



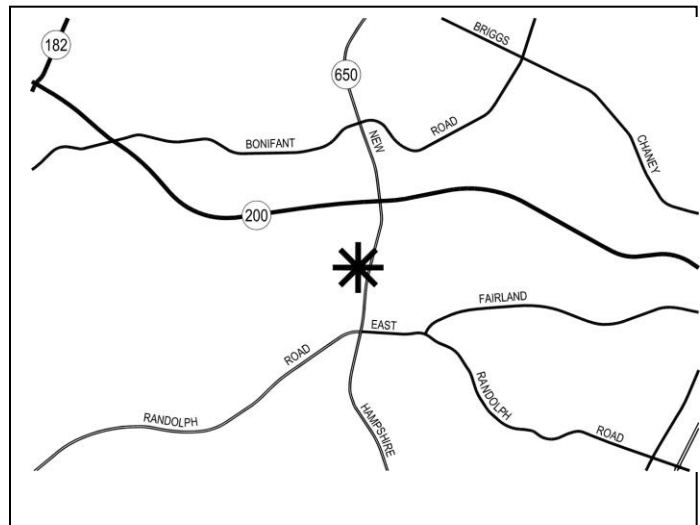
Silver Spring Retirement Residence, Special Exception, S-2882

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Completed: 09/25/15

Description

- Request to construct a four-story domiciliary care facility for seniors consisting of 141 units (155 beds);
- Location: 13716 New Hampshire Avenue;
- R-200 Zone, 4.6 acres of land in the 1997 *White Oak Master Plan*;
- Applicant: Hawthorne Development, LLC;
- Filing Date: October 27, 2014.



Summary

Staff recommends approval with conditions.

The Applicant originally proposed a 148-unit (161-bed), four-story facility with approximately 135,000 square feet. Staff recommended denial because the proposed facility was deemed incompatible with the surrounding residential neighborhood. On May 28, 2015, at the Planning Board hearing, the Applicant requested deferral of the Board’s action to give the Applicant time to revise the proposal. The revised proposal addresses the Planning Board’s comments by reducing the program, and modifying the proposed design to be more compatible with the surrounding neighborhood.

RECOMMENDATION

Staff recommends approval of Special Exception S-2882, subject to the following conditions:

1. The maximum allowable number of beds must not exceed 155.
2. Hours of operation are 24 hours per day.
3. The maximum number of employees on-site at any one time must not exceed 10.
4. The Applicant must obtain approval of a Preliminary Plan of Subdivision per Chapter 50 of the Montgomery County Code.
5. The Applicant must comply with the recommendations of the *Intercounty Connector Limited Functional Master Plan Amendment* and *1997 White Oaks Master Plan* by reconstructing the existing sidewalk along the New Hampshire Avenue frontage to be a 10-foot wide shared-use path with a green panel with street trees, lead-in sidewalks, and handicap ramps.
6. The Applicant must submit a traffic analysis at Preliminary Plan to satisfy Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) tests.
7. The Applicant must comply with the Montgomery County “Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development.” A noise analysis will be required as part of the Preliminary Plan Review.
8. The Applicant must provide evergreen screening trees at a minimum of eight to ten-feet in height at the time of planting.
9. The Applicant must install all landscape and lighting elements as shown on the submitted plans.

SITE DESCRIPTION

The Property consists of approximately 4.6 acres of land located at 13716 New Hampshire Avenue (MD 650) in the White Oak area. The legal description is Parcel 505 in the Bealles Manor Subdivision. The Property is zoned R-200 and is improved with a two-story home and a detached two-car garage. The current resident of the house operates an accounting/tax service business on the main floor of the home. The rear yard of the Property consists of stables and barns that were used in the past for agricultural use.



Figure 1 – Aerial Photo of the Property

The Property, outlined in red in the aerial photo above, is approximately 295 feet wide by 731 feet deep. It is accessible from New Hampshire Avenue and lies in both the Paint Branch and Northwest Branch watersheds, but outside any Special Protection Areas. There are no forests, streams, wetlands, floodplains, or environmental buffers on the site. The existing trees on site consist of both pine and deciduous trees. The Property has water service and has received approval for S-1 sewer category.

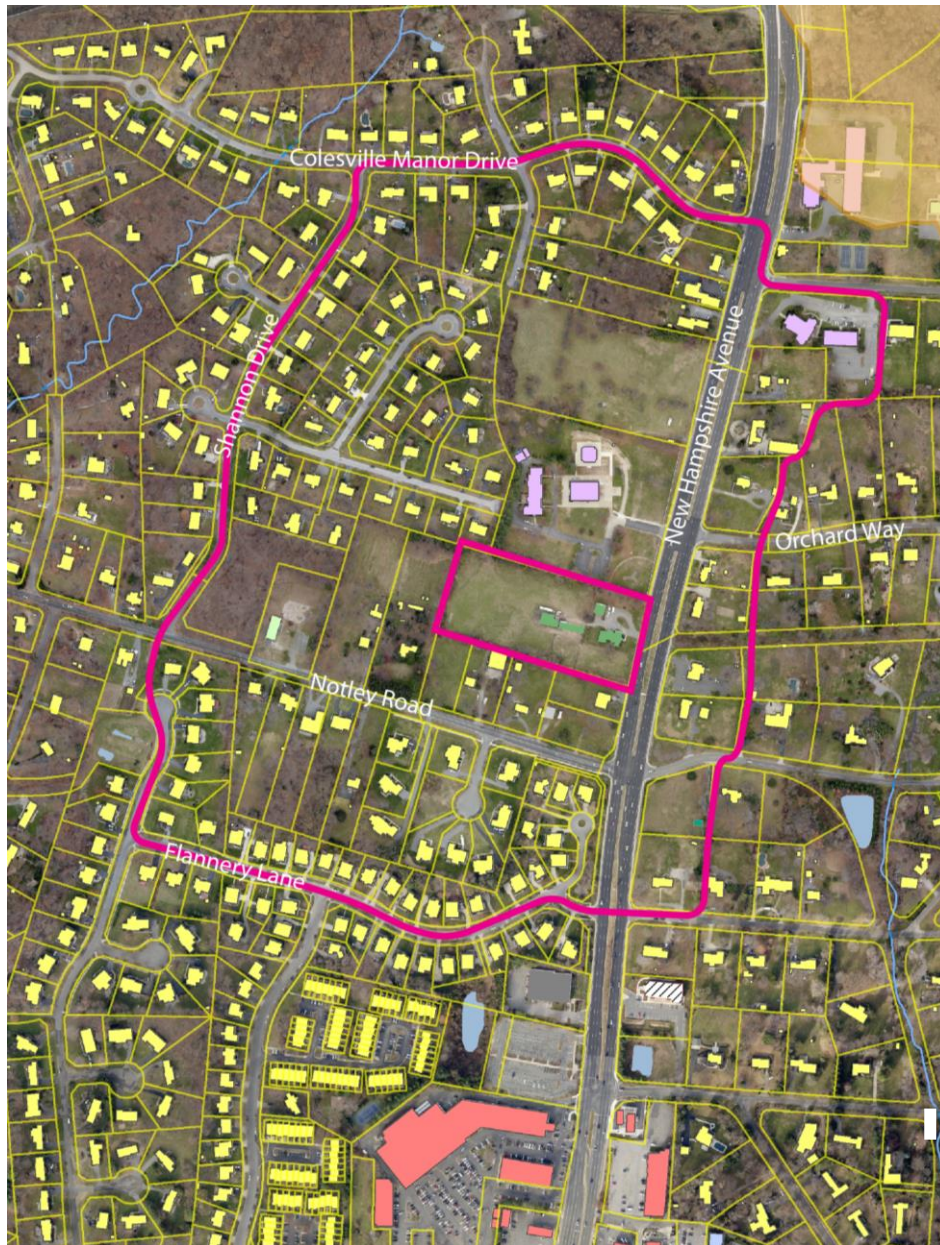


Figure 2 –Neighborhood Boundary

Neighborhood Description

The defined neighborhood is generally bounded by Colesville Manor Drive to the north, the lots fronting the east side of New Hampshire Avenue, Flannery Lane to the south, and Shannon Drive to the west. The community located immediately north of the Property consists of a church (Cambodian Temple). Single-family detached homes located in the R-200 Zone are adjacent to the Property to the south and west. Across New Hampshire Avenue are a church and several single-family detached houses. Farther south is a commercial center that provides shopping areas, various smaller retail facilities, medical offices, and other community services. A special exception application (S-2881, Colesville Senior Living) for a Domiciliary Care Home on property adjacent to the Cambodian Temple property to the north was reviewed and recommended for approval by the Planning Board on June 25, 2015.

