make a lump sum payment of \$11,700 to mitigate 1 peak-hour trip which represents 5% of new trips generated by the proposed development. The Special Exception application meets the PAMR requirements of the APF review.

Access to the site will be provided from Georgia Avenue by sharing the existing driveway for the adjacent Church of Christ at Olney. The site plan dated October 18, 2011 shows 8' to 10' sidewalks along the Georgia Avenue frontage, which is accepted by the State Highway Administration and Montgomery County Department of Transportation. Staff finds the proposed access points and internal traffic/pedestrian circulation system shown on the site plan to be adequate.

Staff recommends that total development under the subject Special Exception application be limited to an assisted living facility with a maximum number of 64 beds. The applicant must make a lump sum payment of \$11,700 to mitigate 1 peak hour trip under PAMR prior to obtaining the building permit.

VIII. ENVIRONMENT

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) #420111740 was approved on June 21, 2011. The site is located within the Upper Rock Creek Watershed, designated as Use

Ill waters. The topography on the property is gently sloping to the west. There are no streams, wetlands, 100-year floodplain, stream buffers, highly erodible soils, or steep slopes located on the property. This property is not located within a Special Protection Area (SPA) or the Patuxent River Primary Management Area (PMA).

The property is subject to the Montgomery County Forest Conservation Law and a Preliminary Forest Conservation Plan (PFCP) is being reviewed by the Planning Board for compliance with these laws. In conjunction with the PFCP, the applicant has submitted a variance request for the removal of 12 specimen trees and impacts to the critical root zones of four 4 specimen trees.

The Forest Conservation Plan proposes to clear 2.31 acres of forest, resulting in a forest planting requirement of 1.61 acres. The applicant proposes to retain 0.16 acres of forest and plant an additional 0.07 acres of forest adjacent to the existing forest. The planting will satisfy a portion of the forest planting requirement. This combined 0.23 acres of forest will be protected in a Category I conservation easement. The easement will be located along the northern property line, contiguous with forest on the adjacent property. The easement will protect the on-site forest as well as the critical root zones of healthy specimen trees located on the adjacent property to the north. The proposed development will include a fence around the perimeter of the building and outdoor areas for the safety of the residents. The fence will also offer additional protection to the forest in the proposed conservation easement. The remaining 1.54 acres of forest planting requirement will be satisfied in an approved off-site forest mitigation bank.

Staff recommends approval of the proposed PFCP and the variance request with conditions. (see attached memorandum of October 26, 2011 from Mary Jo Kishter).

An earlier proposed stormwater management concept plan has been resubmitted with a revised plan addressing earlier comments from DPS. The applicant's engineer anticipates concept plan approval will be granted in the coming few weeks. The plan includes on-site storm drainage and areas of bio-retention.

Regarding potential noise impacts on the proposed residences, even though the building is proposed to be located approximately 150 feet from the road, staff recommends the applicant provide a noise analysis from a professional engineer to determine the projected exterior noise levels that might require mitigation for affected residential units. Outdoor uses on the property, including a courtyard for residents, will be located in the rear of the property, behind the building, and should not be affected by traffic related noise from Georgia Avenue.

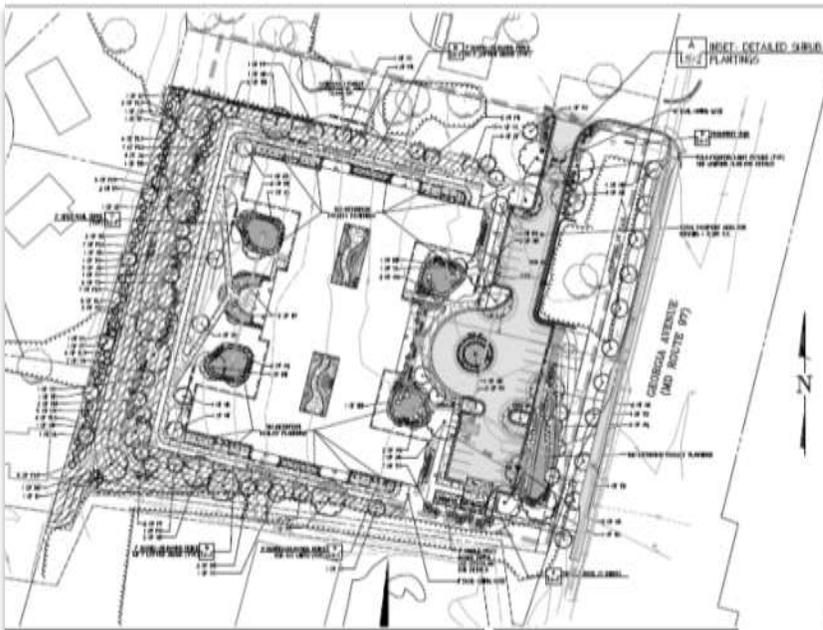
IX. SUBDIVISION

This property is not recorded by record plat. It will be required to go through the subdivision process for a review of Adequate Public Facilities and compliance with subdivision regulations. The property must be recorded by plat before a building permit is issued.

X. LANDSCAPE AND LIGHTING

In response to staff comments, the applicant has revised the site and landscape plans. The revised plans generally are adequate in terms of layout, landscaping, and on-site circulation. Staff recommends a minor change to the lighting plan.

The surface parking facility (30 spaces) is set back approximately 70 feet from the curb. The total pavement area of the parking lot is 15,285 square feet and 4,800 square feet is proposed as green space. In accordance with the Zoning Ordinance, 31 percent of the total paved area will be shaded.



The bio-retention facilities and Forest Conservation easements, located around the proposed building and along the front property line, will adequately buffer major views from the roadway and the adjacent properties. The rear yard of the property slopes down at a 3 to 1 slope (approximately 16 feet) toward the rear property line; which is adequately buffered by two rows of evergreen and deciduous plantings.

Handicap access is provided in close proximity to the main entrance; 11 bike racks are provided within the surface parking facility, and the proposed sidewalks (directly adjacent to the front entrance) are efficiently tied into the existing 10 foot pathway along Georgia Avenue. A 7-foot-high fence encloses and separates the side and rear yards of the facility from the front entrance of the property, and the sidewalks proposed within this area are connected to the side and rear entrances.

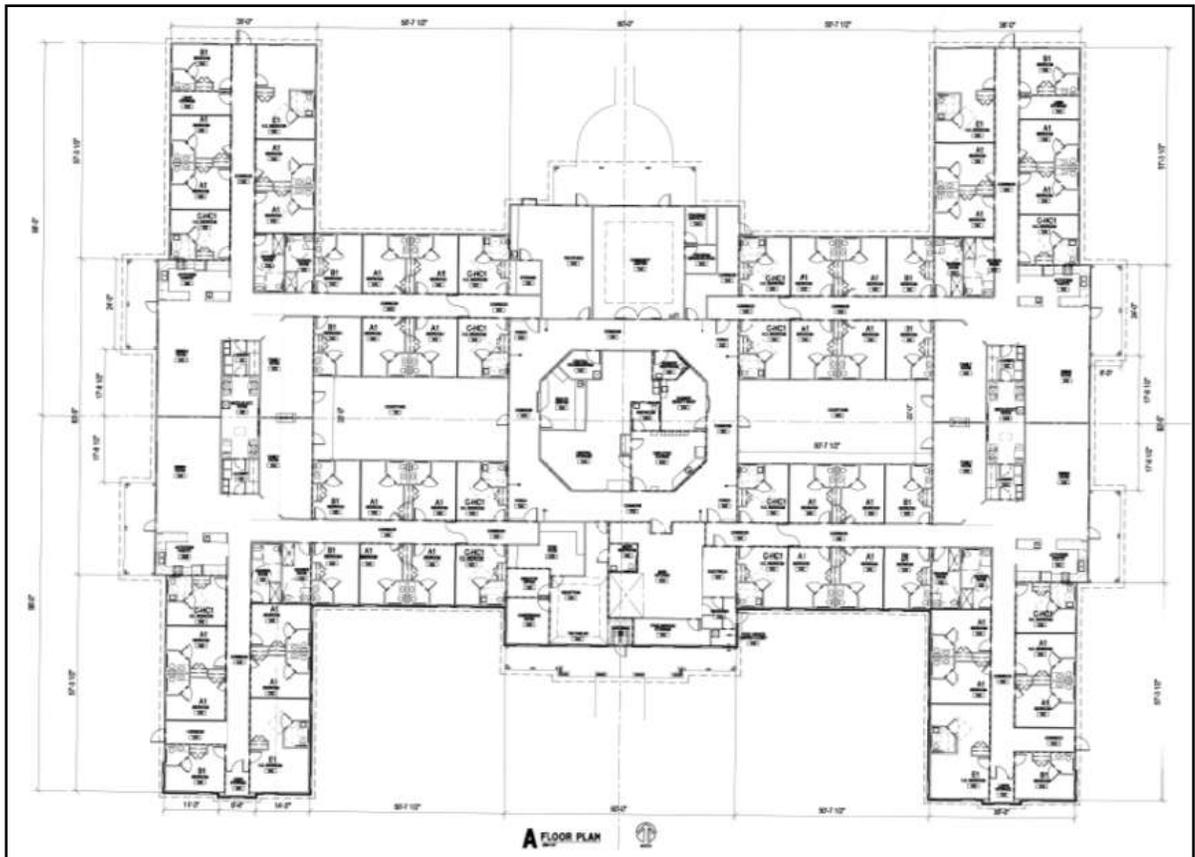
The lighting levels near the building access points should be increased; and/or wall mounted fixtures should be incorporated into photometrics of the Lighting Plan to ensure safety.

XI BUILDING AND SITE DESIGN

Building, Interior

The design of the proposed assisted living facility incorporates elements that promote a homelike therapeutic environment and stimulate mental and physical activity. The applicant

has provided the following description of the interior design features of the proposed 60 unit, 64-bed facility.



