



Brandywine Senior Living: Conditional Use and Preliminary Forest Conservation Plan, CU 16-01

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Completed: 10/02/15

Description

Brandywine Senior Living: Conditional Use and Preliminary Forest Conservation Plan, CU 16-01

A. Conditional Use request for a Residential Care Facility consisting of 140 beds for seniors needing assisted living and memory care; located at the end of Potomac Tennis Lane (10800 Potomac Tennis Lane), approximately 600 feet north of the intersection with MD189 Falls Road; 4.02 acres; RE-2 Zone; 2002 Potomac Subregion Master Plan.

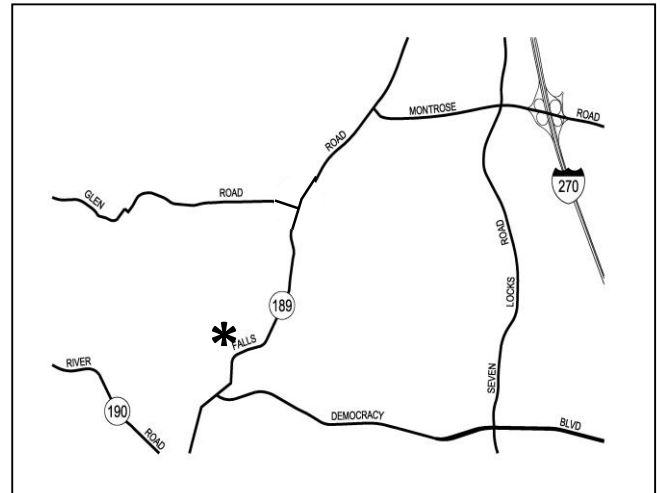
Staff Recommendation: Approval with conditions

Submittal Date: July 9, 2015

Applicant: Brandywine Senior Living at Potomac, LLC

Review Basis: Chapter 59

Action needed for Hearing Examiner hearing on November 6, 2015



Summary

The Applicant, Brandywine Senior Living at Potomac, LLC, is requesting approval of a Conditional Use application for a 120 suite, (140 bed) Residential Care Facility for seniors, and the associated Preliminary Forest Conservation Plan. Staff finds the application satisfies all of the requirements for approval set forth in Chapter 59 the Montgomery County Zoning Ordinance for a Conditional Use for a Residential Care Facility (Over 16 persons). The Application is reviewed in conjunction with a Preliminary Forest Conservation Plan which is recommended for approval with conditions as a separate item.

A - Conditional Use CU201601, Brandywine Senior Living

A. STAFF RECOMMENDATION

Staff recommends approval of Conditional Use CU201601, subject to the following conditions:

- 1) This Applicant is limited to a 140-bed Residential Care Facility. Individual suites are not permitted to have full kitchens.
- 2) Physical improvements to the Subject Property are limited to those shown on the Conditional Use Site Plan, Landscaping Plan and Lighting Plan that are part of the submitted Application.
- 3) This approval is limited to no more than 40 employees on Site at any one time.
- 4) The final design of the entrance signs must be in compliance with the Zoning Ordinance and the County Sign Review Board if required.
- 5) Prior to the release of Use and Occupancy certificates the Applicant must meet all applicable Federal, State and County certificate, licensure, and regulatory requirements.
- 6) Prior to receiving use and occupancy certificates, the Applicant must abandon the current Special Exceptions on the Subject Property pursuant to the procedures in the Zoning Ordinance.
- 7) The Applicant must construct the terminus of Potomac Tennis Lane according to Montgomery County Department of Transportation (MCDOT) Road Code Standard MC-223.01 – Temporary Turnaround prior to the issuance of any building permit, as shown on the updated Conditional Use Plan. Any portion of the Temporary Turnaround that cannot be accommodated within the public right-of-way must be placed in a Public Improvement Easement (PIE).
- 8) The Applicant must provide a car service and shuttle service for residents as detailed in the Addendum to Justification Statement.
- 9) The Applicant must provide and install ten covered and secured bicycle parking spaces in the structured parking as specified on the Conditional Use Plan.
- 10) The Applicant must satisfy the Adequate Public Facilities – Transportation Policy Area Review (TPAR) test by making a TPAR payment, equal to 25% of the applicable development impact tax, to the Montgomery County Department of Permitting Services at the time of building permit.
- 11) The Applicant must receive approval of a Final Forest Conservation Plan by the Montgomery County Planning Board prior to any land disturbing activities.

B. PROJECT DESCRIPTION

Introduction

On July 9, 2015, Brandywine Senior Living at Potomac, LLC (“Applicant”), submitted a Conditional Use Application CU201601, Brandywine Senior Living, requesting to develop a Residential Care Facility with up to 140 beds for seniors needing assisted living and memory care (“Application”). The Application will redevelop the site from its existing use as a private tennis club with tennis bubble to the proposed Residential Care Facility. The redeveloped site will use the existing public street and existing public utility service.

Site Description

The property is located at 10800 Potomac Tennis Lane, which is a 4.02 acre triangular shaped platted parcel zoned RE-2 and located at the end of Potomac Tennis Lane (“Subject Property” or “Site”). The Subject Property is already improved with a private tennis club including a clubhouse, tennis courts enclosed in a large white bubble and parking (Attachment 03). The highest elevation is at the Site’s entrance with a terraced elevation drop of about six feet in the middle of the Site and a more substantial elevation drop including an area of up to 25% slopes along the northern edge of the Subject Property. There are no streams or wetlands present, however there is an off-site stream on the property to the north and the associated stream valley buffer extends onto the Subject Property. There are no observed rare, threatened or endangered species on the Site. The Subject Property is located within the Kilgore Branch subwatershed of Watts Branch, a Use I stream. A Natural Resources Inventory/Forest Stand Delineation No. 420151830 (Attachment 04) was approved for the Site on May 29, 2015 which confirms the existing environmental Site conditions. The existing tennis club improvements have access to Potomac Tennis Lane with a commercial entrance, and the Subject Property has 100 feet of right-of-way frontage. Potomac Tennis Lane is a public street that is approximately 600 feet long and provides the exclusive access to the Subject Property and to the neighboring senior housing property to the south, and provides a maintenance access to the golf course property to the north and east. Potomac Tennis Lane terminates at the Subject Property’s frontage to the north and intersects with Falls Road to the south.



Neighborhood Description

The neighborhood delineated for this Application (See figures 2 and 3 below) is approximately 360 acres in size and extends out from the Subject Property by about 2,000 feet in all directions. To the north, the neighborhood extends to the northern property edge of the Falls Road Golf Course along Eldwick Way and the rear of lots in the Bedfordshire Community. The boundary then turns southwest, following the northwestern edge of the Potomac Glen community to South Glen Road. The southern boundary follows South Glen Road and Democracy Boulevard, and the eastern boundary includes the eastern boundary of the Bullis School located on the east side of Falls Road, and then angles back to follow Falls Road north to Eldwick Way.