PROJECT HISTORY

This application was first presented to the Planning Board on May 28, 2015, for a 148-suite (161-bed) facility for seniors (lease restricted to ages fifty-five and over) in a four-story building of approximately 135,000 square feet. The maximum height of the proposed building was 48 feet and 8 inches. Staff recommended denial because the application did not comply with the specific standards set forth in Sections 59-G-1.2 and 59-G-2.37(a) (1) & (2) of the Zoning Ordinance. Specifically, the building was deemed inconsistent with the 1997 *White Oak Master Plan* because of its size and bulk. At the Applicant's request the Planning Board deferred action on the application.

PROPOSED PROJECT

The Applicant has reduced the size of the proposed facility by reducing the number of units from 148 to 141 (51 studios, 76 one-bedrooms, and 14 two-bedrooms) with a total maximum of 155 beds. The overall density has been reduced from the previously proposed 135,000 square feet to 131,000 square feet. Other support services and amenities remain unchanged. The facility will employ a total of 35 people, 18 of which will be full-time staff. A typical shift will have a maximum of eight staff. There will be approximately 93 surface parking spaces, none facing New Hampshire Avenue. A private mini bus will provide transportation for the residents.

The overall footprint of the building is approximately 160 feet at its widest point by 408 feet deep. The front wing (149-foot wide), facing New Hampshire Avenue, is now about 37 feet high (compared to the original height of more than 48 feet) as it has been reduced from four to three stories. By re-grading the site and lowering the first floor of the building by another 11 feet, the Applicant has achieved a total drop of the roof line of the front wing by approximately 21 feet.

Shared common areas located in the central core of the building on the main floor include the main lobby, reservation office, marketing office and managers units. As the units do not provide cooking facilities, a commercial kitchen on the first floor will serve three meals daily in the adjacent central dining room. A private dining room is also available for the residents in the case of visiting family and friends. The main floor provides direct access to the outdoor amenity space on the north side of the building.

The square footage of suites varies from a minimum of approximately 350 square feet for smaller studios to over 1,000 square feet for larger two-bedroom suites. Each unit contains a full bathroom, a sleeping area, and an area with a sink and a small refrigerator. Two-bedroom suites have an additional sleeping area and a second full bathroom.

Landscaping

The proposed facility will have adequate landscaping to provide screening from the adjacent properties as well as to enhance the site's appearance. The proposed parking areas will be screened from neighboring properties by the use of evergreen vegetation along the perimeter. The revised landscape plan proposes several of the American Holly trees along the southern property boundary in a continuous line of evergreen trees seven to eight feet tall at planting. These plantings will provide dense screening of the Property and its surface parking area from the adjacent residential properties. Foundation plantings will be provided along the base of the building to soften the building connection to the ground. The outdoor amenities area, including the patio, will be surrounded by plantings to provide screening and a landscaped separation from the parking and adjacent properties.



Figure 5 – Rendered Site Plan

MASTER PLAN

The Property lies within the 1997 *White Oak Master Plan*, which contains no specific recommendations for this site; however, it provides guidance relating to the compatibility of special exception uses along major roadway corridors that abut residential properties, as well as residential infill development. The proposed project is consistent with the overall goals and objectives cited for special exception uses within the Master Plan for the following reasons.

The Master Plan envisioned the area outside of the identified commercial centers to remain residential in nature and recommended that infill developments follow the established pattern. In keeping with this vision, the Master Plan further recommended that *“the land use and zoning goal in the White Oak Master Plan area is to ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development*

that will enhance the communities' functions, sense of place and identity" (page 16). The proposed project is an infill residential use that meets the Master Plan goal of *"protecting and strengthening the positive attributes"* and the Community's *"sense of place"* by adding a domiciliary care facility to the mix of existing housing options. The size and scale of the proposed building is compatible with the existing low-density residential character of the existing uses in the neighborhood and religious institution along New Hampshire Avenue. The 37-foot high and approximately 149-foot wide building frontage is set back approximately 131 feet from New Hampshire Avenue. The building's west wing will be 47 feet, 8 inches tall, set back 86 feet from the property line to the south, and screened with evergreen trees.

The Master Plan recognized the importance of providing elderly housing and care options within the Plan's area, stating that there will be a significant increase of persons over the age of 70 and limited number of housing opportunities for this segment of the population. The Plan encouraged *"the location of elderly housing and elderly support services along bus routes, and near shopping and public facilities"* (page 66). This Property is situated near a shopping facility and is served by a Metro bus route and is therefore a good location for elderly housing.

Although the Master Plan recommended that *"excessive concentration of special exception uses and non-residential uses along major transportation corridors should be avoided"* (page 24), it also encouraged construction of senior housing *"at locations adequately served by public transportation, shopping and community facilities"* (pages 18, 66). Specifically, the Master Plan recommended the following when evaluating special exception uses and their impact on the character and nature of the residential neighborhoods in which they are proposed (page 24):

- *Requiring new requests for special exception uses along major transportation corridors and in residential communities to be compatible with their surroundings. Front yard setback should be maintained.*

The Applicant has made a variety of architectural changes to the building to be compatible with the surrounding residential uses. The building incorporates one-story and two-story components, as well as gables, peaks and other architectural elements that break up the building façade. The building front facing New Hampshire Avenue has been reduced in height from four to three-stories. Through grading of the site, this wing has been further lowered in elevation by 11 feet, resulting in a roof line height reduction of approximately 21 feet from the original proposal.

The proposed 131-foot front yard setback significantly exceeds the 40-foot minimum setback required by R-200 Zone. To further promote compatibility with the residential uses to the south of the property, the building has been setback approximately 61-feet along its southern property line, with major portions of the building setback as much as 103 feet.

- *Avoiding front yard parking because of its commercial appearance. Side and rear parking should be screened from view of surrounding neighborhoods.*

The proposed front yard does not provide parking. The parking along the southern driveway will be screened by perimeter plantings, which incorporate a large number of American Holly trees with appropriate understory planting material. The project also provides a privacy fence along the southern property boundary, to respond to requests by an adjacent property owner.