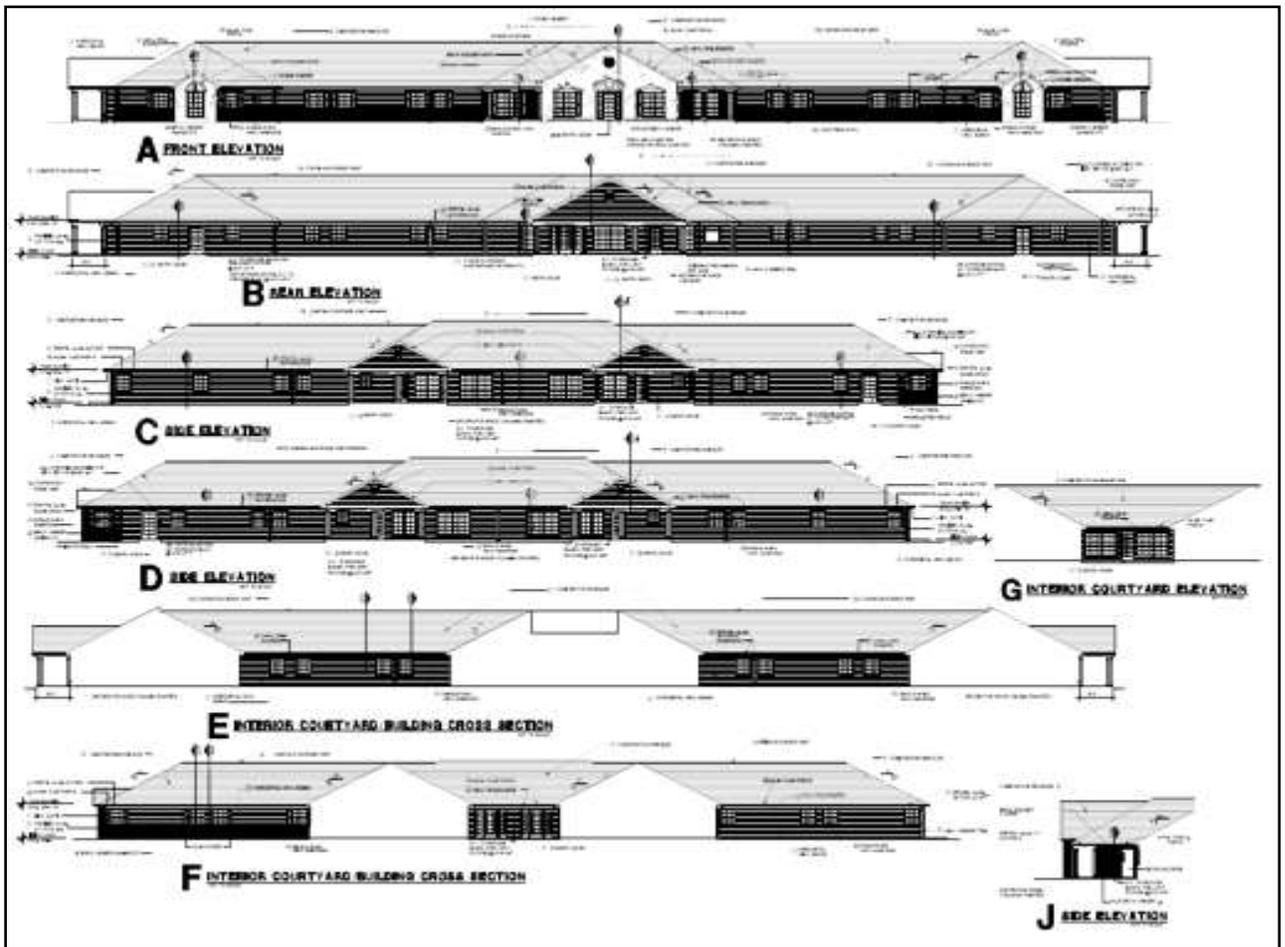
...Every aspect of this residence is designed for those with memory loss. Several of the design features include smaller scale spaces, residential finishes, use of interior design themes for wayfinding and recognition. The building is designed to enhance navigation, cognition and overall quality of life of each resident by creating an environment that feels like home.

The residence is comprised of four neighborhoods and a Town Center. The neighborhood spaces provide an intimate nurturing place, providing for needs of the residents while also providing therapeutic activities. Each “neighborhood” contains living areas that have their own unique identities that contain visual cues and décor to assist residents in wayfinding and ease their anxieties through familiar surroundings. A “Town Center” connects to the four “neighborhoods” and features an apothecary (health center), a community center, studio, and a beauty/barber shop. The “Town Center” provides opportunities for larger gatherings and activities such as exercise, religious services, and entertainment....”

Building, Exterior

The exterior of the proposed building is designed to appear residential. The one-story wood-framed building has a pitched roof with composition shingles. The walls have lap siding with stone and brick accents. The building also incorporates several features of single-family detached homes including a residential type entrance, windows and low roofing, decorative painted wood columns, shutters, brick molding around the main entrance doors and windows, and aluminum gutters and downspouts.

The proposed design of the building accomplishes two objectives: (1) reinforcing the homelike environment of the residence for the inhabitants, and (2) ensuring that it is compatible with the other buildings in the surrounding community.



Grounds

The area outside of the building is fenced due to the fact that the residents are at various stages of memory loss. The outdoor courtyards are contained. Recreation areas are created in the outdoor courtyards which are contained within the building footprint. The courtyards

feature walking paths, gardens, comfortable seating areas and raised planters and they provide a secure environment that would allow freedom of movement.

JUSTIFICATION FOR A ONE-STORY BUILDING

The applicant carefully examined the number of floors appropriate for the facility. The applicant finds that a two story building would severely restrict the freedom of movement for residents living on upper floors because they cannot access the town center, community spaces, and exterior courtyards on the first floor without being accompanied by staff using elevators and stairwells. The applicant further points out that the areas to which patients do not have a direct access comprise only approximately 3000 square feet of the 30,458 square-foot building. Locating these areas on a second floor level would not be practical or functional.

The applicant reasons that the interior design of the project gives visual cues to residents regarding their “neighborhood” within the building, with distinctive doors, front porches and décor. Locating the neighborhoods on two levels would make the identification of these features difficult for the residents.

The design of the building as proposed will be compatible with the existing residential characteristics of the area. It also addresses the specific recommendation of the Master Plan for developments along Georgia Avenue in the subject neighborhood. Additionally, since the topography of the property is such that it is significantly higher than the adjacent residential uses to the west, placing a multi-story building on the site would be inconsistent with the Master Plan recommendation of minimizing the negative impacts of excessive size, height and scale of buildings.

Upon review of the information and justifications provided by the applicant and staff’s independent analysis of documents and studies related to the attributes of well designed assisted living facilities for people with Alzheimer’s dementia and related conditions, staff finds that the proposed interior and exterior design of the facility would create a suitable and supportive residential environment and promote wellness for the residents. In addition, the design and scale of the new building, and the overall site layout of the development, maintain compatibility and relate well with the characteristics of existing residential, institutional and commercial developments in the immediate neighborhood.

XII. GENERAL DEVELOPMENT STANDARDS (§ 59-G-1.23)

- a. **Development Standards-59-G-1.23 (a): Special Exceptions are subject to the development standards of the applicable zone where the Special Exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.**

The following table summarizes the relevant development standards for the R-200 Zone that are applicable to the proposed Special Exception request:

Development Standard: R-200	Required		Proposed
	§59-C.132	§59-G-2.37 (S-2819)	
Minimum net Lot Area	20,000 sf	2 ac (87,120 sf)	3.49 ac (151,944 sf)
Minimum Lot width <ul style="list-style-type: none"> • @ Front building line • @ Street line 	100 ft 25 ft		365 ft 355ft
Minimum Building Setback <ul style="list-style-type: none"> Front Side <ul style="list-style-type: none"> ▪ One side ▪ Sum of both sides ▪ Rear 	40 ft (EBL) 12 ft 25 ft 30 ft	>20 ft	120 39 ft 128 ft 82
Maximum Building Height -	50 ft		13 ft 10 in
Maximum Building Coverage	25%		20.1% (30,548 sf)

- b. **Parking Requirements—59-G-1.23 (b):** Special Exceptions are subject to all relevant requirements of Article 59-E.

Section 59-E-3.7—Parking requirements§59-G-2.35(c)(1)

Domiciliary Care Home: One parking space for every 4 beds and one space for every 2 employees on largest work shift.

59-G-2.37(D)

Off-street parking must be provided in the amount of one space for every 4 beds and one space for 2 employees on the largest work shift, except the board may specify additional off-street parking spaces where the method of operation or type of care to be provided indicates an increase will be needed.

A total of 25 parking spaces are required for the use—1 space/4 beds@64 beds= 16 and 1 space/2 employees@ 17 employees=9 spaces—The site plan provides a total of 30 spaces, including two van accessible handicap spaces. The proposed parking spaces are sufficient to accommodate the parking needs of 17 employees (full and part-time) as well as visitors.

- c. **Forest Conservation-59-G-23 (d):** If a Special Exception is subject to Chapter 22A, the Board must consider the Preliminary Forest Conservation Plan required by that Chapter when approving the Special Exception application and must not approve a Special Exception that conflicts with the preliminary forest conservation plan.

The site is subject to Chapter 22A Montgomery County Forest Conservation Law. Preliminary Forest Conservation Plan recommendations are reviewed by the Planning Board as a regulatory item, separate from the review of the Special Exception application. Staff is recommending approval of the PFCP, with conditions. This Special Exception-site is also subject to Chapter 22A-21, which requires that a variance be granted by the Planning Board for the proposed removal of 12 specimen trees and impacts to the critical root zones of four specimen trees located inside the Special Exception area. Staff recommends approval of the requested variances.

(d). Signs (59-G-1.23(f)): The display of a sign must comply with Article 59-F.

A 32 square-foot monument sign is proposed as part of the application. All signs placed on the property must meet the requirements of Section 59-F-4.2 (a) in terms of number, location and size and Section 59-F-4.1 (e) regarding illumination.

(e) Building compatibility in residential zones (59-G-1.23(g)): Any structure that is constructed, reconstructed or altered under a Special Exception in a residential zone must be well related to the surrounding area in its sitting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.

The proposed building is compatible with the surrounding area in terms of its scale, bulk, height, and architectural features. The exterior of the proposed one-story residential facility appears residential in character and incorporates several features of single-family detached homes in the adjacent residential communities. The proposed building also relates and blends well with the architectural elements and features of existing buildings that surround site.

The proposed landscape plan provides for extensive screening, in the form of landscaping that includes a combination of shade and ornamental trees and shrubs, on all sides of the property including its frontage on Georgia Avenue.

e. Lighting in residential zones —59-G-23(h): All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:

- (1) Luminaires must incorporate a glare and spill light control device to minimize glare and light trespass.**
- (2) Lighting levels along the side and rear lot lines must not exceed 0.1 foot candles.**

The lighting plan adequately and efficiently provides a safe vehicular and pedestrian environment. The proposed lighting will not cause glare on adjoining properties, nor will it exceed the 0.1 foot-candle standard at the side and rear property lines. A photometric study was submitted with the application to show that the proposed modification satisfies this requirement. However, staff recommends that the lighting levels near the building access points should be increased; and/or wall mounted fixtures should be incorporated into photometrics of the Lighting Plan to enhance safety.

XIII. STANDARD FOR EVALUATION (59-G-1.2.1)

A Special Exception must not be granted without the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a Special Exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a Special Exception.

As established in previous Special Exception cases, seven criteria are used to identify the physical and operational characteristics of a use. Those criteria are size, scale, scope, lighting, noise, traffic, and the environment. What must be determined is whether these effects are acceptable or would create adverse impacts sufficient to result in denial. The inherent, generic physical and operational characteristics associated with a nursing home or domiciliary care home are (1) buildings and related outdoor recreational areas or facilities (2) parking areas, (3) lighting, (4) vehicular trips to and from the site by employees, visitors, residents, delivery, and trash pick-up.

Many of the characteristics of the Special Exception are inherent. The proposed scale of the building, the internal vehicular circulation system, and the on-site parking areas shown on the site plan are operational characteristics typically associated with a nursing home or domiciliary care home. The proposed one-story 30,500 Square-foot building is designed in a manner that complements the surrounding residential characteristics of the surrounding development in terms of size, scale, scope, massing, architectural features, building materials and orientation.

The shared access driveway is a non-inherent characteristic but one that represents a positive influence on the circulation pattern near and on the subject property by minimizing access points on Georgia Avenue as well as by reducing the amount of impervious surface area on the property. Based on the traffic analysis by staff, the non-inherent vehicular and pedestrian

movement surrounding the site and on Georgia Avenue would be safe, adequate, and efficient, and not sufficient basis to deny the application.

Excessive amount of noise is a non-inherent effect. Staff finds nothing in the operation of the proposed use that would cause objectionable noise so long as County regulations regarding noise (Chapter 31B) and trash/dumpster pickup (Chapter 48-21) are followed. Noise generating concerns include an emergency generator, which is proposed to be located in the front of the property, next to the trash and recycling receptacles, approximately 300 feet from the residential homes located adjacent to the rear property line.