The majority of the neighborhood is comprised of two properties: the Falls Road Golf Course which is a 149 acre property immediately adjacent to the north and east of the Subject Property, and the Bullis School which is a K-12 private education facility located on 100 acres southeast of the Subject Property on the opposite side of Falls Road. The rest of the neighborhood is primarily residential with one-family detached houses in the Potomac Glen and Glen Falls communities located southwest of the Site. Immediately to the south of the Site is a Manor Care elderly care facility and directly south of the Manor Care facility is the Normandie Farms Restaurant and Inn. Almost all of the neighborhood is zoned RE-2 with the exception of the lots directly fronting on South Glen Road and Democracy Boulevard which are zoned R-200, and the Glen Falls community which is RE-2/TDR-1 (Attachment 21).



Within the neighborhood there are four properties with existing special exceptions/conditional uses, including the Subject Property and are identified on figure 3, page five. Immediately to the south, Manor Care (1) operates under Special Exception S-1289 which was first approved in March of 1986 and later amended by S-1289A and S-1289B for a 172 bed nursing home and 52 bed assisted living facility. The Falls Road Golf Course to the north operates by right, but has approved case CBA-2234 (2) for a radio transmission tower. The Bullis School campus east of Falls Road received their first Special Exception approval CBA-2689 in 1969, and has since been the subject of eight additional Special Exceptions, S-687 and amendments S-687- A thru G that all relate to the continued operation of the private school (3).

Zoning and Land Use History

The Subject Property is Zoned RE-2 which was retained during the last Potomac Master Plan update in 2002. On the Site currently is a private tennis club with a total of 12 tennis courts, approved by Special Exception S-424 dating back to July of 1975, and modified twice by S-424-A and S-424-B to allow for a bubble enclosure over six of the courts during the winter months. The Site also has Special Exception S-626 from June of 1978 permitting the tennis club to add a swimming pool to the Site. There is also a fitness center, storage shed and 49 surface parking spaces on the Subject Property. In September of 1976 the Subject Property was recorded as Parcel A on Plat 11344 to enable the construction of the original tennis club.

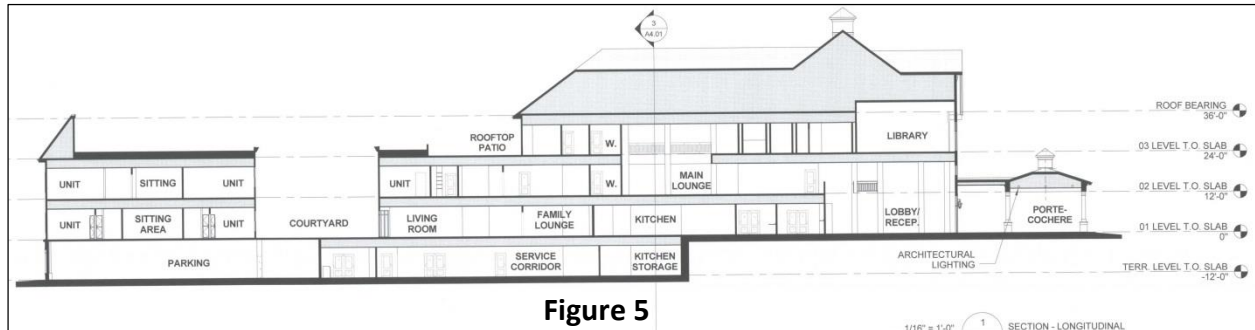
Proposed Use



Figure 4

The Application is requesting approval for a Residential Care Facility (over 16 persons) in a 135,000 square foot facility with a total of 140 beds in 120 suites, and a total of 73 parking spaces split between a 55 space surface lot and an 18 space structured lot beneath the main structure (Attachment 01). The Site will be improved with one primary structure that will house all of the resident suites plus a range of amenities including an indoor fitness and pool facility, beauty salon, spa, theater, pub, dining room, and other interior gathering spaces. The structure is three stories high, with approximately 50% of the space

used for guest housing and the rest for amenities. The structure is being used solely for interior amenity and living space at the front (eastern) half of the building, while the back (western) half of the building will have parking on the ground level with interior amenity and living space extending two stories above. Because of the topography on the site, the roof line will step down a full story from the front along Potomac Tennis Lane to the rear (Figure 5), with the break in roof elevation occurring at the two courtyards that create outdoor enclaves into the building. The structure is designed to be residential in appearance with various architectural details including a pitched roof, dormers and masonry fire places and chimneys and stone clad exterior walls. These architectural elements wrap around the entire building façade for a cohesive look from all directions.



The Application also provides for a series of outdoor rooms or courtyards for residents and visitors to enjoy. There are two landscaped gathering areas in the eastern portion of the Site, one near the Site access that includes landscaping and an area of lawn, and a second in the northern corner of the Subject Property with a community garden and a gazebo. There are two semi-private courtyards that are open to the outside but are tucked into buildings side that provide an opportunity to enjoy being outside while still feeling some enclosure by the building. There is an additional “reflections” courtyard located interior to the structure but open to the sky above which provides a fully protected space to enjoy outdoor air without having to fully go outside. All of these outdoor spaces are landscaped with a variety of plant and hardscape materials that provide for a full range of outdoor uses. There is additional perimeter and parking lot landscaping, and a large area of forest replanting in the Site’s northwestern area where the Stream Valley Buffer is located.

The Subject Property will have a range of lighting that is a mix of free-standing pole mounted lighting and canopy undermounted down lighting. The Photometric Plan shows that all vehicle and pedestrian circulation areas as well as all outdoor amenity spaces will be lit. The lighting fixture details show that all the fixtures will be from LED’s and all provide top shielding and internal refraction lenses to direct light downward away from the sky and neighboring uses. The photometric plan indicates that no light above 0.01 foot-candles will spill across any property boundary. The Application proposes entry signage located on either side of the Site access which will be built into a concave curved masonry wall with five foot high columns and four foot high wall sections. The sign will be set into the wall section and will be lit with uplights and an integrated LED strip.