- *Requiring new buildings or any modification or additions to existing buildings to be compatible with the character and scale of the adjoining neighborhood.*

The proposed building has been designed to be residential in appearance and complementary to the character of the surrounding residential neighborhoods. The east wing of the building facing New Hampshire Avenue has been reduced in height from four stories to three stories. The building has a maximum height of 47 feet, 8 inches for its western portion. The visual effect of this height is reduced by lowering the building approximately 11-feet so that it will appear to be lower than its actual height. It is also set back approximately 61 to 103 feet from its southern property line. Through grading of the site, the east wing has been lowered in elevation by 11 feet; resulting in a roof line approximately 21-feet lower than the original submittal. These modifications break down the massing and scale of the building to be compatible with the surrounding residential uses. The proposed architecture is residential in appearance, and breaks down the bulk and scale of the building sufficiently to be compatible with the scale and bulk of the surrounding residential neighborhoods. The reduced height of the proposed building, lowering the building elevation on the site, and the proposed setbacks make it compatible with the surrounding residential neighborhoods.

- *Avoiding the placement of large impervious areas in the Paint Branch watershed due to its environmental sensitivity.*

The building's footprint is as compact as it can be for a project of this size, and pervious landscaped areas are located around the building and at the periphery of the site. The pervious area for parking has been reduced by breaking the total number of parking spaces needed for the project into smaller segments and spreading them around the site along the circular driveway to minimize the drive aisles typically required for a separate parking lot. Pervious material for the parking areas will further help mitigate some of the impacts of the pervious areas on site.

TRANSPORTATION

Master Plan Roadways and Bikeways

In accordance with the 1997 *White Oak Master Plan*, 2005 *Countywide Bikeways Functional Master Plan*, and 2009 *Intercounty Connector Limited Functional Master Plan Amendment*, the master-planned roadways and bikeways in the vicinity of the site are listed below:

1. New Hampshire Avenue (MD 650) is designated as a six-lane divided major highway (M-12) within a 120-foot right-of-way (ROW). The *White Oak Master Plan* recommends accommodating bicycles with a signed shared roadway (SR-30). On-street bicycle lanes with route signage have already been striped on both sides of New Hampshire Avenue from the ICC (MD 200) south to Randolph Road. The *Intercounty Connector Limited Functional Master Plan Amendment* recommends a dual bikeway with bike lanes and a shared-use path along the west side of New Hampshire Avenue (DB-41).
2. Notley Road (west of New Hampshire Avenue) is designated as a two-lane undivided primary residential street, P-7, within a 70-foot ROW. There are no recommended master plan bikeways along Notley Road.

Notley Road (east of New Hampshire Avenue), Orchard Way, Hobbs Drive and Colesville Manor Drive are not listed in the *White Oak Master Plan*. They are all (narrow two-lane and un-striped) residential streets that serve their respective neighborhoods.

Master Plan Transitway

The 2013 *Countywide Transit Corridors Functional Master Plan* recommends the Bus Rapid Transit (BRT) Corridor 5, "New Hampshire Avenue" along New Hampshire Avenue from the DC City Line north to the future Colesville Park and Ride Lot (near Notley Road). The nearest BRT stations will be located near the intersections of New Hampshire Avenue with Notley Road and Randolph Road. The proposed BRT can be accommodated in the 120-foot ROW; it is not yet programmed for facility design.

Available Transit Service

Metrobus route Z2 is currently the only bus route operating along New Hampshire Avenue near the property. Buses typically run approximately every 25 to 40 minutes on weekdays depending on time of day and direction, but there is no service on weekends. There are no transit routes on any other roadways within the immediate vicinity of the site. The nearest bus stops are located at the New Hampshire Avenue intersections with Bonifant Road/Good Hope Road (just north of the Intercounty Connector) and Randolph Road (south of the site).

Pedestrian and Bicycle Facilities

The existing sidewalks in the study area include the following:

- Substandard sidewalks with no green panel along both sides of New Hampshire Avenue;
- None along Notley Road, Orchard Way, Hobbs Drive, and Colesville Manor Drive.

The Applicant is not proposing to reconstruct the existing sidewalk along New Hampshire Avenue to the current standards, but is proposing an internal 15-foot wide path and internal sidewalks along the driveway to connect with the existing substandard sidewalk along New Hampshire Avenue. The *Intercountry Connector Limited Functional Master Plan Amendment* recommends a 10-foot wide shared-use path along the west side of New Hampshire Avenue from Randolph Road to the ICC. Staff is recommending that the Applicant construct this 10-foot wide shared-use path with a landscape buffer and street trees between the shared-use path and New Hampshire Avenue.

Local Area Transportation Review

The table below shows in detail the number of peak-hour trips generated by the proposed facility during both the weekday morning (6:30-9:30 AM) and evening (4:00-7:00 PM) peak hours, as well as the methodology for how the trips were calculated. It is anticipated that approximately 25% of residents will drive a vehicle on a daily basis and a large share of the staff/visitor-generated traffic will occur in the off-peak hours based on typical operations for such a facility.

Table 1 - Trip Generation for Colesville Senior Housing Facility S-2882

Land Use	Size	AM Peak Hour **			PM Peak Hour **			Daily *
		Enter	Exit	Total	Enter	Exit	Total	
Domiciliary Care	155 Beds (141 Suites)	10	5	15	7	10	17	236

Notes: *Daily traffic volumes were determined based on the estimated number of staff trips, deliveries, and visitors, as described in the Applicant’s Statement of Operations.
 **Peak hour volumes were determined based on the assumption that 6.3% and 7.2% of daily total traffic would occur during the weekday AM and PM peak hours, respectively, as published in the January 2015 ITE Journal article, *Hourly Variation in Trip Generation for Office and Residential Land Uses*. The enter/exit split was assumed as 65%/35% for the weekday AM peak hour and 44%/56% for the PM peak hour, based on data published in the ITE *Trip Generation Manual, 9th Edition* for the Assisted Living (#254) land use category.

As shown in the table above, the proposed 155-bed domiciliary facility is projected to generate 15 trips during the weekday morning and 17 trips during the evening peak hours. Therefore the LATR traffic study threshold of 30 peak hour trips is not met and a traffic study is not required to satisfy the LATR test.

Several citizens raised concerns about the potential for increased U-turn movements at the median breaks on New Hampshire Avenue at Orchard Way/Cambodian Temple Driveway and Notley Road. A staff analysis estimated that, of the 10 entering vehicles in the morning peak hour (shown in the table above), approximately four would make a U-turn at Orchard Way in order to access the site. During the evening peak hour, approximately four out of seven entering vehicles would make the northbound U-turn movement at Orchard Way. Of the five exiting vehicles during the morning peak hour, approximately two vehicles would travel southbound and make a U-turn at Notley Road to head north on New Hampshire Avenue, while during the evening peak hour approximately six of 10 exiting vehicles would make this maneuver. These U-turn estimates were based on the percentage split of vehicles traveling

northbound and southbound on New Hampshire Avenue, which were extrapolated from the most recent traffic counts for the segment of roadway just north of the intersection with Randolph Road. The left-turn lanes on New Hampshire Avenue at both Orchard Way/Cambodian Temple Driveway and Notley Road intersections have adequate length to handle existing or anticipated U-turn movements.

Some citizens also raised concerns regarding the difficulty of finding gaps in traffic to turn left onto and from New Hampshire Avenue at the Orchard Way/Cambodian Temple Driveway and Notley Road intersections. Given the large size of the intersection and sight distance difficulties (due to the crest in the road) for left-turning vehicles, many drivers pull half-way across the intersection (past three lanes of through traffic) and find themselves stranded in the middle with little to no queue space and high volumes of traffic traveling by in both directions.