The proposed assisted living facility is consistent with all applicable standards of the R-200 Zone and satisfies all applicable requirements for a nursing home or domiciliary care home Special Exception. The lighting concept, with the recommended condition, is appropriate for the proposed use at the subject location.

With the recommended conditions of approval, the inherent and non-inherent impacts associated with the proposed use do not rise to a level sufficient to warrant a denial of the application.

XIV. GENERAL CONDITIONS (59-G-1.21)

(a) A Special Exception may be granted when the Board, the Hearing Examiner finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible Special Exception in the zone.

The proposed use is permitted by Special Exception in the R-200 Zone.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a Special Exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a Special Exception to be granted.

With staff's recommended conditions of approval, the proposal satisfies the specific Special Exception standards and requirements of Section 59.G-2.37 for granting of a Special Exception for a nursing home or domiciliary care home.

(3) Will be consistent with the general plan for the physical development of the District, including any Master Plan adopted by the Commission. Any decision to grant or deny a Special Exception must be consistent with any recommendation in a Master Plan regarding the appropriateness of a Special Exception at a particular location. If the Planning Board or the Board's technical staff in its report on a Special Exception concludes that granting a particular Special Exception at a particular location would be inconsistent with the land

use objectives of the applicable Master Plan, a decision to grant the Special Exception must include specific findings as to Master Plan consistency.

There are no general plan or Master Plan concerns associated with this application. The property is located in the area identified as the southern “Olney Area” in the *2005 Olney Master Plan*. The Plan, as its primary goal, specifies that “a wide choice of housing types and neighborhoods for people of all income levels and ages and appropriate locations and densities” (p 15). Addressing Special Exception uses, on page 4, the Master Plan recommends discouraging Special Exception uses along the portion of Georgia Avenue between Norbeck Road and the Town Center to preserve the area’s low-density residential character. The plan also recommends that “the negative impacts of Special Exception uses such as non-residential character, visibility of parking lots, excessive size, height and scale of buildings, and intrusive lighting” be minimized.

While the proposed assisted living facility is a Special Exception, it has been designed to blend with the low-density, suburban characteristics of the surrounding area. The Master Plan recommends (p.41) a minimum 100-foot setback from the road right-of-way for those developments located along Georgia Avenue between Norbeck Road and the Town Center. The applicant indicates that at its two closest points, the wings of the residence are set back approximately 120 feet from the Georgia Avenue right-of-way while the remainder of the building’s frontage is set back a minimum of 150 feet from the right-of-way, exceeding the minimum recommended by the Master Plan.

The Master Plan recommends expansion of the existing bikeway network (page 110). The applicant, with MCDOT’s consent, will be replacing the existing 5-foot-wide sidewalk along the property’s frontage with an 8-foot wide shared use path. Construction details of the path will be discussed and better refined at the time of Preliminary Plan review stage.

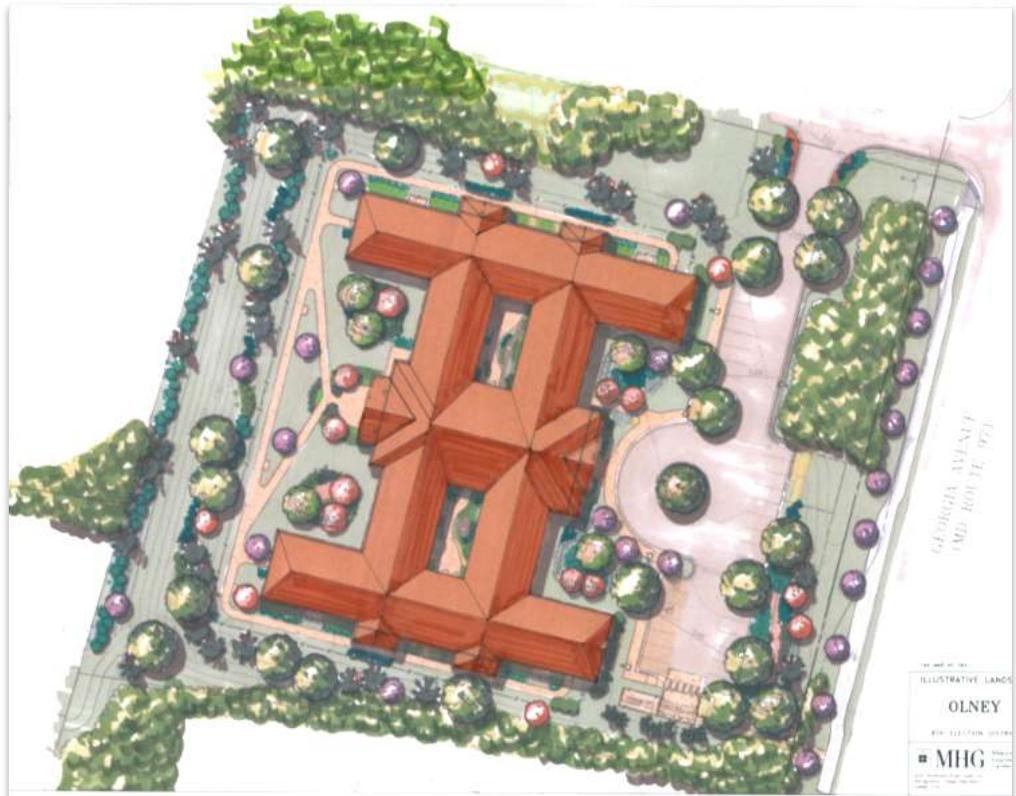
Lighting in the proposed development is unobtrusive, and adequate landscaping is proposed to screen parking areas from Georgia Avenue. The landscape plan provides for generous interior landscaping along the driveway access, the front entrance of the building and the sides and backyards of the facility. Walking paths and benches will provide residents with passive recreation opportunities.

The facility will provide aging residents a measure of independence while making necessary services, including medical care, available to them on-site. The proposal meets the Master Plan goal of providing housing choices for the elderly at a density and scale harmonious with the largely residential character of this part of Olney. The proposed assisted living facility provides an opportunity for senior residents with specific needs to remain in their community.

- (4) **Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.**

The proposed use will be in harmony with the general character of the neighborhood and satisfies this requirement.

Considerable effort has been made to integrate the 31,550 square-foot, one-story building into the area in a manner that is compatible with existing residential and nonresidential developments in terms of scale, bulk, height materials, texture and architectural features. The building's physical presence will be offset by a combination of setbacks, a residential building façade (combination of brick, stone and siding), extensive landscaping, and forest retention. Adequate off-street parking spaces are provided to satisfy the needs of the proposed domiciliary care home facility.



The proposed design of the facility will provide a much needed service for the residents of the area.

- (5) **Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the**

subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed use will not be detrimental to the use, peaceful enjoyment, economic value or development of adjacent properties or the general neighborhood, provided that the applicant complies with the recommended conditions of approval of this application. Due to the nature of the use, the use would not generate a level of traffic that would raise concern for congestion on the streets. The proposal provides for safe, sufficient and orderly internal traffic and pedestrian circulation. The single access point is adequate to accommodate the site-generated traffic.

Sufficient on-site parking spaces are provided to accommodate the parking needs of the facility. In addition, the site plan shows a bike rack for 11 bicycles near the southeastern corner of the property near the parking lot. The Metro bus stop is located just outside the southeast edge of the property's frontage on Georgia Avenue.

The proposed facility is designed to blend with the prevailing low density residential and semi-rural character of the surrounding area. Outdoor activities are suitably screened with a combination of sizeable setbacks, fences and ample landscaping. The building, courtyards (passive recreation areas), parking area and the trash dumpster are separated from the nearest residential uses. The proposed screening and buffering in the form of landscaping, fences, forest retention, and topography ensure that the property and activities are adequately screened and buffered from adjoining residential dwellings.

The lighting concept as depicted on the lighting plan is appropriate for the proposed use at the subject location. The lighting in the rear portion (west) of the facility is limited to low-level and it is screened from the adjoining residential properties to the west. However, lighting levels near the building access points should be increased; and/or wall mounted fixtures should be incorporated into photometrics of the Lighting Plan.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

The proposed use is not expected to cause any objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the site. Sources generating noise outside the structure including HVAC equipment, an emergency generator and other noise generating activities (loading/unloading, delivery/refrigeration trucks) do not appear to be unusual for the type of use proposed. As depicted on the site plan, the generator will be located in the front

yard closer to the road, substantially distanced from the nearest residential development, and will be screened and buffered by a board fence, extensive landscaping, and the building itself.

According to information provided by the applicant's engineer, the generator is tested once a week, usually on Mondays, between 8-9 am. The tests last approximately 15 minutes. Aside from these tests, the generator would be used only in emergency circumstances. The generator produces 68dBA at a distance of 23 feet from the exhaust pipe, which does not account for the 6 foot fence that will surround the generator and will significantly reduce this level. The exhaust pipe is 32 feet from the closest property line (south). The applicant contends that this distance, plus the 6-foot-high fence, make it clear that the noise levels produced by the generator in the infrequent circumstance of its use will be well below the noise level thresholds at the property lines.

In terms of air conditioning, the applicant stated that the HVAC systems will produce no more noise than typical residential units. The applicant's engineer has indicated that the rooftop units will be located in roof wells and will be located a substantial distance away from property lines, ensuring their noise levels will be well below the thresholds.

Although the building is proposed to be located approximately 150 feet from the road, staff recommends that the applicant provide a noise analysis from a professional engineer to determine whether the projected exterior noise levels will require mitigation for affected residential units. Outdoor uses on the property, including a courtyard for residents, will be located in the rear of the property, behind the building, and should not be affected by traffic related noise from Georgia Avenue.

To ensure that the application is in compliance with all applicable County noise standards, staff recommends the following conditions:

1. The applicant must comply with all applicable sections of the County Noise Ordinance (Chapter 31B of the County Code).
2. Garbage/dumpster pick-up must comply with time of day restrictions specified in Chapter 48 -Solid Waste Regulations which specify that no pick-ups may occur between 9:00 PM and 8:00 AM on any weekday, or between 9:00 PM and 9:00 AM on Sundays and federal holidays.
3. The applicant must provide a noise analysis from a professional engineer to determine whether the projected exterior noise levels will require mitigation for affected residential units.

Trash will be picked up once or twice a week during non-peak hours between 8:00 a.m. and 9:00 a.m. The trash dumpster and a recycling bin will be located in the front yard at the southern end of the parking lot, enclosed by 6-foot-high wooden fence. The landscaping plan shows that the dumpster and recycling bin enclosure will be screened with evergreen trees.

The use will be adequately screened and buffered from the views of neighboring properties, with minimal lighting and glare, and no significant traffic impact.

- (7) Will not, when evaluated in conjunction with existing and approved Special Exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of Special Exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special Exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.**

Staff has identified at least 4 Special Exception uses within the surrounding area (as defined by Staff):

- BAS-134: a Horticultural nursery and Commercial green house use at 16901 Georgia Avenue, granted in 1972. The site later became a golf park with the approval of Special Exception S-2187 in 1995.
- S- 1717: a major home occupation use at 17045 Old Baltimore Road, granted in 1989
- BAS-735: a public utility building for Verizon at 16900 Georgia Avenue, granted in 1980
- S-2187: The Olney Golf Park located at 3414 Emory Church Road granted in 1995

With the exception of the Golf Park, staff is not certain how many of these Special Exception uses are currently active.