As a Residential Care Facility, the facility itself will be open 24 hours a day, seven days a week, 365 days a year. There will be a total of 110 full and part-time employees hired to run the facility; however there will be a maximum of 40 employees on-site at any given time, during the mid-day hours. Employees will generally work in shifts with the most shifts ranging from 7am – 3pm, 3pm – 11pm, and 11pm – 7am but not all positions will fall into this pattern as some staff will come in earlier such as the kitchen staff and others that will arrive later such as shift supervisors. Parking is being provided on the Site in two areas. There is a primary front surface parking lot that has 55 vehicle parking spaces, and a secondary structured parking lot under the back of the building with an additional 18 vehicle parking spaces, and room for 10 bicycles. There is a single Site access point from Potomac Tennis Lane that takes advantage of the existing access point for the Tennis Club. Upon entering the Site the surface parking lot is located to the right, and a private service lane continues to the west paralleling the southern boundary to the western most portion of the Site where the structured parking access, loading dock and trash receptacles are located. At both the far northern end of the surface parking lot and the far western end of the private service lane are paving accommodations that allow for adequate room to turn around an emergency vehicle, supply truck or garbage truck. Both the general supply truck and the garbage truck are expected to service the Subject Property three times per week. The facility is expected to take approximately 27 months to reach full resident occupancy, and thereafter it is expected to have an average of six move-ins/move-outs per month.

C. ANALYSIS

Development Standards

The Application was reviewed for compliance with the development standards for a Residential Care Facility (over 16 persons) in the RE-2 Zone. The following table of Development Standards provides a comparative view of the minimum requirements for the proposed use in the RE-2 Zone and what is proposed in the Application, including the requirements for minimum lot size, side yard structure and parking setbacks and density identified in Division 3 of the Zoning Ordinance. Based on the results of the development standards table, Staff finds the Application meets or exceeds all required development standards for developing a Residential Care Facility (over 16 persons) in the RE-2 Zone.

Development Standards Table		
<i>for a Residential Care Facility (over 16 persons) in the RE-2 Zone</i>		
	<i>Required</i>	<i>Proposed</i>
Lot and Density		
Lot Area		
RE-2 Zone, Standard	2 acres	4.02 acres
Residential Care Facility (<i>over 16 persons</i>)(Division 3.3.2.E.2.c.ii(d)2)	1,200 sq. ft. / bed 3.86 acres	4.02 acres
Lot width and front building line	150 ft.	553 ft.
Lot with at front lot line	25 ft.	100 ft.
Density		
RE-2 Zone, Standard	0.5 units/acre	N/A
Residential Care Facility (<i>over 16 persons</i>)(Division 3.3.2.E.2.c.ii(d)2)	1,200 sq. ft. / bed	1,250.8 sq. ft. / bed
Lot Coverage	25% max (43,736 sq. ft.)	25% (43,736 sq. ft.)
Placement		
<u>Principal Building</u>		
Front	50 ft.	85 ft.
Side Setback		
RE-2 Zone, standard	17 ft.	N/A
Residential Care Facility (<i>over 16 persons</i>) (Division 3.3.2.E.2.c.ii(e))	20 ft.	25 ft.
Sum of side setbacks	20 ft.	50 ft.
Rear setback	35 ft.	50 ft.
<u>Accessory Structures</u>		
Front	80 ft.	80 ft.
Side Setback	15 ft.	15 ft.
Side street setback, abutting lot fronts on the side street and is in a Residential Detached Zone	50 ft.	N/A

Development Standards for a Residential Care Facility (over 16 persons) in the RE-2 Zone Continued		
	<i>Required</i>	<i>Proposed</i>
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached Zone	20 ft.	N/A
Rear setback	10 ft.	10 ft.
Height (max)		
Principal Building	50 ft.	50 ft.
Accessory structures	50 ft.	12 ft.

Transportation

The Subject Property is located at the end of Potomac Tennis Lane, a County maintained road that terminates in a dead end at the Site access. Potomac Tennis Lane intersects with Falls Road (MD 189) at an outside curve in Falls Road. The intersection is currently improved with a left turn lane from northbound Falls Road onto Potomac Tennis Lane.

Local Area Transportation Review (LATR)

The Application for a 140-bed senior residential and assisted living facility does not trigger LATR as the facility will only generate a net increase of four additional trips in the AM and net decrease of nine trips in the PM peak hour after accounting for the existing Private Tennis Club on Site (Attachment 06). The threshold for an LATR review, according to the *LATR & TPAR Guidelines*, is 30 net new additional trips. A site trip generation summary is presented in the Site Trip Generation Table below. The trip generation estimate for this use came from the Institute of Transportation Engineers Trip Generation Manual (“ITE Manual”) for trip generation. The data in the ITE Manual was compared against existing senior residential and assisted living facilities that the Applicant owns, using actual driveway counts. These counts were presented to the staff by the Applicant, and it was concluded that the ITE trip generation rate for this proposed use does reflect the expected trip generation estimates found in the ITE Manual.

Site Trip Generation Table

Proposed Development	Courts/ Beds	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current Use							
Tennis Club (ITE 491)	12	8	8	16	20	20	40
Proposed Use							
Assisted-Living Facility (ITE 254)	140	13	7	20	14	17	31
Net Trips		5	-1	4	-6	-3	-9

Transportation Policy Area Review (TPAR)

The Property is located in the Potomac Policy Area. According to the 2012-2016 Subdivision Staging Policy (SSP), the Potomac Area is exempt under the roadway test but inadequate under the transit test; therefore, a TPAR of 25% of the General District Transportation Impact Tax is required to satisfy TPAR.

Neighborhood Transportation Operations

Staff analyzed the Application beyond the LATR and TPAR analysis to include a review of potential operational concerns with the intersection of Potomac Tennis Lane and Falls Road as well as other large traffic generators along Falls Road. There are two existing institutional uses along Falls Road near the Subject Property, the Falls Road Golf Course and the Bullis School. The golf course's primary site access is on Falls Road approximately 450 feet north of the intersection with Potomac Tennis Lane. Falls Road between Potomac Tennis Lane and the golf course site access has a continuous left turn lane that provides room for up to 18 vehicles to stack at any given time. Based on the predicted operations of the golf course and physical observations done by the Applicant's traffic engineer, this turn lane is more than adequate stacking distance for the golf course. The Bullis School is also located in the surrounding neighborhood, on the east side of Falls Road. The school has its primary site access point on Falls Road approximately 350 feet south of Potomac Tennis Lane. The access from Falls Road includes a 150 foot long left turn lane for vehicles. A visual queuing analysis provided by the Applicant shows that the left turn lane for the school has sufficient stacking capacity and does not back traffic up onto Falls Road (Attachment 07).

For Staff Analysis, the Applicant submitted a sight distance plan and profile for Potomac Tennis Lane, for a vehicle waiting to access Falls Road turning either right or left (Attachment 08). The Applicant based the sight distance observations under the assumption of a vehicle sitting in the left turn lane on Falls Road, which may act to partially block visibility. According to the certified engineer plans, there is 665 feet of free and clear sight distance when looking to the left (north) and 554 feet of free and clear sight distance to the right (south). The posted speed limit of Falls Road in this area is 35 miles per hour, and the accepted minimum safe sight distance for a posted 35 miles per hour road is 250 feet of free and clear visibility. Based on this, there is adequate sight distance in both directions for vehicles wishing to exit from Potomac Tennis Lane. There is an existing left turn lane along northbound Falls Road, at the intersection of Potomac Tennis Lane. This left turn lane has a stacking capacity of 125 feet, which provides room for up to six vehicles to stack. Because the proposed use only generates a net of four new AM peak hour trips and a net reduction in PM peak hour trips, there is not expected to be any new operational issues created at the intersection of Potomac Tennis Lane and Falls Road.