Traffic generated by this project could increase the number of vehicles trying to find acceptable gaps in traffic at the intersection of Orchard Way/Cambodian Temple Driveway with New Hampshire Avenue in order to make left and U turns, but staff does not see this as a safety issue. The existing left-turn lane storage lengths at median breaks along New Hampshire Avenue are long enough to accommodate existing and site-generated left- and U-turning vehicles waiting for a gap in traffic. Staff has had conversations regarding safety and operational issues along New Hampshire Avenue with the State Highway Administration (SHA) staff, who confirmed that there are no known safety or operational issues regarding the left-turn bays on this stretch of New Hampshire Avenue. Therefore, consideration of a traffic signal or other measures to reduce U-turn and left-turn delays should be revisited in greater detail at Preliminary Plan or Site Plan.

Transportation Policy Area Review

A Transportation Policy Area Review (TPAR) payment of 50% of the Department of Permitting Services' (DPS) development impact tax payment will be required to satisfy the TPAR test at the time of Preliminary Plan.

ENVIRONMENT

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420150440) on October 31, 2014. The site lies in both the Paint Branch watershed and Northwest Branch watershed, but outside any Special Protection Areas. There is no forest, streams, wetlands, floodplains, or environmental buffers on the site. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation

The proposed project is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the Code). Recommendations on the Amended Preliminary Forest Conservation Plan are covered in a separate memo.

Noise

The site is located on the west side of New Hampshire Avenue and is exposed to traffic noise from both trucks and passenger cars. A noise analysis is necessary to determine the projected interior noise levels requiring mitigation for residential units. This proposed facility does not include any external activity spaces adjacent to New Hampshire Avenue and the building will shield any noise from all other proposed external activity areas. The Montgomery County “Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development” stipulate a 60 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas. A noise analysis will be required as part of the Preliminary Plan Review.

COMMUNITY COMMENTS

This Application was submitted and noticed in accordance with all required procedures. The Application met posting requirements with two signs at the site. The Greater Colesville Citizens Association (GCCA) submitted a letter in support of special exception S-2882 (Attachment 1).

Staff has also received a letter in opposition to the proposed Silver Spring Retirement facility from a community resident who states that the proposed development will be totally out of character with the existing surrounding neighborhood (Attachment 2).

CONDITIONS FOR GRANTING

59-G-1.2.1 Standard for evaluation.

Inherent and non-inherent characteristics

A special exception must not be granted absent the findings required by Section 59-G-1 of the Montgomery County Zoning Ordinance. 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 the inherent effects, are a sufficient basis to deny a special exception.

The inherent characteristics associated with a Domiciliary Care Home include: (1) physical buildings and structures, as well as outdoor passive areas for the residents and visitors; (2) lighting; (3) traffic to and from the site by staff, visitors and residents; (4) deliveries of supplies and trash pick-up, (5) parking areas; and (6) noise associated with garbage pick-up and normal deliveries to individual residents.

The inherent characteristics of size, scale and scope associated with the proposed use are minimal and not likely to result in any unacceptable noise, traffic, or environmental impacts at the proposed location. The physical and operational characteristics of the proposal are no different than what is normally associated with housing for the elderly facilities. The Property is located along New Hampshire Avenue with good access to major transportation routes as well as adequate accessibility to public transportation, medical services, shopping areas, and recreational and other community services. Adequate parking will be available to visitors and employees of the facility. Approximately 25% of residents would drive a vehicle on a daily basis and a large share of the staff/visitor-generated traffic would occur in the off-peak hours based on typical operations for such facility. The Property will be extensively landscaped with screening from the surrounding uses. Trash removal will occur 1-2 times per week during business hours between 7:00 a.m. and 7:00 p.m., and food deliveries will take place in the afternoon. The impacts of this special exception are inherent to a Domiciliary Care Home use (building, parking, lighting, deliveries, visitors, etc.). Additionally, the facility is designed to be compatible with the surrounding area and a good transitional use between New Hampshire Avenue and the single-family houses to the north and west, with minimal impacts to all surrounding uses.

There are no non-inherent characteristics associated with the proposed facility.

59-G-1.21. General Conditions.

(a) *A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, 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, a domiciliary care home, is allowed 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.*

Staff finds the proposed use meets all of the specific standards of Division 59-G-2 as further discussed in Section 59-G-1.2.1, on pages 14-15.

(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.

The proposed development is consistent with the overall goals and objectives of the 1997 *White Oak Master Plan* as described in detail on pages 7-8.

- (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 building's size and bulk will be in harmony with other current and proposed (Colesville Senior Living Domiciliary Care Home S-2881) buildings in the neighborhood. The proposed three- and four-story building will be residential in character, and will be set back 131 feet from New Hampshire Avenue.

Architectural articulation of the proposed façade, the varied roof line, and the proposed landscaping will make it compatible with scale and character of the neighborhood.

- (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 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.

- (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 will not cause any objectionable adverse effects. All exterior lighting will be installed and maintained in a manner not to cause glare or reflection into abutting properties. There will be limited outdoor activity and there will be no use of the property that will generate noise in an obtrusive manner.

- (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.

The approval of this special exception use will not increase the number, intensity, or scope of special exception uses sufficiently to adversely affect or alter the predominantly residential nature of the area.

- (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 use will not adversely affect the health, safety, security, morals or general welfare of residents, visitors, or workers in the area.

- (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.*

If the proposed special exception is approved, a preliminary plan of subdivision will be required.

- (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.*

Not applicable. The proposed facility will require a Preliminary Plan; a more detailed public facilities determination will be made 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.*

Review of the adequate APF will occur during subdivision review, and will be determined by the Planning Board. Staff has determined that the proposed use will not reduce the safety of vehicular or pedestrian traffic in and around the site.

59-G-1.23 General Development Standards

(a) **Development Standards.** *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 Property is zoned R-200. The proposed project will comply with all development standards as shown in the following table.

Table 2 – Applicable Development Standards

Development Standards	Required/Permitted	Proposed
Minimum Lot Area	20,000 sq. ft.	194,094 sq. ft.
Minimum Lot Width		
--at front building line	75 ft.	295 ft.
--at street line	25 ft.	295 ft.
Minimum Setback from Street (59-G-2.35(c)(1))	50 ft.	131 ft.
Minimum Setback from Adjoining Lot		
--side lot line	12 ft.	30 ft.
--sum of both sides	25 ft.	91 ft.
--rear lot line	30 ft.	114 ft.
Maximum Building Height	50 ft.	47 ft., 8 inches
Maximum Building Coverage	25%	24.8%
Required Parking Spaces (Auto)	44	93
Required Bicycle Parking	5	6
Required Motorcycle Parking	2	2

(b) **Parking requirements.** *Special exceptions are subject to all relevant requirements of Article 59-E.*

The proposed development is in compliance with Section-E-3.7., which, for domiciliary care home, requires one parking space per four beds and one space per two employees on the largest work shift. Therefore, the proposed use requires 39 parking spaces for residents (155 beds) and 5 parking spaces for 10 employees, for a total of 44 spaces. Per the site plan submitted by the Applicant, 93 surface spaces are provided for the residents and visitors. Of the parking spaces provided, four are ADA van accessible.

(c) **Minimum frontage.** *In the following special exceptions the Board may waive the requirements for minimum frontage at the street line if the Board finds that the facilities for ingress and egress of vehicular traffic are adequate to meet the requirements of section 59-G-1.21:*

- 1) *Rifle, pistol and skeet-shooting range, outdoor.*
- 2) *Sand, gravel or clay pits, rock or stone quarries.*
- 3) *Sawmill.*
- 4) *Cemetery, animal.*
- 5) *Public utility buildings and public utility structures, including radio and T.V. broadcasting stations and telecommunication facilities.*
- 6) *Equestrian facility.*
- 7) *Heliport and helistop.*

Not applicable to the proposed special exception use.

(d) **Forest conservation.** *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 proposed project is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the Code). Recommendations on the Preliminary Forest Conservation Plan are covered in a separate memo.