The predominant characteristic of the neighborhood is one that features a variety of mostly institutional and other nonresidential uses housed in low-rise buildings along both sides of Georgia Avenue, with low-density residential developments concentrated behind the nonresidential uses.

The proposed Special Exception will not increase the number, intensity, and scope of approved Special Exceptions in the area enough to affect the area adversely or alter its residential nature. The proposed use would provide a valuable service to the community by offering the elderly and, in particular, those in need of the facility's specialized services, an opportunity to remain in their community.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

The proposed Special Exception will not adversely affect the health, safety, security, morals or welfare of residents, visitors or workers in the area. The proposed project will add to the vitality of the neighborhood by providing a needed service to the community.

- (9) 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.**

(A) If the Special Exception use requires approval of a preliminary plan of subdivision, the Planning Board must determine the adequacy of public facilities in its subdivision review. In that case, approval of a preliminary plan of subdivision must be a condition of granting the Special Exception.

The subject Special Exception is subject to approval of a Preliminary Plan of subdivision, and is a condition of its approval. The adequacy of public facilities will be determined by the Planning Board at that time.

(i) Water and Sewer Service

The property which is shown as Water category W-1 and Sewer Category S-1, currently, is not being served by Washington Suburban Sanitary Commission (WSSC); however, both services are located adjacent to the site.

The following information is included in the applicant's justification statement and depicted on the site plan:

- A new 8" service connection will tap into the existing 16" water main located in the southbound lanes of Georgia Avenue and will provide a water supply to the property for both domestic use and fire protection.
- An existing 8" sewer main is located on the adjacent (south) Parcel "N" with a 20' WSSC easement that extends on both properties. A new 6' inch house connection is proposed to serve the building.

(ii) Transportation

The applicant has been working with the staff of the M-NCPPC and the Department of Transportation (MCDOT) to ensure that all transportation issues have been addressed. Adequate solutions are available to satisfy or mitigate any

transportation related potential impacts concerning the proposed project. These will be addressed at the Preliminary Plan review stage.

Access from Georgia Avenue to the proposed facility will be by a driveway that will be shared with the adjacent church property to the north. The driveway, which currently serves the adjoining church, will be modified and widened to 27 feet to accommodate fire and rescue access as well as the needs of both the proposed facility and the adjacent church use. The revised plan shows an 8-foot to 10-foot-wide sidewalk along the property's Georgia Avenue frontage that is accepted by the State Highway Administration (SHA) and MCDOT. Staff has reviewed the proposed access point and internal traffic/pedestrian circulation system shown on the site plan and finds them to be adequate.

(iii) Fire and Police

The proposed assisted living facility is located within close proximity to fire and police stations. The Sandy Spring Volunteer Fire Department is located across the street from the property and The Montgomery County Police Department, satellite facility is located about a mile from the subject property at 17821 Georgia Avenue.

(B) If the Special Exception:

- (i) does not require approval of a new preliminary plan of subdivision; and**
- (ii) the determination of adequate public facilities for the site is not currently valid for an impact that is the same as or greater than the Special Exception's impact;**

Then the Board of Appeals or the Hearing Examiner must determine the adequacy of public facilities when it considers the Special Exception application. The Board of Appeals or the Hearing Examiner must consider whether the available public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the application was submitted.

The Special Exception is subject to approval of a Preliminary Plan of Subdivision, and the adequacy of public facilities will be determined by the Planning Board at that time.

- (C) With regard to public roads, the Board or the Hearing Examiner must further find that the proposed development will not reduce the safety of vehicular or pedestrian traffic.**

The proposed use will be adequately served by existing public facilities. The Local Area Transportation Review (LATR) Guidelines require that a traffic study be performed if the use generates 30 or more peak hour trips. The proposed assisted living facility would generate a maximum of two trips during the weekday morning (6:30 a.m. to 9:30 a.m.) peak period and a maximum of four trips during the weekday evening (4:00 p.m. to 7:00 p.m.) peak period. Therefore, a traffic study is not needed to satisfy LATR requirements.

The site is located within the Olney Policy Area where 5 percent of new trips must be mitigated as part of the PAMR requirements according to the Growth Policy. The applicant has offered to make a lump sum payment of \$11,700 to mitigate 1 peak-hour trip which represents 5 percent of new trips generated by the proposed development. Thus, the Special Exception application meets the PAMR requirements of the APF review. The proposed use is not likely to negatively impact the safety of vehicular or pedestrian traffic.

- (b) Nothing in this Article relieves an applicant from complying with all requirements to obtain a building permit or any other approval required by law. The Board's finding of any facts regarding public facilities does not bind any other agency or department, which approves or licenses the project.**

No finding is required.

- (c) The Applicant for a Special Exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.**

The application satisfies all applicable general and specific standards. The applicant has met the burden of proof under the specific requirements of Section 59-G-2.37 "Nursing Home or Domiciliary Care Home" and the general conditions under Section 59-G-21(a).

XIV. STANDARDS AND REQUIREMENTS (59-G-2):

Section 59-G-2.37. Nursing home or domiciliary care home.

- (a) A nursing home of any size, or a domiciliary care home for more than 16 residents (for 16 residents or less see "Group home") may be allowed if the board can find as prerequisites that:**

- 1. the use will not adversely affect the present character or future development of the surrounding residential community due to bulk, traffic, noise, or number of residents;**

The use will not adversely affect the present character or future development of the surrounding residential community. The site and landscape plans provide for extensive landscaping, generously sized green spaces and sufficient building setbacks. The setting of the facility in the area is adequately distanced from the residential properties to the rear, and the presence of slopes, screening and buffering effectuates an environmentally sensitive and compatible design. The shared use of an existing but modified driveway minimizes the need for an additional curb cut on the adjacent road and lessens the impact of traffic and paving.

- 2. The use will be housed in buildings architecturally compatible with other buildings in the surrounding neighborhood; and**

The exterior of the proposed building appears residential and incorporates several features of the single-family detached homes in the area including a residential type entrance, windows, and low roofing. Building materials including stone, brick veneer, and horizontal siding will be used to maintain consistency with the residential character of the surrounding area. The proposed design of the building will be appropriate and relates well with the characteristics of existing residential uses as well as nonresidential developments in the area.

The applicant's land use report provides the following design and architectural specifications relative to compatibility of the proposed development with that of existing developments in the surrounding area:

“...The one story structure has a peaked roof with composition shingles. Stone and brick veneer and horizontal siding contribute to the residential character of the residence. Single hung windows with brick soldier arches, decorative painted wood columns, shutters, brick molding around the main entrance doors and windows, and aluminum gutters and downspouts will ensure that the building is architecturally compatible with the other buildings in the surrounding community”

- 3. The use will be adequately protected from noise, air pollution, and other potential dangers to the residents.**

The use will be adequately protected from noise, air pollution, and other potential dangers to the residents. The site and the building are designed with a primary goal of creating a safe environment, taking into consideration the unique nature of the intended residents of the facility. In addition to substantial setbacks from the adjacent road and the adjoining non-residential uses to the south and north (a day care and a

church), the site and landscape plans provide for substantial screening in the form of landscaping, forest preservation and fences.

4. **The Board of Appeals may approve separate living quarters, including a dwelling unit, for a resident staff member within a nursing home or domiciliary care home.**

No separate living quarters are proposed as part of the subject application

(b) The following requirements must apply to a nursing home housing 5 patients or less:

1. **The minimum lot area must be as stated for the applicable zone but in no case less than 7,500 square feet.**
2. **The minimum street frontage must be 50 feet.**
3. **Minimum setbacks, minimum green area, maximum coverage and maximum height are those prescribed in these regulations for the zone.**

The proposed facility is designed to house a maximum of 64 residents and, therefore, this requirement is not applicable.

(c) The following requirements apply to all new nursing homes, additions to existing nursing homes where the total number of residents is 6 or more, and to all domiciliary care homes for more than 16 residents.

1. **The minimum lot area in the rural zone must be 5 acres or 2,000 square feet per bed, whichever is greater.**
2. **In all other zones, the minimum lot area must be 2 acres or the following, whichever is greater:**
 - a. **In the RE-2, RE-2C, RE-1 and R-200 Zones, 1,200 square feet for each bed.**
 - b. **In the R-150, R-90, R-60 and R-40 zones, 800 square feet for each bed.**
 - c. **In the R-T, R-30 and R-20 zones, 600 square feet for each bed.**
 - d. **In the R-10, R-H, C-O, C-T and C-2 zones, 300 square feet for each bed.**
 - e. **In the town sector and planned neighborhood zones, 800 square feet per bed.**

The property, which is located in the R-200 Zone, comprises a net area of 3.49 ac (151,944 sf). With 2,374 square feet for each bed, the lot area per bed is well above the minimum requirement.

3. **Minimum side yards are those specified in the zone, but in no case less than 20 feet.**

The proposal satisfies this requirement. The facility will be set back from the northern and southern property lines 89 feet and 39 feet respectively.

4. **Maximum coverage, minimum lot frontage, minimum green area, minimum front and rear yards and maximum height, are as specified in the applicable zone.**

The proposed development meets or exceeds these requirements

- (d) **Off-street parking must be provided in the amount of one space for every 4 beds and one space for 2 employees on the largest work shift, except the board may specify additional off-street parking spaces where the method of operation or type of care to be provided indicates an increase will be needed.**

A total of 25 parking spaces are required for the use— 1 space/4 beds@64 beds=16 and 1 space/2 employees@ 17 employees=9 spaces. The site plan provides a total of 30 spaces, including two van accessible handicap spaces. The proposed parking spaces are sufficient to accommodate the parking needs of 17 employees (full and part-time) as well as visitors. The site plan provides for a bike rack to accommodate 11 bicycles.

- (e) **An application must be accompanied by a site plan, drawn to scale, showing the location of the building or buildings, parking areas, landscaping, screening, access roads, height of buildings, topography, and the location of sewers, water lines, and other utility lines. The site plan must also show property lines, streets, and existing buildings within 100 feet of the property, and indicate the proposed routes of ingress and egress for automobiles and service vehicles. A vicinity map showing major thoroughfares and current zone boundaries within one mile of the proposed home, must be included.**

A site plan has been submitted with all the appropriate information related to the proposed development of the site.

- (f) **An application for a Special Exception for this use must include an expansion plan showing the location and form of any expansions expected to be made in the future on the same site.**

The applicant has indicated that there is no plan for future expansion of the facility.

- (g) **Any nursing home, or domiciliary care home for more than 16 residents lawfully established prior to November 22, 1977, is not a nonconforming use, and may be extended, enlarged or modified by Special Exception subject to the provisions set forth in this section.**

Not Applicable

- (h) **Any application for nursing home and/or care home which is pending at the Board of Appeals as of February 24, 1997 at the request of the applicant, may be processed under the applicable provisions of the Zoning Ordinance in effect at the time the application was filed.**

Not Applicable

XV. CONCLUSION

The proposed Special Exception satisfies all applicable requirements for approval of a Special Exception as specified in the Montgomery County Zoning Ordinance. Moreover, the proposed development is consistent with the recommendations of the *2005 Olney Master Plan*. There are no unacceptable traffic, circulation, noise or environmental impacts associated with the application provided that the recommended conditions are satisfied.

Based on the foregoing analysis, staff recommends Approval of Special Exception S-2819, subject to the conditions found in Page 2 of this report.