Additionally, the Applicant's traffic engineer performed traffic counts to obtain critical lane volume ("CLV") readings for the intersection of Potomac Tennis Lane and Falls Road, and performed a gap analysis and queueing analysis for Falls Road at Potomac Tennis Lane and the entrance to the Bullis School (Attachment 07). The observed CLV under future conditions (four additional AM peak hour trips, no new PM peak hour trips) was 959, which is well under the 1450 CLV standard set forth in the LATR/TPAR guidelines for what constitutes a failing intersection. The gap analysis showed there are sufficient gaps for vehicles looking to make turns at Potomac Tennis Lane with no intersection experiencing a delay of more than 31 seconds during any approach during any of the studied times. Physical observations of the number of queued vehicles also showed that the number of cars ever queued at one time was less than what the existing turning lanes can handle.

The existing terminus of Potomac Tennis Lane is currently a dead end, with access on the left for the existing Tennis Club, and a driveway off the end for maintenance vehicles for the golf course. MCDOT standards for a proper public street terminus is generally a cul-de-sac, shown in standard MC-222.01, however there is limited available right-of-way to construct that improvement and the right-of-way that would be required would need to primarily come from the golf course rather than the Applicant. Also, the Subject Property is already a recorded lot therefore future submission of a Preliminary Plan of

subdivision is not required. The Applicant has coordinated with MCDPS right-of-way permitting to improve Potomac Tennis Lane with a hammerhead turnaround, consistent with MCDOT standard MC-223.01 (Attachment 09). This improvement will fit within the existing right-of-way and provides a County recognized public road terminus that also is adequate for emergency vehicles.

There are no existing sidewalks located along Potomac Tennis Lane, and the closest segment of existing sidewalk on Falls Road is located near the intersection of Eldwick Way, at the northeastern corner of the local neighborhood and over 3,500 feet from the Subject Property. The Washington Metropolitan Area Transit Authority does provide Metro Bus service (Route T-2) along the Falls Road corridor, however it runs infrequently at 20 minutes during peak periods and 30 minutes at other times. Also, the closest bus stop is over 1,100 feet from the Subject Property near the entrance to the Bullis School. There is inadequate right-of-way along Falls Road in front of the properties between Potomac Tennis Lane and the existing bus stop to install a sidewalk along Falls Road without property condemnation. Given the lack of existing sidewalk connections in the neighborhood, the lack of destinations to walk to, the inadequate right-of-way, and the private transportation services provided by the Application, Staff does not believe it is reasonable to ask this Applicant to provide off-site sidewalks at this time along Potomac Tennis Lane or Falls Road.

Parking and Loading

The parking proposed in the Application meets all the requirements set forth in Section 59.6.2 of the zoning ordinance. The Parking Table below summarizes the parking requirements and what the Application is providing.

Parking	<i>Required</i>	<i>Proposed</i>
<u>Spaces</u>		
Automobiles		
Residential Care Facility		
0.25 spaces/Bed (140 beds)	35	
0.5 spaces/Employee (40 employees)	20	
TOTAL Auto	55	73
Other Vehicles		
Accessible Parking Spaces	4	4
Van Accessible Parking Spaces	1	2
Motorcycle Parking (2% of total)	2	2
Bicycles	0	10
<u>Setbacks and Landscaping</u>		
Landscaping Island area	5% of total	10%
Canopy coverage at 20 years	25% of lot	30%
rear setback	35 ft.	35 ft.
side setback	2x building setback = 34 ft.	40
Loading (25,001 - 250,000 sq. ft.)	1	1

Because the proposed Residential Care Facility is an assisted living facility rather than an independent living facility, the project is being counted by the number of beds provided rather than the number of

suites because the living quarters as provided do not contain private kitchens. Section 59.6.2.4.B requires that 0.25 spaces be provided for each bed and the facility is proposing up to 140 beds, therefore at least 35 vehicle spaces must be provided. In addition, there is a requirement of 0.5 spaces per employee, which generates another 20 required spaces with a limit of 40 employees on Site at any time. The Application proposes more than the minimum parking, with a total of 73 spaces, which provides enough room for guest parking on typically busy times such as weekends and holidays. Based on the bicycle parking guidelines in Section 59.6.2.4.C, only Residential Care Facilities that are providing dwelling units are required to provide bicycle parking. The Applicant; however, proposes 10 spaces for employee bicycle parking, which will be located in the vehicle garage and meets the requirements for long term bicycle parking for employees. The Application provides two motorcycle parking spaces, as required by the Zoning Ordinance.

The vehicle parking spaces are located in two areas: one is a lot for 55 vehicles and two motorcycles, which is the number that meets the code requirements, located in the front of the building (eastern side), and will provide both visitors and guests direct access to the main entrance to the building. An additional 18 vehicles and the bicycle parking will be accommodated in a parking structure located on the ground floor in the rear (western) portion of the structure which is for employee use only. Both parking facilities are designed to meet the requirements of Section 59.6.2 including the requirements for Vehicle Parking Design Standards, Parking Lot Landscaping and Structured Parking Requirements. The vehicle parking spaces all measure 8.5 ft. wide by 18 ft. in length which is the minimum space size, and the drive isles measures 22 feet wide, two feet wider than the 20 foot minimum. At the far end of the surface parking lot there are pavement wings that are designed to allow for fire and rescue vehicles to turn around and can also be used by personal vehicles to make a three-point turn.

The proposed surface parking lot also meets the requirements of Section 59.6.2.9.C for total landscaped area, canopy coverage and screening. Each surface lot is required to provide a minimum 5% of total surface area as landscaped area, including planting areas or stormwater management. The Application exceeds the minimum requirement by providing a total of 10% landscaped area (Attachment 10). The largest of the parking lot landscaped areas is located in the middle of the linear lot, around the building's main entrance. The Applicant is creating an elongated traffic circle, partially covered with a portico to allow for resident drop-off/pick-up, and the perimeter of this circle feature is landscaped with canopy trees and a large stormwater management bio-infiltration area. None of the proposed parking rows exceed the twenty space maximum between landscaped areas and the ends of each parking row feature space to plant a canopy tree. The total area parking lot expected to be covered by tree canopy after 20 years growth is 30% (Attachment 10), which exceeds the Zoning requirement of a 25% minimum canopy cover. The parking lot meets the required perimeter planting for a lot containing a conditional use that abuts a residential detached zoned property improved as a civic/institutional use. The screening area is over 12 ft. wide, double the six foot wide minimum. The Application is also providing a three foot high fence along the entire eastern boundary with a canopy tree every 30 feet on center as required by the Zoning Ordinance. The parking lot is adjacent to an off-site row of pine trees, further buffering the use from the neighboring golf course.