(e) **Water quality plan.** *If a special exception, approved by the Board, is inconsistent with an approved preliminary water quality plan, the applicant, before engaging in any land disturbance activities, must submit and secure approval of a revised water quality plan that the Planning Board and department find is consistent with the approved special exception. Any revised water quality plan must be filed as part of an application for the next development authorization review to be considered by the Planning Board, unless the Planning Department and the department find that the required revisions can be evaluated as part of the final water quality plan review.*

Not applicable; The Property is not in a Special Protection Area (SPA). A Stormwater Management Concept Plan has been approved by Montgomery County Department of Permitting Services (Attachment 3).

(f) **Signs.** *The display of a sign must comply with Article 59-F.*

The proposed sign meets the standards of Article 59-F.

- (g) ***Building compatibility in residential zones.*** 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 siting, 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 project is in a residential zone. The proposed three- and four-story building has been designed to be residential in appearance. The proposed building's scale, bulk, and height are compatible with the character of the single-family residential uses located near the site. The increased setbacks from the south and east property lines serve to further reduce the building's height and bulk as detailed on pages 14 and 15 of this report.

- (h) ***Lighting in residential zones.*** 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) Luminaries 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 will be unobtrusive and consistent with the residential use of the property. The proposed lighting fixtures incorporate full cut-off shields to minimize glare and light trespass. Lighting levels along the side and rear lot lines will not exceed 0.1-foot candles.

Sec. 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;*
 - (2) *The use will be housed in buildings architecturally compatible with other buildings in the surrounding neighborhood; and*
 - (3) *The use will be adequately protected from noise, air pollution, and other potential dangers to the residents.*

- (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.*

The proposed project will not adversely affect the character of the surrounding residential community due to its proposed bulk and scale. It is designed to be architecturally compatible with the surrounding residential uses in both style and appearance. The proposed building is compatible with other buildings in the area.

With the proposed screening, the use will be adequately protected from noise, air pollution and other potential dangers to the residents. The proposed domiciliary care home will not require separate living quarters (dwelling unit) for a resident staff member.

- (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.*

Not applicable. The proposed facility is not a nursing home and will have more than five residents.

- (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.*

Not applicable; the subject property is not located in the Rural Zone.

- (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, 300 square feet for each bed.*
- e. *In the town sector and planned neighborhood zones, 800 square feet per bed.*

The Property is zoned R-200 with a lot size of approximately 200,376 square feet (4.6 acres), which meets the density requirement of minimum 1,200 square feet per bed (based on the lot size of 4.6 acres, the maximum number of beds permitted on the site is 167 beds).

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

The proposed building will be set back approximately 61 feet from south side lot line and approximately 30 feet from the north side lot line.

- (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 building, meets all applicable development standards identified in the R-200 Zone as shown in Table 2: Applicable Development Standards, on pages 17 and 18 of this report.

- (d) *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.*

The Applicant has provided the above information.

- (e) *An application for 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.*

No further expansion is proposed in the current application.

- (f) *Any nursing home, or domiciliary care home for more than 16 residents lawfully established prior to November 22, 1997, is not a nonconforming use, and may be extended enlarged or modified by special exception subject to the provisions set forth in the sections.*

Not applicable. The application is for a new development.

(g) 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. This application was not pending at the Board of Appeals as of February 24, 1997.

CONCLUSION

Based on the foregoing analysis, Staff recommends approval of the application subject to the conditions stated at the beginning of this report.

ATTACHMENTS

- Attachment 1 – Letter from GCCA
- Attachment 2 – Letter in opposition
- Attachment 3 – SWM Concept Plan Approval Letter
- Attachment 4 – Notice of Public Hearing
- Attachment 5 – Landscape Plan
- Attachment 6 – Lighting Plan and Specifications

ATTACHMENT 1

Gilbert, Carlton

From: Dan Wilhelm <djwilhelm@verizon.net>
Sent: Monday, May 11, 2015 9:11 PM
To: MCP-Chair
Cc: Gilbert, Carlton
Subject: S-2882, For May 28 Worksession

Greater Colesville Citizens Association
PO Box 4087
Colesville, MD 20914
May 11, 2015

Montgomery County Board
Mr. Casey Anderson, Chair
8787 Georgia Avenue
Silver Spring, MD 20910

Re: for May 28 Worksession. Special Exception S-2882, at 13716 New Hampshire Ave, Colesville, MD 20904.

Dear Chairman Anderson:

The Greater Colesville Citizens Association (GCCA) has had two presentations from the applicant for Special Exception S-2882 and had a number of discussions with staff. GCCA is supportive of the proposed independent living for seniors. Our initial concern was the building height and requested setback waiver on the south side next to the residents.

A number of community members are concerned with the four-story height of the senior housing. While we are concerned with the resulting bulk, the height is within the zoning ordinance limit.

The revised plan is a great improvement. By moving the building closer to the Cambodian Temple on the north side, the waiver on the south side was eliminated but now one is needed on the north side. We support the north-side waiver since the closeness will not impact the temple. Moving the building north also provides increased buffer with the existing residential uses on the south side. The applicant is also providing additional screening, which we support.

Thank you for the opportunity to work with staff to improve the site layout.

Sincerely

Daniel L. Wilhelm
GCCA President

ATTACHMENT 2

Paul Myers • 800 Hobbs Drive, Silver Spring, MD, 20904 • (301) 384-5791

March 15, 2015

Montgomery County Planning
Mr. Carlton Gilbert
Planning Coordinator

Reference: Proposed Senior Living projects

Dear Mr. Gilbert,

Per our phone conversation the other day, I wish to express my sincere disapproval of the proposed senior housing projects(S-2881 & S2882) on New Hampshire Avenue in Colesville, MD. I think these developments would be totally out of character with the existing surrounding properties and neighborhood. Although the use is conditional under the current zoning, I don't think projects of this scale were intended to be built in a semi-rural setting such as the intended sites. I could see a small group home, no more then 8-16 occupants; but commercial buildings of the proposed scale not only don't fit within the neighborhood but will be a total contradiction of the intended use of the R-200 residential zone. These developments may also compromise surrounding property values due the total change in appearance of the streetscape from rural residential to commercial. There is now a distinct separation of the existing commercial area in Colesville from the development sites that would be used to build the proposed buildings. If constructed, this separation would be eliminated, which I can't imagine was the intent of the planners that carefully zoned this area. Since the master plan was adopted there has not been a change in character of the surrounding neighborhood that would support this type of commercial development which would in realty extend the current commercial area and encroach on and into the existing residential neighborhood. I don't think it is the intent of the Master Plan now in effect to approve a use that basically rezones the current use from residential to commercial. Furthermore, we residents already have several side streets in the immediate vicinity of the proposed projects; including Orchard Way, Hobbs Drive, Colesville Manor and Notley that already have an ingress and egress challenge due the traffic on New Hampshire Avenue. The U-Turn lane at Hobbs Drive can also at times be a nightmare. This situation is already an accident waiting to happen especially at rush hour. This dangerous traffic pattern will be greatly exacerbated by the additional ingress and egress driveways to these new projects. I would be surprised if State Highway approves these new driveways onto New Hampshire Avenue. We have had conversations with other neighbors in the area and they all are appalled that the County would even consider these proposed new commercial developments in our neighborhood.

We appreciate your consideration in this matter and that you make the appropriate recommendations on our behalf to the Planning Board that express our concerns.