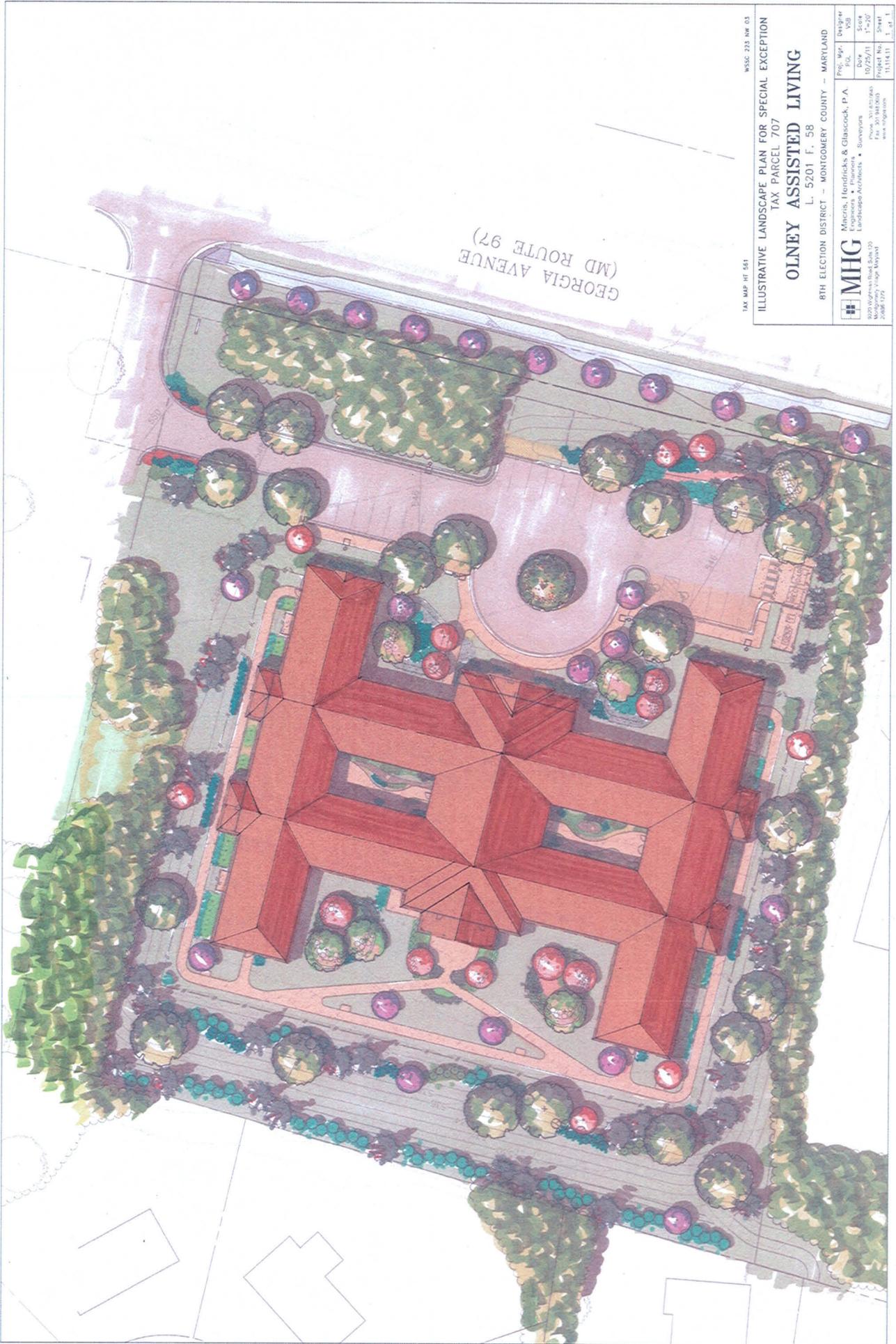
Attachments:

- A Plans and drawings
- B. Referral comments
- C. Supplemental information

S-2819 Staff Report/ET/11/04/2011

PLANS AND DRAWINGS

Attachment-A



GEORGIA AVENUE
(MD ROUTE 92)

WSSC 233 NW 03
TAX MAP HT 581

ILLUSTRATIVE LANDSCAPE PLAN FOR SPECIAL EXCEPTION
TAX PARCEL 707

OLNEY ASSISTED LIVING
L: 5201 F. 58

8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Minicrib, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

3000 Montgomery Village Road
Montgomery Village, Maryland
20886-1799
Tel: 301-944-0000
Fax: 301-944-0000
www.mhga.com

Proj. No. Designer
No. 008
Date 10/29/11
Project No. Sheet
11,114.11 1 of 1



Macris, Hendricks & Glascock, P.A.
 Engineers ■ Planners
 Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279

Phone 301.670.0840
 Fax 301.948.0693
 www.mhga.com

Project: Olney Assisted Living Facility

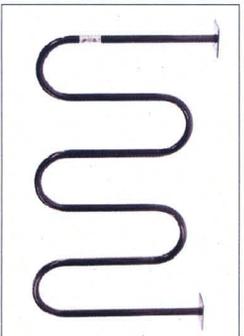
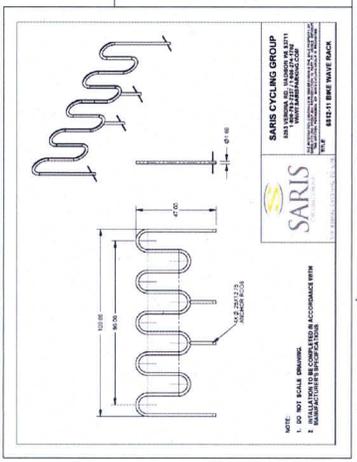
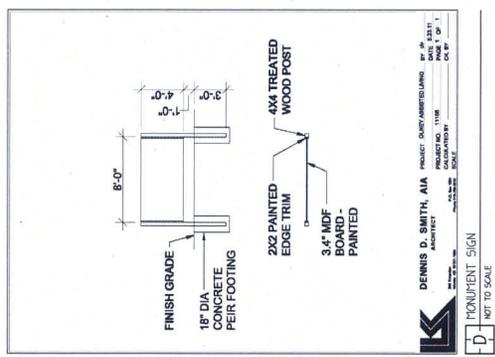
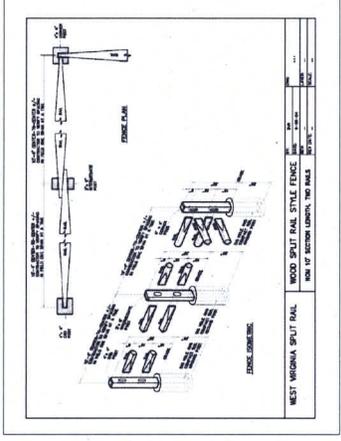
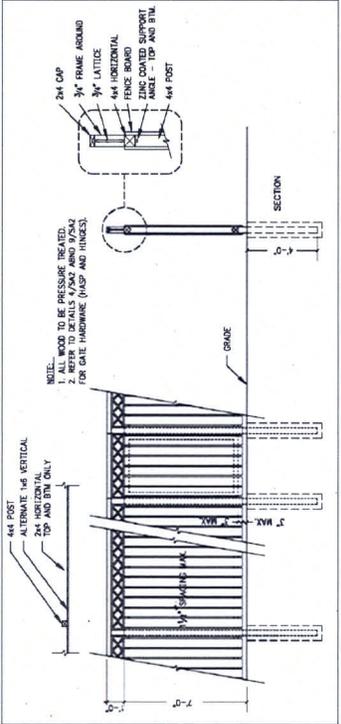
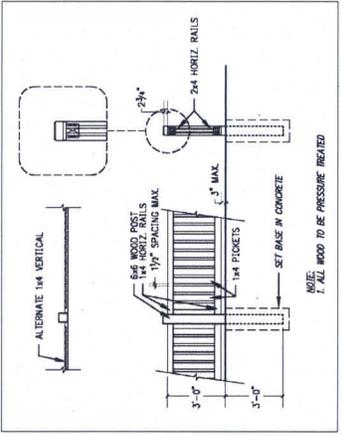
Project No.: 2011.114.11

Prepared By: PGL

Scale: 1" = 2000'

LOCAL VICINITY MAP





DENNIS D. SMITH, AIA
PROJECT QUANTITY/AMOUNT/DATE
CONTRACT NO. 11114.11
DATE 11/14/11
SHEET 3 OF 4

SARIS CYCLING GROUP
100 BEECHWOOD DRIVE
MOUNTAIN VIEW, NJ 07048
TEL: 908.261.1234
WWW.SARISBIKES.COM
SARIS BIKE RACK MODEL 6812-II
OR EQUIVALENT
MOUNTING: BELOW-GRADE
COLOR: BLACK
QUANTITY: 1

WEST VIRGINIA SPLIT RAIL
WOOD SPLIT RAIL STYLE FENCE
FOR 1/4" SPACING, 1/4" PICKETS

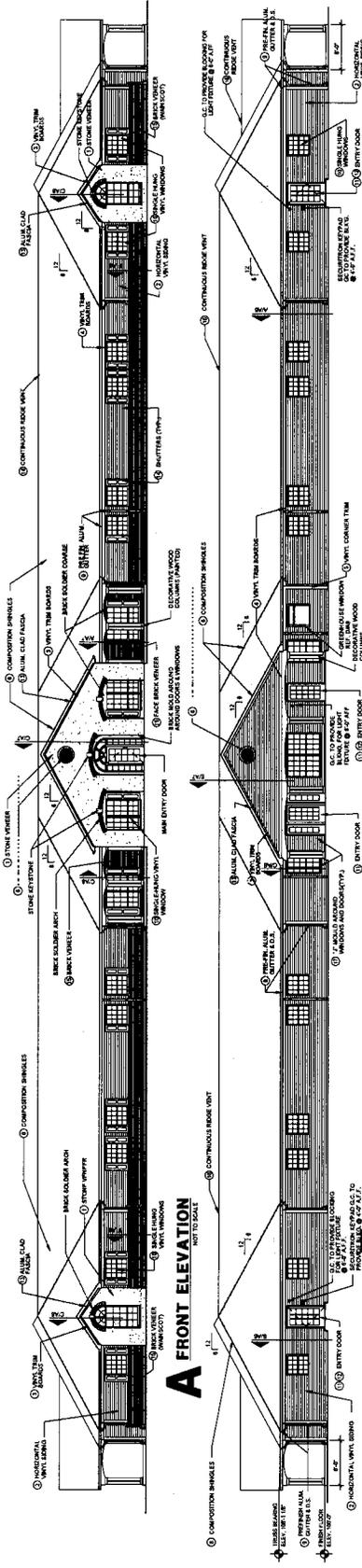
LANDSCAPE PLAN FOR SPECIAL EXCEPTION
TAX PARCEL 707
OLNEY ASSISTED LIVING
L. 5201 F. 58
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

LS-3
WSSC 223 NW 03
TAX MAP HT 561
LANDSCAPE PLAN FOR SPECIAL EXCEPTION
TAX PARCEL 707
OLNEY ASSISTED LIVING
L. 5201 F. 58
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