Section 59.6.2.9.D specifies design requirements for structured parking, including a requirement that a minimum 50% of the ground floor wall be lined with a green wall or artwork when facing a residential property, and requirements limiting the height and location of light fixtures to prevent light glare. Although referred to as 'structured' by the Applicant, the 18 vehicle and 10 bicycle space garage does not meet the definition of structured parking in Section 59.3.5.9.B because these spaces are located

under the primary use, and will be completely walled off from the outside and wrapped in the same stone veneer as the primary use upstairs.

There are additional requirements for parking for Conditional Uses in Residential Detached Zones (59.6.2.5.K) that provide additional location and setback requirements. The Zoning Ordinance states: "Each parking facility must be located to maintain a residential character and a pedestrian-friendly street." Because of the unique shape and access situation for the Subject Property, there is only a 100 foot long frontage that abuts a public right-of-way, and the surface parking lot is nearly 100 feet away from the right-of-way at the closest point. The road and right-of-way terminate just beyond the Site access, and there is ample landscaping and a four foot tall stone wall that will be located between the parking lot and the right-of-way sufficiently protecting the residential character of the street. The enhanced setback requirements in the section specify the parking lot must be set back from any rear lot to equal that of the primary structure, and must be double the side yard setbacks for the primary structure. The surface parking facility is primarily located along the front yard frontage, and is set back over 60 feet from the side yard, exceeding the 40 foot requirement that would be imposed by Zoning.

The Application is following the loading standards set forth in Section 59.6.2.8 Loading Design Standards by following Table 2 for off-street loading spaces which includes the standards for Group Living. The total square footage of the building is 135,000 sq. ft, which requires the Applicant to provide for one loading space, which the Application is locating along the private access alley near the garage entrance. The loading space meets the 10 ft. by 30 ft. requirement for single-unit delivery trucks, and will be paved with asphalt similar to the rest of the private access alley. The delivery trucks are able to safely turn around at the end of the access alley in the same turnaround geometry provided for the fire and rescue and trash vehicles.

Landscaping

The Applicant has submitted a Landscaping Plan as part of their Application. The landscaping on the Subject Property serves multiple purposes, including screening from surrounding uses, softening of the building edge, and to beautify the outdoor amenity areas. Along all outdoor accessible portions of the building edge a variety of traditional English garden shrubs like boxwoods and laurels are proposed and are interspersed with flowering shrubs and understory sized trees. This effect helps soften the masonry appearance of the building and helps create the cottage look the Applicant desires. Additionally, the northern and southern exterior courtyards have been designed in ways to promote different types of outdoor activities. The northern courtyard (Figure 7) has fewer formal plantings and instead has a large patio space and a large lawn panel, making it an ideal location for large outdoor gatherings and games. The southern courtyard (Figure 8) has more formal plantings, a water fountain, a landscaped pergola and a landscaped stormwater management facility which provides for a more intimate space ideal for solitary or small group enjoyment of the outdoors. Along the northern property edge flowering shrubs and understory trees surround a walkway which leads to a gazebo and an outdoor raised planter garden. As discussed in the parking section of this report, landscaping is used in and around the parking lot to provide the necessary screening and canopy cover. The landscaping extends along the eastern property boundary to the Site entrance where evergreens have been placed behind the stone entrance signs to frame the Site access.



The screening requirements identified in Section 6.5.3.A-Location and 6.5.3.C.7-Requirements By Type identify a need to screen the Subject Property from the neighboring Residential Care Facility to the south. The requirements, found on page 6-32 of the Zoning Ordinance provide either Option A or Option B for establishing an adequate buffer. The Application meets the requirements of Option B for plant quantity which require a minimum planting depth of 12 feet, with 2 canopy trees, 4 evergreen or understory trees, 8 large and 12 medium shrubs per 100 feet. The Application exceeds the planting area minimum by providing for a 20 foot wide planting area between the Subject Property boundary and the private service alley. The Application meets the shrub density requirements and exceeds the canopy and understory/evergreen tree density requirement along the length of the screening area. In addition to plantings, the Application provides for a 6 Ft. 6 inch high privacy fence along the entire Site boundary with Manor Care to further screen views of any vehicles using the access alley including the glare of headlights. The screening proposed along both the southern and eastern property boundaries is wider and more robust than the existing screening on the Site and will greatly enhance neighborhood compatibility. The only portion of the Subject Property not actively landscaped is in the northwestern portion, which is to be replanted with native trees as a condition of the Forest Conservation Plan, and then placed in a Category 1 Conservation Easement. The landscaping proposed will adequately screen the Site from the neighboring properties and will provide for an inviting and active outdoor experience for residents and guests.

Lighting

The Application includes a photometric plan showing measured lighting intensity across the entire Site in foot-candles, as well as marking where lighting fixtures will be mounted (Attachment 11). Also included is supplemental sheet of manufacturer's specifications on the lighting fixtures being proposed (Attachment 12). The lighting proposed for the Site serves multiple purposes including illumination of the entrance sign and wall, security and visibility lighting in the parking lot and outdoor amenity areas, and lighting under the main door canopy.

The lighting chosen to be under the main entrance canopy consists of under-mounted cans that will cast a large amount of light in a relatively small area, creating a well-lit, secure entrance that feels like an extension of the main lobby. Minimal light spillage is expected outside of the canopy area because of the way the lighting is recessed into the canopy. Around the Subject Property the Applicant proposes two different models of pole mounted lights that are similar in appearance, but one will be slightly larger and used to illuminate areas of vehicle circulation including the entrance, parking lot and service alley, the other will be placed throughout the landscaping to provide lighting to all of the outdoor amenity areas, to all of the exits from the building, and to provide some security to the Site. There will

also be three chain mounted lights; two will hang from the pergola in the south courtyard, and one from the center of the gazebo along the northern Site edge.

All of the proposed light fixtures are LED and are designed to cut-off horizontal light cast. The photometric plan predicts that no light above 0.01 foot-candles will spill across any property boundary, and the perimeter landscaping will help eliminate the impact of glare. The lighting as proposed will be adequate to provide visibility to the areas for vehicular circulation, and will be adequate to allow residents, visitors and staff to enjoy the outside of the Site during nighttime hours. The lighting will not have a negative impact to neighboring property owners with either direct light or light glare and will be an improvement over the existing lit tennis bubbles that are currently on the Subject Property.