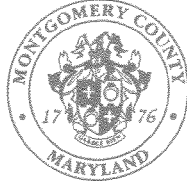
Sincerely,

Paul and Margaret Myers
301-384-5791, 301-384-1107

CC: Jewru Bandeh, Director, East County Citizens Advisory Board, Dan Wilhelm, President Greater Colesville Citizens Association and Christopher Bishop, State Highway Administration.

Paul Myers
pf.myers@verizon.net

ATTACHMENT 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 27, 2015

Mr. Bill Vest, P.E.
Timmons Group
20098 Ashbrook Place, Suite 195
Ashburn, VA 20147

Re: Stormwater Management **CONCEPT** Request
for Silver Spring Retirement Residence
Preliminary Plan #: N/A
SM File #: 271056
Tract Size/Zone: 4.4/R-200
Total Concept Area: 4.4ac
Lots/Block: N/A
Parcel(s): P505
Watershed: Paint Branch/Northwest Branch

Dear Mr. Vest:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro biofiltration.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. The maximum allowable drainage area to any micro biofilter will be limited to 20,000 sf.

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

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located


255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Mr. Bill Vest, P.E.
February 27, 2015
Page 2 of 2

outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,



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

MCE: me CN 271056

cc: C. Conlon
SM File # 271056

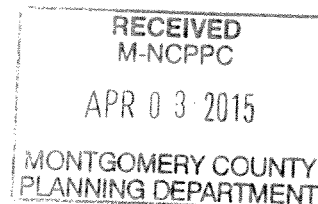
ESD Acres: 4.4ac
STRUCTURAL Acres: N/A
WAIVED Acres: N/A

ATTACHMENT 4

Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Phone:(240) 777-6660; Fax (240) 777-6665

CASE NO. S-2882



PETITION OF HAWTHORN DEVELOPMENT, LLC

NOTICE OF RESCHEDULED HEARING and MOTION TO AMEND PETITION

Please take notice that the public hearing currently scheduled for Friday, June 5, 2015, on the above-mentioned application has been rescheduled, at the request of Robert R. Harris, Esquire, Attorney for the Petitioner, to **Monday, June 15, 2015, at 9:30 a.m.**, or as soon thereafter as this matter can be heard. The hearing will be held in the Stella B. Werner Council Office Building, Second Floor, Davidson memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland.

The subject property is Parcel P505, located at 13716 New Hampshire Avenue, Silver Spring, Maryland, 20904 in the R-200 Zone (Tax Account Number 00266632).

The above-captioned application seeks a special exception pursuant to Section 59-G-2.37 (*Domiciliary Care*) of the Zoning Ordinance to permit a 166-bed domiciliary care facility for senior residents.

The Petitioner also requests to amend the Petition by submitting the following plans and documents:

- 1) Architectural Site & Lighting Plan
- 2) Perspective Renderings
- 3) Main Building Exterior Elevations, Outbuildings and Signage Details
- 4) Building Floor Plans
- 5) Lighting Photometric Plans and Details
- 6) Existing Conditions and Tree Survey
- 7) NRI/FSD Plan
- 8) Special Exception Site Plan and Details
- 9) Concept Sediment Control Plan
- 10) Concept Grading and ESD Plan
- 11) Concept Utility Plan
- 12) Special Exception Landscape Plan and Details
- 13) Preliminary Forest Conservation Plan
- 14) Site Section and Distance Diagram
- 15) Comparable Senior Housing Projects
- 16) Revised Statement of Operations

A motion to amend the petition requests permission either to change what the Petitioner is seeking in its special exception petition or to provide additional evidence. Granting the motion merely

Continued

allows the Petitioner to make the requested changes to the petition and to provide additional evidence, but does not, in any way, approve the petition itself or express an opinion as to the merits of the petition or the proposed changes.

The Hearing Examiner will take the motion to amend under consideration for a period of ten days from the date of this notice, until **April 13, 2015**. Any person who objects to permitting the Petitioner to change its special exception request or provide additional evidence are requested to so indicate in writing, no later than **April 13, 2015**. If no objection is received by that time, the motion will be considered granted. Additional notification will be provided, either at the public hearing or by mail, only if an objection is received.

Details of the proposed development and operation of the facility may be reviewed in the case file location in the Office of Zoning and Administrative Hearings. Files are available on Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., prior to the date of the hearing.

If you need services to participate in a public hearing, please contact us as far in advance as possible by emailing us at ozah@montgomerycountymd.gov or calling 240-777-6660 (TTY 240-777-7914). These documents are available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this Wednesday, April 1, 2015, to:

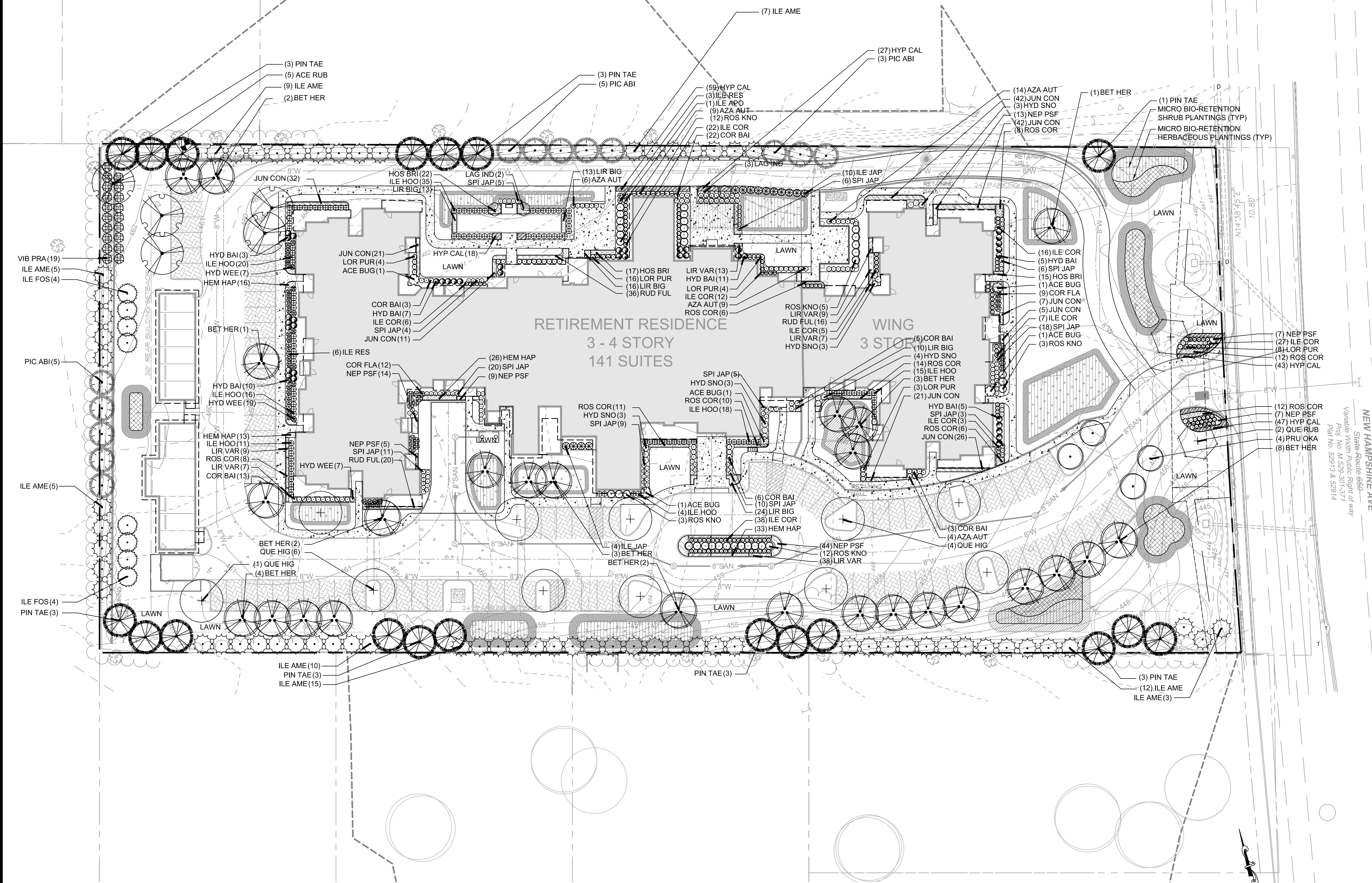
Barton G. Colson, President, Hawthorn Development, LLC
Robert R. Harris, Esquire
Charles Frederick, Esquire, Associate County Attorney
Diane Schwartz-Jones, Director, Department of Permitting Services
Mark Pfefferle, M-NCPPC, Division Chief, DARC
Carlton Gilbert, Planning Department
State Highway Administration
County Board of Education
Adjoining and Confronting Property Owners
Local Civic Associations