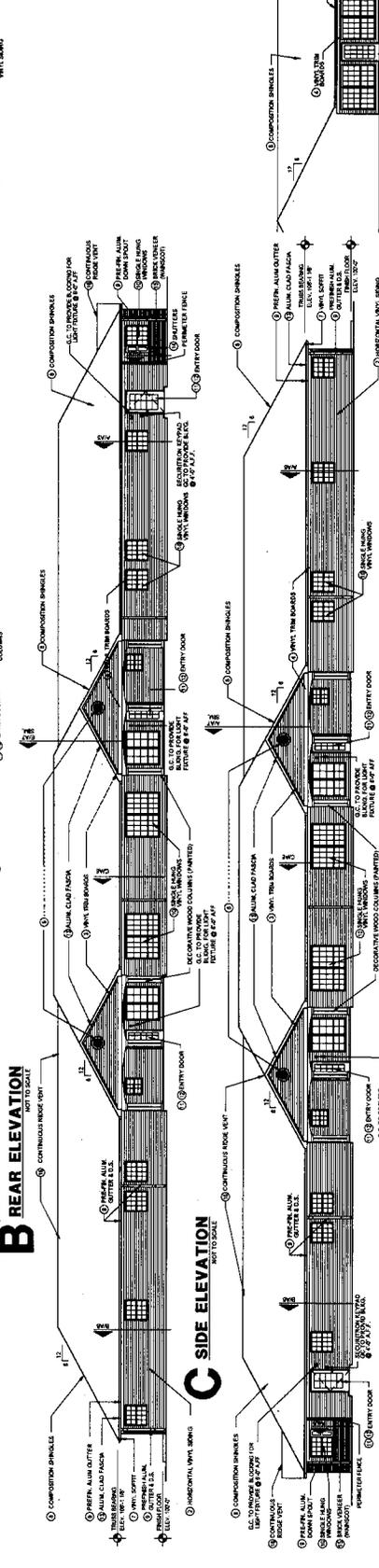
MHG
Macris, Hendricks & Glascock, P.A.
Engineers, Planners
Architects & Surveyors
8220 Williams Road, Suite 220
Montgomery Village, Maryland
20886-1271
Phone: 301.670.0840
Fax: 301.688.8993
www.mhgpa.com

Proj. Mgr. Designer
P.O. CSH
Date 10-16-11 AS NOTED
Scale AS NOTED
Project No. 11114.11
Sheet 3 of 4

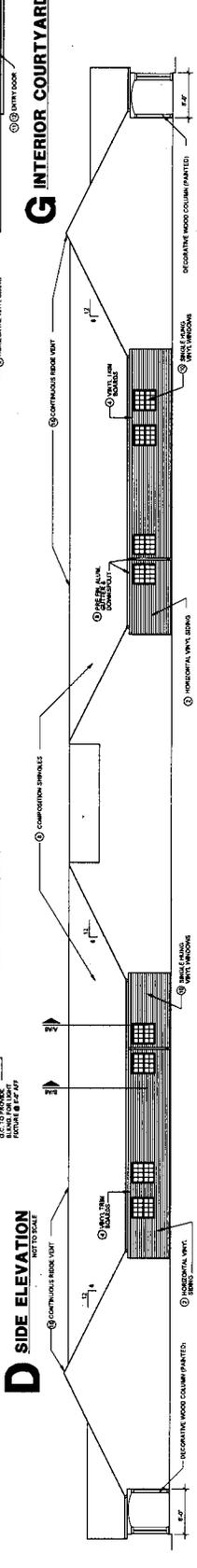
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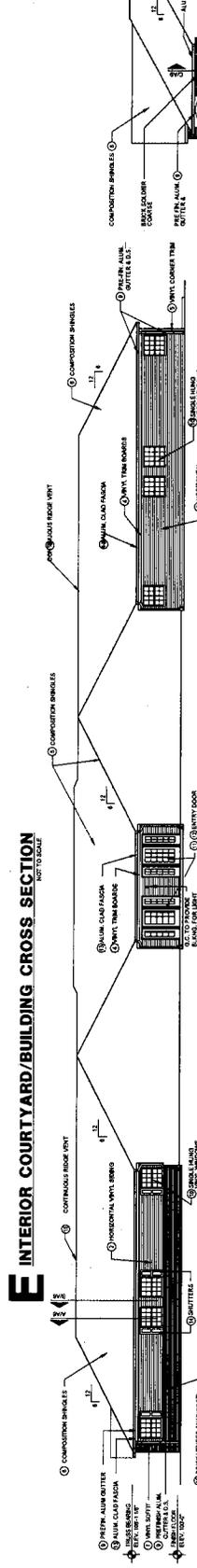
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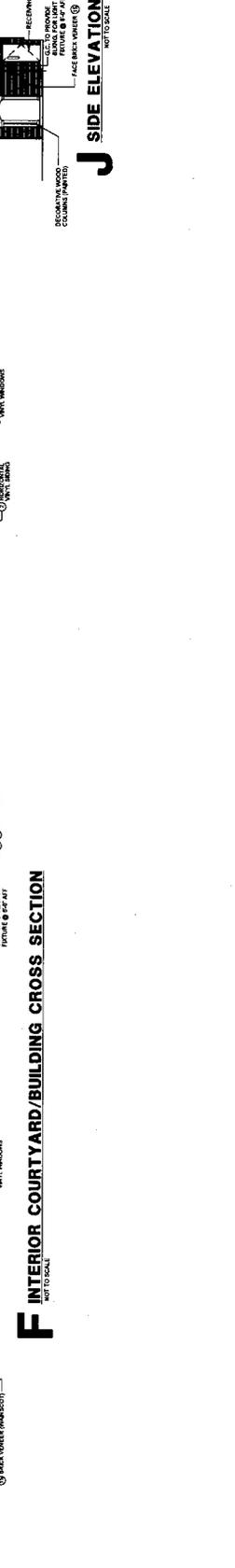
B REAR ELEVATION
NOT TO SCALE



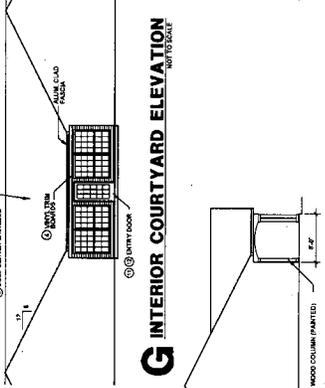
C SIDE ELEVATION
NOT TO SCALE



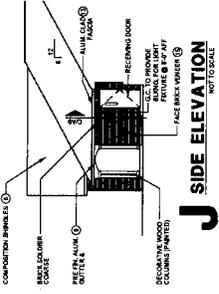
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NOT TO SCALE



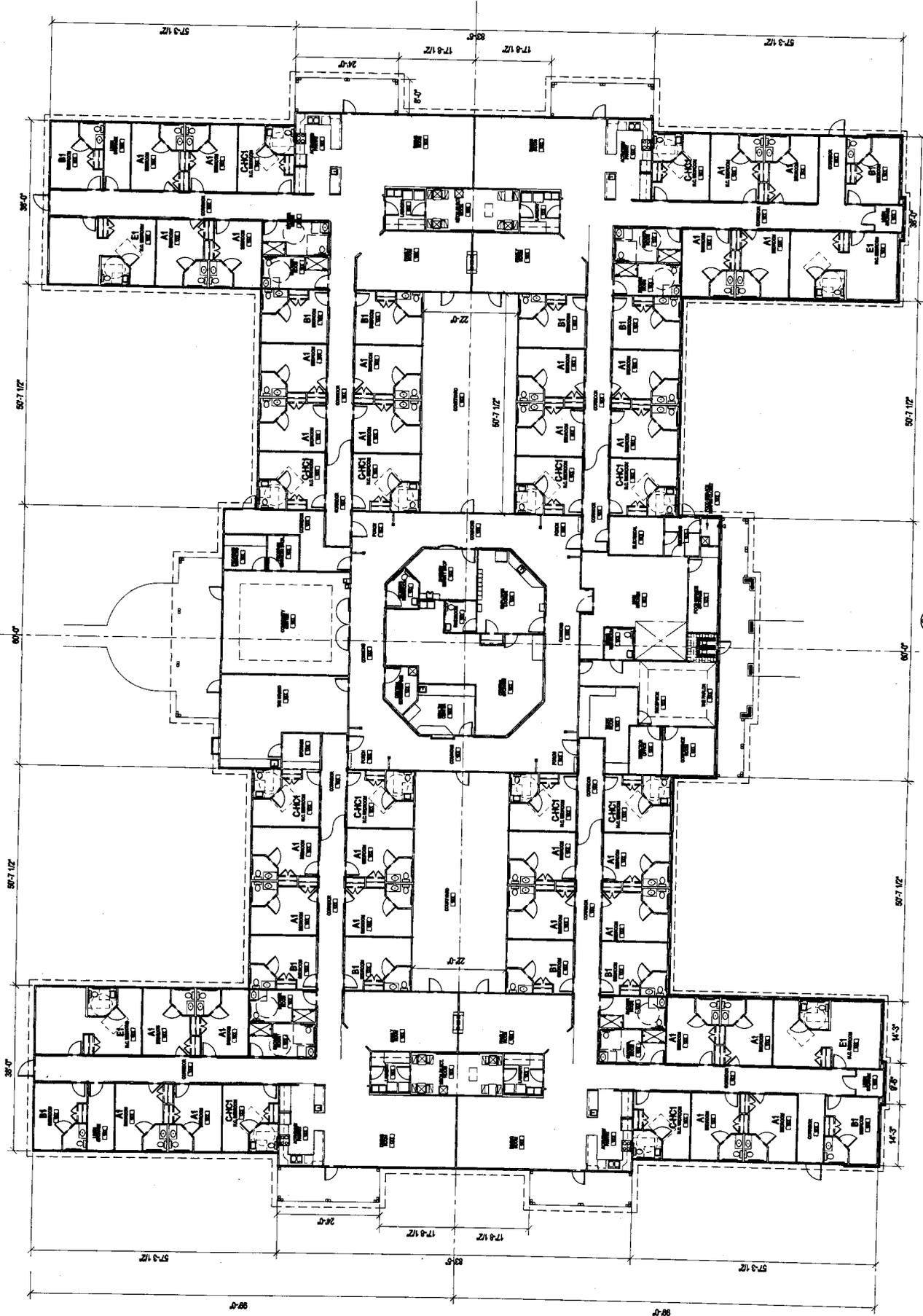
F INTERIOR COURTYARD/BUILDING CROSS SECTION
NOT TO SCALE



G INTERIOR COURTYARD ELEVATION
NOT TO SCALE



J SIDE ELEVATION
NOT TO SCALE




A FLOOR PLAN

REFERRAL COMMENTS

Attachment-B

Smith, Molline

From: Smith, Molline
Sent: Friday, October 21, 2011 4:35 PM
To: Tesfaye, Elsabet
Subject: Olney Assisted Living (S-2819)

This project does not require a Certified Site Plan; however the submitted plans were reviewed for 1) adequate buffering of the surface parking areas from Georgia Avenue and the adjacent properties, 2) safe and efficient circulation systems and green space areas; and 3) compatibility to the existing uses. The surface parking facility (30 spaces provided) is set back approximately 70 feet from the curb and 30 feet from the proposed 10 foot Public Utility Easement (PUE). The total pavement area of the parking area is 15,285 square feet; 4,800 square feet is proposed as green space. In accordance to the Zoning Ordinance, 31 percent of the total paved area will be shaded. The bio-retention facilities and Forest Conservation easements, located around the proposed building and along the front property line, will adequately buffer major views from the roadway and the adjacent properties. Handicap access is provided in close proximity to the main entrance, 11 bike racks are provided within the surface parking facility, and the proposed sidewalks (directly adjacent to the front entrance) are efficiently tied into the existing 10 foot pathway along Georgia Avenue. A 7 foot fence enclose and separate the side and rear yards from the front entrance of the property; and the sidewalks proposed within this area are connected to the side and rear entrances. The rear yard of the property slopes down at a 3 to 1 slope (approximately 16 feet) toward the rear property line; which is adequately buffered by two rows of evergreen and deciduous plantings.