Signage

The Application contains details for proposed entrance signs located on either side of the Site access. The sign will be embedded into the façade of a larger curved stone wall. The wall elevation proposes a four foot masonry wall in 18 foot wide segments, with five foot tall and two feet wide decorative columns. The masonry treatment will match that of the primary building, and the wall itself will extend beyond the curved entrance feature along a portion of the eastern property boundary. The base of the sign will be landscaped with low growing shrubs which will soften the base and reduce the overall appearance of height.

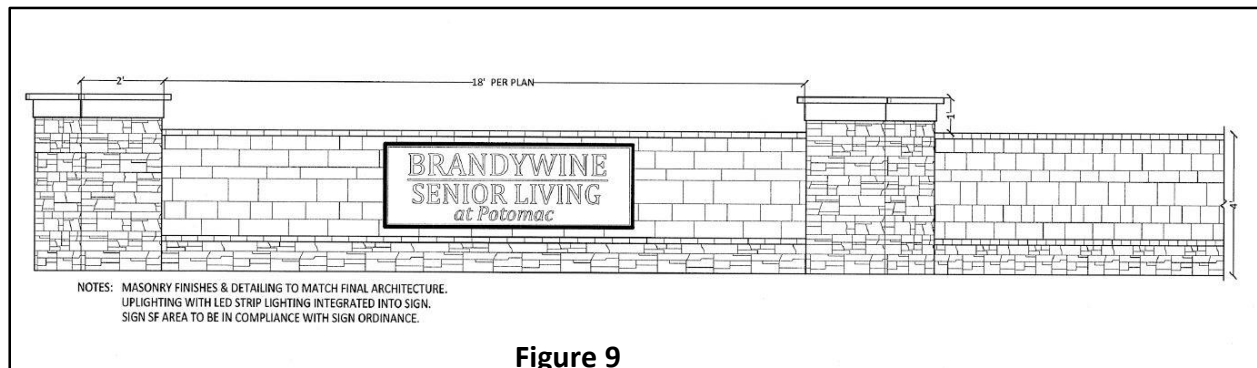


Figure 9

Although the sign is embedded onto the larger surface of the masonry wall, it does not meet the intended exemption found under Section 59.6.7.3.C because the provided rendering shows the sign itself of a different material than the wall. The proposed sign is not prohibited by any of the provisions of Section 59.6.7.4. Generally the RE-2 zone only allows signs up to two sq. ft., however an exception is made in Section 59.6.7.8.B.1 for multi-unit developments when they are built as entrance signs, are under 40 sq. ft. each, wall mounted and a maximum height of 26 feet. The proposed signs meet the requirements of this exemption since they are wall mounted and are less than four feet high and are at the entrance of the Site. The proposed signs will be illuminated using an LED lighting strip integrated into the sign and the light will not cast more than 0.5 foot-candles of light over the Subject Property line. The signs as proposed are not out of character with the neighborhood. The neighboring uses are another residential Care Facility and a golf course, and the signs will be mounted on walls only measuring four feet in height, which will be landscaped and designed to match the primary structure. The location of the Site access at the end of Potomac Tennis Lane is relatively secluded which also greatly minimizes the number of people who will be able to see the sign from adjacent properties.

Environment

Because there is no requirement for this Site to proceed to a preliminary plan, this Application is subject to Chapter 22A, Forest Conservation Law and has an associated Preliminary Forest Conservation Plan No. CU2016-01 ("PFCP"), which is discussed in detail in the associated PFCP technical report (Attachment 13). The Applicant will be required to obtain a Final Forest Conservation Plan prior to land disturbing activities and will be required to establish a Category I conservation easement as shown on the Preliminary Forest Conservation Plan. The forest conservation section also contains the request for and analysis of a variance for impacts to specimen trees located on adjacent properties. The Subject Property is not subject to any impervious caps or a water quality plan and does not contain any rare, threatened or endangered species. The Subject Property is located in the Kilgore Branch subwatershed of Watts Branch, a Use I stream, and has a tributary of the Kilgore Branch located along the northwestern Site boundary with the associated stream valley buffer located in part on the Subject Property. The Site is already impacted by man-made features including grading and development with a high level of imperviousness and little vegetation. The PFCP is recommended for approval by Staff, and will meet the Forest Conservation Law by planting forest on 0.3 acres of stream valley buffer, and using a combination of on-site landscaping credits and off-site mitigation for the remaining 0.54 acres. The Application will result in a reduction in impervious surfaces, a reforestation of the stream valley buffer and an overall increase in vegetation and stormwater management. The resulting development will ultimately be less impactful to environmental features within the Potomac Master Plan area.

Community Concerns

As Staff is finalizing this report, letters of opposition began arriving for this Application. The primary correspondence has been from the Brickyard Coalition Inc (Attachment 16 A - F) raising numerous concerns over conformance with the Master Plan, the adequacy and safety of transportation in the area, and other Conditional Use finding requirements. Additional follow-up letters from individual members of the community that mirror the same concerns outlined in the Brickyard Coalition letter. A letter from Dr. and Mrs. Paul, residents of the one residential property that is adjacent to the Subject Property, was received raising concerns over privacy and the impacts the Application will have on their enjoyment of their property. Also, a current member of the Potomac Tennis Club raised concerns in a letter about transportation access and the loss to the community if Tennis Club closed. Staff has prepared a response document for the concerns raised by the Brickyard Coalition and community members (Attachment 17) explaining how Staff generally disagrees with the concerns raised in these correspondence and still believes the Application should be approved. The Applicant has also prepared a supplemental document addressing the issues raised (Attachment 18). In addition, a representative of the neighboring Manor Care facility immediately adjacent to the south contacted Staff over the phone to ask questions and raise slight concerns about the timing and impact that construction activities may have on the existing residents. The Applicant has reached out multiple times to Manor Care to discuss the Application and Staff advised the Applicant to also coordinate planned construction activities with the Manor Care management.

D. NECESSARY FINDINGS IN SECTION 59.7.3.1.E AND SPECIFIC REQUIREMENTS IN 59-3

1. 59.7.3.1.E.1 Necessary Findings:

7.3.1.E.1.a: Satisfies any previous approvals applicable to the site or, if not, that the previous approval must be amended

The Subject Property is developed under previous Special Exceptions S-424, S-424A, S-424B and S-626, which allowed for the construction and operation of a private tennis club, fitness facility and other facility upgrades including the covered tennis court bubbles. The current Application is for a new use as a Residential Care Facility and the Applicant plans to remove all existing Site improvements; therefore there is no need to amend the previous Special Exception approvals. The Applicant will need to abandon the existing Special Exception use on the Subject Property prior to the opening of the Residential Care Facility. There are no previous preliminary or site plan approvals that relate to the Subject Property. The Site is already recorded as a parcel shown on Plat No. 11344, therefore, no further action by the Planning Board will be required prior to building permits.