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS

By: 

Lynn A. Robeson, Hearing Examiner

ATTACHMENT 5



PLANT KEY	
TREES	BOTANICAL NAME
ACE RUB	ACER RUBRUM 'OCTOBER GLORY'™
BET HER	BETULA NIGRA 'HERITAGE'
QUE HIG	QUERCUS PHELLOS 'HIGHTOWER'
QUE RUB	QUERCUS RUBRA
EVERGREEN TREES	BOTANICAL NAME
ILE AME	ILEX OPACA
ILE FOS	ILEX X FOSTERI
PIC ABI	PICEA ABIES
PIN TAE	PINUS TAEDA
FLOWERING TREES	BOTANICAL NAME
ACE BUG	ACER PALMATUM 'BURGUNDY LACE'
LAG IND	LAGERSTROEMIA INDICA X FAUERI 'ACOMA'
PRU OKA	PRUNUS X OKAME
SHRUBS	BOTANICAL NAME
AZA AUT	AZALEA X 'AUTUMN ANGEL'
COR BAI	CORNUS SERICEA 'BAILEY'S REDTWIG'
COR FLA	CORNUS SERICEA 'FLAVIRAMEA'
HYD BAI	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'™
HYD WEE	HYDRANGEA QUERCIFOLIA 'PEE WEE'
HYD SNO	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'™
ILE COR	ILEX CORNUTA 'CARISSA'
ILE HOO	ILEX CRENATA 'HOOGENDOORN'
ILE JAP	ILEX CRENATA 'STEEDS'
ILE APO	ILEX VERTICILLATA 'APOLLO'
ILE RES	ILEX VERTICILLATA 'RED SPRITE'
LOR PUR	LOROPETALUM CHINENSE 'PURPLE DIAMOND'
ROS KNO	ROSA X 'KNOCKOUT'™
SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'
VIB PRA	VIBURNUM X PRAGENSE
GROUND COVERS	BOTANICAL NAME
HEM HAP	HEMEROCALLIS X 'HAPPY RETURNS'
HOS BRI	HOSTA X 'BRIGHT LIGHTS'
HYP CAL	HYPERICUM CALYCIUM
JUN CON	JUNIPERUS CONFERTA 'BLUE PACIFIC'
LIR BIG	LIRIOPE MUSCARI 'BIG BLUE'
LIR VAR	LIRIOPE MUSCARI 'VARIEGATA'
NEP PSF	NEPETA X 'LITTLE TRUDY' P.P. #18904
ROS COR	ROSA X 'CORAL DRIFT'
RUD FUL	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'

MONTGOMERY COUNTY LANDSCAPE REQUIREMENTS

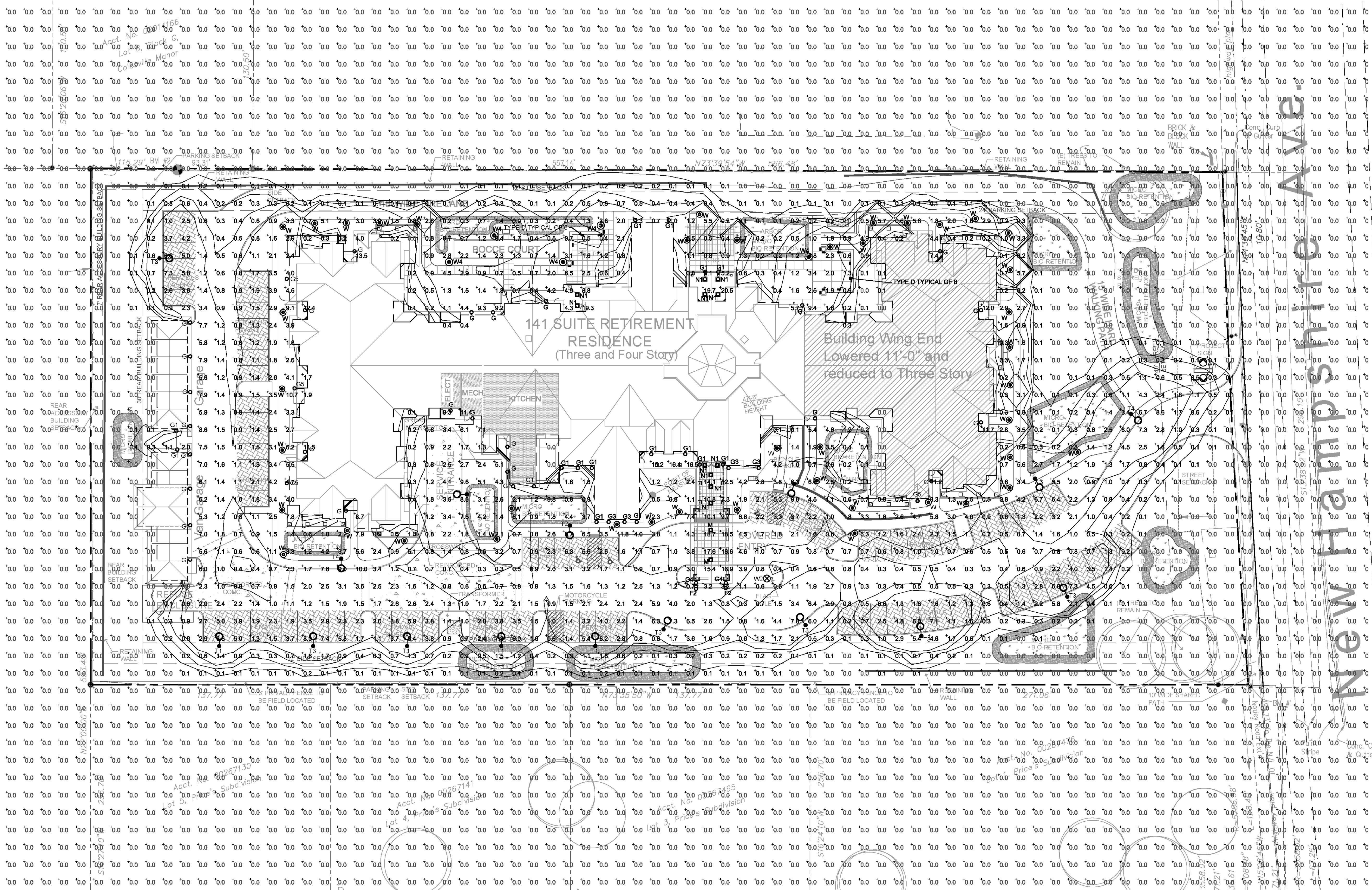
REFERENCE	REQUIRED RATIO	TOTAL REQUIRED	TOTAL PROVIDED
Montgomery County Zoning Ordinance Section 59-E-2.73	5% of INTERNAL AREA	42,098 SF X .05 = 2,105 SF GREEN SPACE	4,000 SF GREEN SPACE PROVIDED
Montgomery County Zoning Ordinance Section 59-E-2.83 (d)	30% of PAVED AREA	42,098 SF X .30 = 12,360 SF REQ. SHADE	33 TREES @ 380 SF SHADE EACH = 12,540 SF SHADE PROVIDED
Montgomery County Zoning Ordinance Section 59-E-2.72	LANDSCAPE SCREENING - NORTH	VISUAL SCREEN	31 EVG. TREES
Montgomery County Zoning Ordinance Section 59-E-2.72	LANDSCAPE SCREENING - SOUTH	VISUAL SCREEN	51 EVG. TREES
Montgomery County Zoning Ordinance Section 59-E-2.72	LANDSCAPE SCREENING - WEST	VISUAL SCREEN	23 EVG. TREES 10 EVG. SHRUBS
Montgomery County Zoning Ordinance Section 59-E-2.83 (c)	PARKING / LOADING SCREENING	VISUAL SCREEN	SCREENING PROVIDED