Staff recommend approval of the project with a condition to the proposed lighting. The lighting levels near the building access points should be increased; and/or wall mounted fixtures should be incorporated into photometrics of the Lighting Plan.

Regards,



MNCPPC-MC

Molline C. Smith, ASLA

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

Molline.smith@montgomeryplanning.org

www.montgomeryplanning.org

October 24, 2011

MEMORANDUM:

TO: Elsabett Tesfaye
Area 3

FROM: Ki H. Kim, Transportation Planner/Coordinator
Area 3

SUBJECT: Special Exception Application No. S-2819
Olney Assisted Living, Parcel 707, Georgia Avenue
Olney

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception petition. The subject special exception is for an assisted living facility to be located at 17000 block of Georgia Avenue (MD 97), Olney.

RECOMMENDATION

Based on our review of the site plan and the traffic statement submitted by the applicant, staff recommends the following conditions to approve the subject special exception application.

1. Total development under the subject special exception application is limited to an assisted living facility with a maximum number of 64 beds.
2. The applicant must make a lump sum payment of \$11,700 prior to obtaining the building permit to mitigate the PAMR required 1 peak-hour trip.

DISCUSSION

Local Area Transportation Review

Based on information submitted by the applicant, the proposed assisted living facility would generate a maximum of two peak-hour trips during the weekday morning (6:30 a.m. to 9:30 a.m.) and a minimum four peak-hour trips during the weekday evening (4:00 p.m. to 7:00 p.m.) peak periods, respectively. Therefore, no traffic study is required to satisfy the Local Area Transportation Review test.

Policy Area Transportation Review

The site is located within the Olney Policy Area where there is a 5% PAMR trip mitigation requirement according to the County's Growth Policy. The applicant offered to make a lump sum payment of \$11,700 to mitigate a minimum 1 peak-hour trip which represents 5% of new trips generated by the proposed development. Thus, the subject special exception application meets the PAMR requirements of the APF review.

Site Access and Vehicular/Pedestrian Circulation

Access to the site will be provided from Georgia Avenue via sharing the existing driveway for the Church of Christ of Olney. The site plan dated October 18, 2011 shows 8' to 10' sidewalk along Georgia Avenue frontage which is accepted by the State Highway Administration and Montgomery County Department of Transportation.

Staff has reviewed the proposed access points and internal traffic/pedestrian circulation system shown on the site plan and finds them to be adequate.

Summary

Transportation Planning staff concludes that the granting of the requested Special Exception S-2819 to allow the proposed assisted living facility on the site with conditions as listed in this memorandum would not have an adverse effect on the nearby road system.



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

MEMORANDUM

TO: Elsabett Tesfaye
FROM: Mary Jo Kishter
DATE: October 27, 2011
SUBJECT: Special Exception S-2819
Olney Assisted Living

STAFF RECOMMENDATION:

Planning staff recommends transmittal of the Special Exception with the following comments.

DISCUSSION

The 3.59-acre property is located at along the west side of Georgia Avenue (MD Route 97), approximately 640 feet south of its intersection with Old Baltimore Road, in Olney. The subject property is zoned R-200 and is covered by the *Olney Master Plan*. The property is currently undeveloped with existing features including a small, asphalt parking area, gravel driveway, portable trailer, and a shed. A Preliminary Forest Conservation Plan was prepared as part of a special exception application for a 64-bed domiciliary care home. The proposed development will provide housing for residents suffering from Alzheimer's Disease and other forms of dementia. The Applicant proposes to construct a new building, associated parking lot, stormwater management features, and a shared use path along Georgia Avenue. The site contains 2.47 acres of forest. There are forty-four (44) large or specimen trees located on or adjacent to the property. The project proposes to clear 2.31 acres of forest, remove twelve (12) specimen trees, and impact the critical root zones of four (4) specimen trees. There are no streams, wetlands, 100-year floodplain, stream buffers, highly erodible soils, or steep slopes located on the property. The site is located within the Upper Rock Creek watershed, which is classified by the State of Maryland as Use III waters. The property is not located within a Special Protection Area (SPA), nor is it located within the Patuxent River Primary Management Area (PMA).

Forest Conservation

This property is subject to the Montgomery County Forest Conservation Law, and a preliminary Forest Conservation Plan, including a variance request for the removal of twelve (12) specimen trees, and impacts to the critical root zones of four (4) specimen trees, has been recommended for approval with conditions as a separate Planning Board item. The Forest Conservation Plan proposes to clear 2.31 acres of forest, resulting in a forest planting requirement of 1.61 acres. The applicant proposes to retain 0.16 acres of forest and plant an additional 0.07 acres of forest adjacent to the existing forest. The planting will satisfy a portion of the forest planting requirement. This combined 0.23 acres of forest will be protected in a Category I conservation easement. The easement will be located along the northern property line, contiguous with forest on the adjacent property. The easement will protect the onsite forest as well as the critical root zones of healthy specimen trees located on the adjacent property to the north. The proposed development will include a fence around the perimeter of the building and outdoor areas for the safety of the residents. The fence will also offer additional protection to the forest in the proposed conservation easement. The remaining 1.54 acres of forest planting

requirement will be satisfied at an approved off site forest mitigation bank.

The applicant submitted a variance request on October 3, 2011 and provided additional justification on October 14, 2011. The applicant proposes to remove twelve (12) trees that are 30 inches and greater, DBH, and to impact, but not remove, four (4) others that are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law. Mitigation for the removal of specimen trees is included in the recommendation for conditional approval of the Preliminary Forest Conservation Plan, including the variance request.

Environmental Guidelines

The applicant meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Regulations. A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for this 3.59-acre site on June 21, 2011. The NRI/FSD identified all of the required environmental features on and adjacent to the property, as further described in the *Environmental Guidelines for Environmental Management of Development in Montgomery County*. The topography on the property is gently sloping to the west. There are no streams, wetlands, 100-year floodplain, stream buffers, highly erodible soils, or steep slopes located on the property. The site is located within the Upper Rock Creek watershed, which is classified by the State of Maryland as Use III waters. The property is not located within a Special Protection Area (SPA), nor is it located within the Patuxent River Primary Management Area (PMA).

Special Exception Required Finding

In the Zoning Ordinance, there are required findings in Section 59-G-1.21(a). Required finding (6) reads as follows:

- (6) *Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.*

Staff finds nothing inherent in the operation of the proposed use that would be considered objectionable in the areas cited above, so long as County regulations regarding noise (Chapter 31B) and trash/dumpster pickup (Chapter 48-21) are followed. Noise generating concerns include an emergency generator and this is proposed to be located in the front of the property, next to the trash and recycling receptacles, approximately 300 feet from the residential homes located adjacent to the rear property line.

Noise

Georgia Avenue is a major urban highway and there is a potential for motor vehicle traffic-generated noise impacts on the proposed residences. Although the building is proposed to be located approximately 150 feet from the road, staff recommends the Applicant provide a noise analysis from a professional engineer to determine the projected exterior noise levels requiring mitigation for affected residential units. Outdoor uses on the property, including a courtyard for residents, will be located in the rear of the property, behind the building, and should not be affected by traffic related noise from Georgia Avenue.

SUPPLEMENTAL INFORMATION

Attachment-C

**Pre-Submission Community Meeting for Olney Assisted Living
Preliminary Plan Application**

October 20, 2011

MEETING MINUTES

The meeting began at 8:00 p.m. at the Olney Church of Christ, 17020 Georgia Avenue in Olney. Present at the meeting were Ed Kubis, Jason Erb, and Don Feltman of Olney Assisted Living Partners, LLC, the applicant and contract purchaser, land use counsel for the owner, Erin Girard, and project engineer Patrick La Vay. Eight residents, neighbors, interested parties and church representatives attended the meeting. Ms. Girard began the meeting by asking the attendees to sign in and identify whether they wanted to be a party of record. Ms. Girard then explained the purpose of the meeting, identified the property and pending special exception, and reviewed the preliminary plan process with attendees. Ms. Girard informed all attendees that the record would remain open for public comments throughout the application process. Messrs. Feltman, Kubis and Erb then identified themselves and Mr. Feltman reviewed the proposed project using elevations, floor plans and a rendered site plan. Mr. Feltman also reviewed the mission of the partnership and its history of similar projects. In response to questions from attendees, Mr. Feltman reviewed on-site parking, signage, access, proposed tree saves, shuttle service for residents, sustainable building design, and the existing conditions and environmental features on the site. Mr. La Vay reviewed drainage towards adjacent properties to the west and how existing drainage patterns would be significantly improved. Mr. La Vay also addressed questions from attendees regarding the outfall onto Old Baltimore Drive, site imperviousness and stormwater management techniques. In response to questions from an attendee, Mr. Feltman also explained the justification for the one story design of the proposed building and gave John Carter as the staff contact person on the project. The meeting ended at approximately 8:50 p.m.

Email 10/17/2011

Proposed Memory Care Assisted Living project
Community Meetings

To Whom It May Concern:

Since our last update on this subject, Olney Assisted Living Partners ("OALP") has continued to seek out and meet with the neighbors who own residences adjacent to the proposed project. These efforts produced two meetings with neighbors in the Cherrywood community immediately to the west of the proposed project.

The first meeting occurred on September 19 at the home of the Smarts, 1 Old Baltimore Court. In addition to the Smarts, Lisa Bovell, of 2 Old Baltimore Court, attended the meeting. Don Feltman and Jason Erb represented OALP. During the meeting, Don and Jason reviewed and answered questions concerning OALP's development plans including height of the building, building layout including the building floor plan, access, parking, fencing, landscaping and the post development view of the project from the properties owned by the Smarts and the Bovells. Both property owners appreciated the year round landscape buffer and that the proposed building was one story in height. The meeting concluded with an open invitation to the Smarts and Bovells to visit a similar building in Fairfax, Virginia which the OALP partners recently opened and to contact Don or Jason with any additional questions.

Shortly after the meeting with the Smarts and Ms. Bovell, a second meeting was held on 10/3 with Mr. and Ms. Bovell. Ed Kubis and Jason Erb represented OALP at the meeting which was held on site. The purpose of this meeting was to review the common boundary between the OALP site and the Bovell property and to specifically discuss the location of the proposed swale, berm, and new landscaping. As part of this discussion, the anticipated use of a super silt fence was reviewed along with the typical site work sequencing. At the conclusion of the meeting, the Bovell's wished us well and were comfortable with the development plans including the screening of the project and the inclusion of the swale and berm along the common boundary to control and channel storm water run-off.

Jason Erb 10/17/11

Jason Erb
Olney Assisted Living Partners, LLC

NEIGHBORHOOD MEETINGS

Representatives of Olney Assisted Living met with the GOCA Board of Directors on January 31st to review the proposed Olney Assisted Living Residence. Subsequent to that meeting, on February 5th the President of GOCA, his wife, and one of the other Board Members visited Great Falls Assisted Living which is a similar Memory Care Assisted Living Residence, located in Northern Virginia.