7.3.1.E.1.b Satisfies the requirements of the Zone, use standards under Division 59-3, and applicable general requirements under Division 6

The Subject Property is zoned RE-2 and the Application has been reviewed for conformance with the development standards for a Residential Care Facility (over 16 persons) in Division 3, the RE-2 Zone standards of Division 4, and all of the applicable development standards of Division 6 of the Zoning Ordinance. A Residential Care Facility (over 16 persons) is identified in Section 59.3.1.6 as allowed by Conditional Use, with specific standards for review outlined in Section 59.3.3.2.E.2.c.

Standards in Division 3 – Conditional Use for a Residential Care Facility (over 16 persons)

Specific use standards are identified for the proposed use in Section 59.3.3.2.E.2.c. On page nine of this report, the Development Standards Table summarizes the additional requirements on Division 3, with direct code references within the table. Specifically Section 3 contains three additional requirements relevant to this Application, all of which the Application is compliant with:

59.3.3.2.E.2.c Residential Care Facility (over 16 persons)

ii. *Where a Residential Care Facility (over 16 persons) is allowed as a conditional use, it may be permitted by the Hearing Examiner Under Section 7.3.1, Conditional Use, and the following standards:*

(a) *The facility may provide ancillary services such as transportation, common dining room and kitchen, meeting or activity rooms, convenience commercial area or other services or facilities for the enjoyment, service of care of the residents. Any such service may be restricted by the Hearing Examiner.*

The Application does include indoor services and amenities for residents, including a salon and spa, music room, pub, and restaurant style dining. These uses are designed to serve the residents and are all internal to the structure. The Application is also providing a by appointment concierge service and will have one private bus for transporting residents during group activities.

(d) *Where the facility is based on the number of beds, not dwelling units, the following lot area is required:*

(2) *In all other zones, the minimum lot area is 2 acres or the following, whichever is greater:*

(i) *In the RE-2, RE-2C, RE-1 and R-200 zone; 1,200 square feet per bed;*

The Application requests 140 total beds, which requires a minimum of 168,000 sq. ft (3.86 acres). The Subject Property is 175,111 sq. ft. (4.02 acres), which is more than the minimum requirement.

(e) *The minimum side setback is 20 feet.*

The proposed side setback for this Application is 25 feet from the nearest adjacent property.

(i) *Height, density, coverage, and parking standards must be compatible with surrounding uses; the Hearing Examiner may modify any standards to maximize the compatibility of the building with the residential character of the surrounding neighborhood.*

The height of the top of the finished floor of proposed structure is 36 feet (three stories) which is only one foot higher than the existing tennis bubble on the Site, and is compatible with other large homes in the area. The density of 140 beds is higher in density than the yield would be for two single-family detached dwellings which the base density of the RE-2 Zone would allow, but is not out of character with the neighboring Manor Care facility, and is less than the maximum that can be considered for review for a Residential Care Facility in the Zone. The lot coverage is going to be reduced by this Application from the current conditions with much more landscaping and open space, and on-site Category I Conservation Easements. Although the proposed parking exceeds the minimums of the Zone, the surface parking does reflect the maximum allowed, and the supplemental parking is located under the structure, keeping it well screened from surrounding uses.

Standards in Division 4 – Requirement of the RE-2 Zone

The Development Standards table for the RE-2 Zone on page nine of this report summarizes Staff's review of the development standards for the zone against what is being proposed by this Application. As the table shows, the Application meets the minimum requirements for lot size, width at front building line, and width at front lot line. The proposed structures meets all front, side and rear yard setback requirements, as well as height maximums for both the RE-2 Zone and the extra requirements of Residential Care Facilities (over 16 persons) in Division 3.

Standards in Division 6

The Application has been reviewed for conformance with Division 6, General Development Requirements. Specifically Staff has found the following Sections apply: Division 6.2 Parking,

Queuing and Loading, Division 6.4 General Landscaping and Outdoor Lighting, Division 6.5 Screening, and Division 6.7 Signs. Unless otherwise noted, any sub-sections not listed were considered not applicable to the Application. The use and Zone do not require the review of Division 6.1 for Site Access, Division 6.3 Open Space and Recreation, or Division 6.6 Outdoor Storage.

Division 6.2 Parking, Queuing and Loading

The Application has calculated the parking requirements for the use based on the requirements of Section 59.6.2.4.B Vehicle Parking Spaces, for Group Living as a Residential Care facility based on the number of beds. The requirements and what the Applicant proposes are shown in the Parking table on page 12 of this report. The requirement is for 0.25 spaces per bed, plus 0.5 spaces per employee which results in a required minimum of 55 vehicle spaces, two motorcycle spaces and four accessible spaces. The Application meets the minimum requirements for vehicle and motorcycle spaces, exceeds the vehicle space requirement with 73 spaces, and provides for 10 bicycle spaces not required of this use in Division 6.2.

The provided parking meets the dimensional requirements of 59.6.2.5 Vehicle Parking Design Standards. The spaces all meet the minimum standards for perpendicular parking of 8.5 ft. wide by 18 ft. long, and the drive isles are shown at 22 ft. wide, exceeding the minimum width for two way drive isles of 20 ft.

59.6.2.5.K Facilities for Conditional Uses in Residential Detached Zones

There are additional parking facility requirements the Application must meet because it is located in a residential detached zone.

1. *Location, each parking facility must be located to maintain a residential character and a pedestrian-friendly street.*

The Application has two parking facilities, a smaller 18 space facility is located under the building in the rear portion of the Site, which represents the parking the Applicant is requesting in excess of the code minimums. These spaces are fully enclosed within the structure and are therefore, not visible from the street. The larger surface parking facility provides the 55 required spaces and is located to the front (east) side of the building. The layout of the Site lends to screening the parking from view of the street as the Subject Property only has approximately 100 feet of frontage with the public right-of-way, and the parking facility is adjacent to the golf course located off-site to the east and north.

2. *Setbacks*
 - a. *The minimum rear parking setback equals the minimum rear setback required for the detached house.*

The minimum rear setback for the primary structure in the RE-2 Zone is 35 feet, and the parking is also set back 35 feet from the rear property boundary.

- b. The minimum side parking setback equals 2 times the minimum side setback required for the detached house.*

The required side setback for the primary structure in the RE-2 Zone is 17 feet, and the required side setback for the primary structure of a Residential Care Facility in the RE-2 Zone is 20 feet. All parking facilities are located at least 60 feet from the side yard.