Revision Number	Construction Revision	Revision Date
1	REV. NEW LAYOUT	8/20/15

SPECIAL EXCEPTION LANDSCAPE PLAN
 PARCEL 505
 SILVER SPRING RETIREMENT RESIDENCE
 L.32506 F.409
 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

	3150 Kettle Court SE Salem, OR 97301 Tel 503.399.1090 Fax 503.399.0565	Proj. Mgr SWW	Designer EGM
	20098 Ashbrook Place Suite 195 Ashburn, VA 20147 Tel 703.726.1342 Fax 703.726.1345	Date 10/20/2014	Scale 1" = 30'
	YOUR VISION ACHIEVED THROUGH OURS. WWW.TIMMONSGROUP.COM	Project No. 35741	Sheet EXHIBIT 'X'

ATTACHMENT 6



LUMINAIRE SCHEDULE								
Symbol	Label	Mounting Height	Catalog Number	Description	Lamp	Lumens	LLF	Watts
D		1'-6" A.F.G.	LITHONIA WSL1F	RECESSED STEP LIGHT, DIE CASTING ALUMINUM HOUSING WITH LOWERED DOOR.	ONE 13-WATT FLUORESCENT	900	0.95	22.41
F1		6" A.F.G.	E-CONOLIGHT E-GL3L01N2K	7.8" X 3" DIA. X 5-13/16" KNUCKLE MOUNT ACCENT LIGHT FLOOD REFLECTOR TEMPERED GLASS LENS	LED 7 WATT 800 LUMENS	600	0.95	7
F2		6" A.F.G.	E-CONOLIGHT E-GL1S03N2K	7.8" X 3" DIA. X 5-13/16" KNUCKLE MOUNT ACCENT LIGHT SPOT REFLECTOR TEMPERED GLASS LENS	LED 38 WATT 2000 LUMENS	2000	0.95	38
F3		6" A.F.G.	E-CONOLIGHT E-GL1F03N2K	7.8" X 3" DIA. X 5-13/16" KNUCKLE MOUNT ACCENT LIGHT FLOOD REFLECTOR TEMPERED GLASS LENS	LED 38 WATT 2000 LUMENS	2000	0.95	38
G		6" A.F.G.	E-CONOLIGHT E-WF6L03N2Z	CAST BLACK PAINTED FINNED METAL HOUSING, 120 LED ARRAY, FORMED WHITE PAINTED METAL REFLECTOR WITH 1.0625 X 1.8125" APERTURE, CLEAR CONVEX GLASS LENS	LED 36 WATT 3,350 LUMENS 4,000 K	3350	0.95	36
G1		6" A.F.G.	E-CONOLIGHT E-S12L014U	WALL MOUNTED LED FIXTURE	LED 16 WATT 850 LUMENS 4,000 K	950	0.95	16
G3		6" A.F.G.	E-CONOLIGHT E-S22L034U	Up/Down Wall LED Sconce	LED 30 WATT 1,850 LUMENS 4,000 K	1,850	0.95	30
G4		14" A.F.G.	TROY RLM 3-RH14-M-FG-3SL23	ENTRY CANOPY WALL SCONCE WITH ONE 26 WATT CFL LAMP	ONE 26-WATT SELF BALLASTED COMPACT FLUORESCENT	1650	0.95	100
G5		20" A.F.G.	E-CONOLIGHT E-WP7L06N2Z	CAST BLACK PAINTED FINNED METAL HOUSING, 120 LED ARRAY, FORMED WHITE PAINTED METAL REFLECTOR WITH 1.0625 X 1.8125" APERTURE, CLEAR CONVEX GLASS LENS	LED 72 WATT 6,000 LUMENS 4,000 K	6000	0.95	72
M		14" A.F.G.	RUUD MRC0615-1	12" RECESSED CANOPY LIGHT	100 WATT MH	8500	0.95	140
N1		9" A.F.G.	GOHAM LGH 50M RRW FL	8" VERTICAL DOWNLIGHT, WHITE PAINTED REFLECTOR, 50W METAL HALIDE LAMP-MEDIUM BASE WITH FRESNEL GLASS LENS AND WHITE RECESSED DOOR.	ONE 50-WATT COATED ED17 METAL HALIDE, VERTICAL BASE UP POS.	3400	0.95	68
T1		13'-6" A.F.G. (12' POLE WITH 1'-6" POLE BASE)	LITHONIA KAD	Area Luminaire, 150W MH, R4 Reflector, Full Cutoff, House Side Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 150-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	13000	0.95	168
T2		13'-6" A.F.G. (12' POLE WITH 1'-6" POLE BASE)	LITHONIA KAD	Area Luminaire, 150W MH, R4 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 150-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	13000	0.95	168
T3		13'-6" A.F.G. (12' POLE WITH 1'-6" POLE BASE)	LITHONIA KAD	Area Luminaire, 150W MH, R3 Reflector, Full Cutoff, House Side Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 150-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	13000	0.95	168
T4		13'-6" A.F.G. (12' POLE WITH 1'-6" POLE BASE)	LITHONIA KAD	Area Luminaire, 150W MH, R3 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 150-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	13000	0.95	168
W		2'-6" A.F.G.	VISTA 1447-B-CR-13	WALKWAY - FLOURESCENT LANDSCAPE LIGHT	ONE 13-WATT CPF - FLUORESCENT	1200	0.95	18
W1		6" A.F.G.	LITHONIA TFM 50M TA	SPECIFICATION FLOODLIGHT, TA DISTRIBUTION, 50W MH, W/ CLEAR LAMP.	ONE 50-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	3300	0.95	68
W2		6" A.F.G.	LITHONIA TFM 70M RG	SPECIFICATION FLOODLIGHT, RG DISTRIBUTION, 70W MH, W/ CLEAR LAMP.	ONE 70-WATT CLEAR ED-17 METAL HALIDE.	5200	0.95	95
W4		9" A.F.G. (8' POLE FIXTURE HEIGHT 1')	LIGHTWAY TRP21-U-1742-4-W2	21" DIA. X 18-3/8" POST TOP FIXTURE WHITE REFLECTOR HOOD CLEAR TEMPERED GLASS JAR LENS	ONE 42-WATT FLUORESCENT	3200	0.95	43.86

Site Lighting
Photometric Plan
DATE: Aug 25, 2015
SCALE: 1" = 30'-0"