Representatives of Olney Assisted Living then made a presentation before the community at the monthly GOCA meeting on February 8th. The proposed project was well received in large part due to its one story residential scale and appearance. Some of the attendees suggested that special attention be given to the buffering of the residential neighborhood to the rear and to storm water drainage from the property. As a result of the meeting, the representatives of Olney Assisted Living have taken several steps to assure that a significant landscaping buffer will be provided and that storm water drainage will be properly addressed.

In addition, representatives have informed all of the adjacent property owners of the proposed project, either by phone or if not reached by phone, by mail. In each case, the representatives have also offered to meet with the adjacent property owners. The representatives are scheduled to meet with the Cherrywood Homeowners Association on July 13th, to further discuss the proposed project. Looking ahead, the applicant also plans to schedule the preliminary plan pre-submission community meeting in the near future.

COMMUNITY SERVICE

Once open and operational, Olney Assisted Living will provide a quality and compassionate home-like atmosphere for residents and their families. Beyond the supportive services it will provide within the residence, members of staff will provide free educational forums at local churches, major employers, retirement communities in the area, and other community centers. In addition to actively supporting the Alzheimer's Association and the association's events, the residence will also sponsor a free support group for families who have loved ones affected by Alzheimer's or other dementia. The goal is to become a resource for the community.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

October 19, 2011

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Engineer III
Montgomery County Department of Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878

Re: Olney Assisted Living; Special Exception Case No. S-2819

Dear Messrs. Linkletter and Adams:

On behalf of our client, Olney Assisted Living Partners, LLC ("OAL"), thank you again for taking the time to meet with us on-site last Tuesday to discuss the proposed shared-use path between the frontage of the property that is the subject of the above-referenced special exception (the "Property") and Georgia Avenue. As discussed, both the State Highway Administration and Park and Planning Staff have indicated that they will defer to the decision of the Montgomery County Department of Transportation ("DOT") as the lead agency regarding the alignment of the proposed path. The purpose of this letter is to confirm the agreements reached at our meeting and to provide you with the attached revised plan, which we believe reflects those agreements.

As reviewed at our meeting, the existing sidewalk along the Property's frontage is approximately five feet wide, and set back three feet from the curb, as are the sidewalks to the north and south of the Property. The Olney Master Plan recommends that shared-use paths in this area be eight feet wide, set back five feet from the curb. As discussed, strict compliance with this standard at this location would be problematic due to existing tree and utility pole locations. As indicated on the plan, Trees 4 and 5 along the front of the Property are to be saved as part of OAL's proposed project. The western critical root zones for these trees will be significantly impacted by the proposed development, and, given this disturbance, minimization of further disturbance along these trees' eastern edges is of great importance. Additionally, the location of utility poles along

Mssrs. Linkletter and Adams
October 19, 2011
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the Property frontage, in combination with existing grading, would require the relocation of three utility poles to achieve the Master Plan's standard section, which would create a significant cost issue for OAL.

Based on these constraints, it was agreed at our meeting that the shared use path could be set back three feet from curb, with a width of eight feet. Mr. Linkletter requested, however, that the engineer study the possibility of providing a ten foot path, set back five feet from curb, along parts of the Property frontage where space and existing constraints allowed. In response to this request, the attached plan reflects the widening of the proposed path to ten feet, with a five foot setback, where possible.

If the above accurately reflects our agreements at the meeting, and if the attached revised plan is acceptable to DOT, please indicate your agreement via separate email or letter to Park and Planning Staff. The Planning Board hearing on OAL's special exception is currently set for November 17, 2011, and Staff is looking to receive comments from all agencies as soon as possible. Therefore, your prompt attention to this matter would be greatly appreciated. In the meantime, if you have any questions or comments, or would like any additional information, please contact us.

Best regards,

LINOWES AND BLOCHER LLP



C. Robert Dalrymple



Erin E. Girard

cc: Greg Leck
Scott Newill
Elsabett Tesfaye
John Carter
Don Feltman
Ed Kubis
Jason Erb

Tesfaye, Elsabet

From: Girard, Erin E. - EEG [EGirard@linowes-law.com]
Sent: Tuesday, October 18, 2011 9:12 PM
To: Tesfaye, Elsabet
Cc: Dalrymple, C Robert - CRD; Jason Erb; Donald E. Feltman; Edward A. Kubis
Subject: Olney Assisted Living (S-2819): Noise information

Elsabet,

In response to your recent inquiry regarding noise information for this project, as a preliminary answer to your question, we would direct your attention to pages 19 and 26 of the Land Planning Report that deal with noise concerns. More specifically, however, the site plan depicts the location and enclosure for the emergency generator. As you can see, the location of the generator in the front yard will mitigate any noise impacts on adjacent single family properties. The generator is typically tested once a week, usually on Mondays between 8-9 am. The tests last approximately 15 minutes. Aside from these tests, the generator would be used only in emergency circumstances. The generator produces 68dBA at a distance of 23' from the exhaust pipe, which does not account for the 6' fence that will surround the generator, which will significantly reduce this level. In the case of this project, the exhaust pipe is 32' from the closest property line. This distance, plus the 6' fence, make it clear that the noise levels produced by the generator in the infrequent circumstance if its use, will be well below the noise level thresholds at the property lines.

The only other noise generator associated with the project is the HVAC systems, which will produce no more noise than typical residential units. The rooftop units will be located in roof wells and will be located substantial distances from property lines, ensuring their noise levels will be well below the thresholds.

To the extent noise impacts on the residents of the project was the concern, the substantial setback of the proposed building from Georgia Avenue, as well as the type of construction proposed, will mitigate any noise impacts on residents. The client points to the example of its Great Falls residence, where sirens at the fire station next door are barely perceptible due to the type of building construction they use.

We hope this information is responsive to your inquiry. If you have any questions, or need any additional information, please contact me.

Erin E. Girard, Esq.

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October 13, 2011

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Ms. Mary Jo Kishter
Senior Planner, Area 3, Environmental Planning
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Olney Assisted Living; Special Exception Case No. S-2819

Dear Ms. Kishter:

On behalf of our client, Olney Assisted Living Partners, LLC (the "Applicant"), and as a follow-up to our October 3, 2011 letter to you requesting tree variances for the property that is the subject of the above-referenced special exception (the "Property"), the purpose of this letter is to provide you with the information you requested regarding efforts taken by the Applicant to minimize imperviousness on the Property, and justification regarding why the domiciliary care structure proposed for the Property is one story in height.

With regard to imperviousness on the Property, the proposed domiciliary care use requires a contiguous footprint of approximately 31,000 square feet, which, as discussed more fully below, cannot be accommodated on separate levels. This results in a certain amount of unavoidable impervious area on the Property that represents the minimum reasonably necessary for the proposed use. Outside of this set area, however, efforts were made throughout the design of the project to minimize and reduce impervious surfaces. For example, the access drive for the proposed use was combined with an existing driveway on the property to the north, eliminating the need for a separate impervious drive aisle and apron. Parking has been reduced to 30 spaces, which the Applicant considers the bare minimum for a project of this type. Pervious courtyards are proposed within the building footprint, and recreational areas in the courtyards and around the proposed building do not include large patio surfaces, but rather 5 foot wide sidewalks, minimizing site imperviousness.

With regard to the one-story nature of the proposed use, it should be noted first and foremost that the project is being developed to house residents suffering from Alzheimer's Disease and other forms of dementia. As more fully explained in the attached explanation from the Applicant, free ambulation is critical to these residents' sense of well-being and ability to socialize. Having all services on one floor allows for this free ambulation and allows residents access to all portions of

Ms. Mary Jo Kishter
October 13, 2011
Page 2

the resident living areas. A multi-story building would be particularly problematic for the free movement of residents on upper floors because they could not access the community spaces and exterior courtyards on the first floor without being supervised in using the elevator or stairwell. Areas to which residents do not have direct access include only the main kitchen, reception area, director's office and storage, work and conference rooms at the front of the building, which comprise a total of only approximately 3000 square feet and cannot be relocated to a second story. In fact, the addition of another floor would serve to increase the building footprint by adding stairwell and elevator areas.

Additionally, the interior design of the project is such that it gives visual cues to residents regarding their "neighborhood" within the building, with distinctive doors, front porches and décor. Separating neighborhoods onto two levels would make the identification of a neighborhood through use of these cues much more difficult for residents.

Finally, the design of the building as one story is important to ensure compatibility with adjacent and surrounding uses. The church located to the north of the Property is one story in height, as is the daycare facility to the south. To the west are single family residences of one or two stories. The Olney Master Plan, approved and adopted in April 2005 ("Master Plan") emphasizes the low-density residential character of this section of Georgia Avenue. The Master Plan recommends maintaining this residential character by, in part, minimizing views of structures along Georgia Avenue through extensive setbacks and landscaping. Increasing the vertical profile of the proposed building would only serve to make it more visible to the street and would be contrary to the Master Plan objectives. Additionally, the grade of the Property is such that it is significantly higher than adjacent uses to the west, making a lower profile even more important for purposes of compatibility with the single-family residences adjoining the Property to the west.

We hope the foregoing information is helpful and responsive to your inquiry. If you have any questions or concerns, or require any additional information, please contact us.

Very truly yours,
LINOWES AND BLOCHER LLP



C. Robert Dalrymple


Erin E. Girard

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

Ms. Mary Jo Kishter
October 13, 2011
Page 3

cc: Elsabett Tesfaye
John Carter
Donald Feltman
Ed Kubis
Jason Erb

OLNEY ASSISTED LIVING

Alzheimer's is a cruel disease that typically destroys short-term memory long before Seniors face physical impairment. As a result, Seniors with Alzheimer's and related dementia benefit greatly from freedom of movement, and need exercise to maximize their quality of life and sense of dignity.

Historically, Seniors with memory loss were sedated and restrained in nursing homes because nursing homes provided no secured areas for them to exercise. Even today, many Assisted Living Residences have their memory care units on the third floor, which severely limits the mobility of their memory care residents. This inhibits the resident's quality of life.

Olney Assisted Living is designed from the inside out to maximize the freedom and independence of our future residents. Secured freedom defines how $\frac{3}{4}$ of the outside of the building is fenced. In good weather, residents ambulate freely along the paved trails as well as enjoying the extensive internal walkways. This therapeutic focus on freedom of movement often results in decreased medication utilization and increased mobility for our residents. The partners of Olney Assisted Living recently opened a similar Memory Care Assisted Living Residence (Great Falls Assisted Living) in the Reston / Great Falls area of Fairfax County. Numerous residents of Great Falls Assisted Living have thrived in the therapeutic environment provided by our one-story building. Families are extremely grateful for the building design and grounds as well as for the quality care.

A two-story building would severely limit the freedom of movement for any residents living above the 1st floor. Memory Care residents living above the ground floor would require additional staffing to accompany residents up and down required elevators. Instead of enjoying the dignity provided by easy access to all of the building and the outdoors, residents above the ground floor would face limited access, which would exacerbate their frustrations and diminish their quality of life.

From a physical plant perspective, a two-story building design would require duplicative support areas, numerous stairwells, and elevators. The total building square footage would be increased significantly and combined with the increased staffing, the costs to residents and their families would be increased while delivering a compromised therapeutic environment.

The partners that propose to develop Olney Assisted Living have been designing and developing Memory Care Assisted Living Residences since 1993. Our extensive research and experience have consistently reinforced our desire to maximize the quality of life, dignity, and respect for those that have contributed so much for us and our society. As a result, we have only developed one-story Memory Care Assisted Living residences.