59.6.2.6 Bicycle Parking and Design Standards

This section of the standards does not inherently apply to this Application because the bicycle parking table in Section 59.6.2.4.C only requires bicycle parking for Residential Care Facilities measured by the number of units, and this Application is measured by the number of beds. The Application is providing 10 long term bicycle parking spaces for employees that are in excess of the Zone's requirements.

59.6.2.8 Loading Design Standards

As described on page 14 of this report, The Application is providing one off-street loading space, as required by Section 59.2.8.B.2 based on the size of the facility. The location and dimension of the loading space meets the requirements of the Zoning Ordinance. The loading space is located to one side of the 20 foot wide service alley. Fire and Rescue has indicated they can access the building sufficiently by parking vehicles along the building front and therefore this shared loading and alley situation would not pose a safety hazard.

59.6.2.9 Parking Lot Landscaping and Outdoor Lighting

This section is applicable to the Application, specifically section 59.6.2.9.C – Parking Lot Requirements for 10 or More Spaces. As discussed on page 13 under the Parking and Loading analysis section, the Application provides for 10% of the total parking area as landscaping and 30% of the parking area will be canopy covered in 20 years growth, exceeding the 5% and 25% minimums. No parking rows exceed 20 spaces between islands, and the landscaped area is a mix of ESD stormwater facilities and traditional planting areas. The Parking facility also meets all the minimum requirements of perimeter landscaping. Although portions of the Site do adjoin properties with a residential use, the portion adjacent to the parking facilities is improved with an institutional/recreational use which follows 59.6.2.9.C.3.b for perimeter planting details. The Application proposes a perimeter planting area of 12 feet, double the minimum six foot planting area, and meets all the minimum requirements for shrubs, canopy tree spacing, and the provision of a three foot high

fence. The Application also complies with Division 6.4.4 for outdoor lighting, discussed later in this report.

Division 6.4 General Landscaping and Outdoor Lighting

The Application includes a series of landscaping plan drawings which specify the species and location of desired plant materials, the location of hardscape materials and outdoor amenity areas. Also included is a photometric plan detailing the location and intensity of the proposed on-site lighting.

Section 6.4.3 General Landscaping Requirements

The landscaping proposed serves both a practical use as screening, and an aesthetical use for the enjoyment of the residents and employees. The Landscape Plan follows the landscaping elements specified in Section 6.4.3.B detailing the different types of plants and their minimum growth requirements and habits. The Applicant proposes a stone fence as part of the entrance feature which is regulated under Section 59.6.4.3.C. The only applicable requirement is that the maximum height of a fence or wall in the front setback of a residential zone is four feet or less, which this Application complies with.

Section 6.4.4 General Outdoor Lighting Requirements

The Application provides outdoor lighting on the Site for a number of purposes including security, accenting and canopy area. The Applicant provided detailed specifications on the proposed type of lighting including quantity, mounting height and the proposed amount of light output.

Section 6.4.4.B Design Requirements

1. *Fixture – To direct light downward and minimize the amount of light spill, any outdoor lighting fixture must be a full or partial cutoff fixture.*

Based on the technical specifications provided by the Applicant, all chosen light fixtures are either partial or full cut-off fixtures based on the design of the LED housing, and the reflective lenses in the top of the housing.

2. *Fixture Height – A freestanding lighting fixture may be a maximum height of 40 feet in a parking lot with a minimum of 100 spaces, otherwise a freestanding light fixture may be a maximum height of 30 feet within a surface parking area and may be a maximum height of 15 feet within a non-vehicular pedestrian area. A freestanding light fixture located within 3 feet of the lot line of any detached house building type that is not located in a CR or Employment zone may be a maximum height of 15 feet.*

The proposed fixture mounting heights are all under the maximum allowed by this section. The provided photometric plan is based on lights mounted at a maximum height of 11 feet for all parking and outdoor amenity areas, a

maximum height of 8 feet free-hanging from the gazebo and pergola, and 12 feet mounted under the canopy over the front entrance area.

Section 6.4.4.E Conditional Uses – Outdoor lighting for a conditional use must be directed, shielded, or screened to ensure that the illumination of 0.1 foot-candles or less at any lot line that abuts a lot with a detached house building type, not located in a CR or Employment zone.

The submitted photometric plan does not have a value of more than 0.1 foot-candles projected for any location along the property boundary. The only frontage applicable to this section based on surrounding uses is located to the west of the Site, and the maximum projected illumination at that property boundary is .06 foot-candles which meets the illumination requirements.

Division 6.5 Screening

The requirement of providing screening is identified in Section 6.5.2.B which specifies that *In the Agricultural, Rural Residential, and Residential Detached zones, a conditional use in any building type must provide screening under Section 6.5.3 if the subject lot abuts property in an Agricultural, Rural Residential, or Residential Detached Zone that is vacant or improved with an agricultural or residential use.*

The property to the east and north of the Subject Property is used for a golf course , therefore, the Site's common boundary with the Falls Road golf course use is not subject to the screening requirements. The properties to the south/west of the Site are improved with a one-family detached house and with an existing Residential Care Facility and are subject to the following requirements.

Section 59.6.5.3.C Screening Requirements by Building Type

7. General Building with a Non-Industrial Use; Conditional Use in the Agricultural, Rural Residential, or Residential Detached Zones, and Conditional Use in Detached House or Duplex in Any Other Zone.

The screening requirement along the southern/western boundary requires an Applicant to meet one of two screening options as provided for in Section 59.6.5.3.C.7. The Applicant has chosen Option B which requires that for every 100 feet of length, a planting area at least 12 feet wide and must include two canopy trees, four understory or evergreen trees, eight large shrubs and 12 medium shrubs. The Applicant is meeting the required planting requirements and is exceeding the minimum planting width by providing closer to 20 feet.

Division 6.7 Signs

There will be a pair of entrance signs located on either side of the access, and attached to the side of stone walls (see Figure 9, Page 16). The signs do not meet Section 59.6.7.3 of exempt signs and also do not meet the conditions of Section 59.6.7.4 specifying prohibited signs.

Section 59.6.7.6.B Sign Placement

3. *Unless otherwise provided in Division 6.7, no portion of a sign may:*

- a. *Be erected in a manner that places the top of the sign more than 26 feet above the ground*

The sign will be mounted on the side of a stone wall, which will be only four feet in height.

- b. *Extend outside the property upon which it is erected*

The wall which the sign is mounted on is shown fully within the boundaries of the Subject Property.

- c. *Obstruct any building aperture*

The sign is not located near any buildings and would not obstruct any apertures.

Section 59.6.7.6.E Illumination

The proposed signs will be illuminated by a small band of LED uplights that are going to be mounted directly to the wall below the sign. The lights will not cast light above 0.5 foot-candles over any property lines. The lighting will not flash or change intensity, and the signs are located more than 150 feet from any other residential uses and the Site will be in use 24 hours a day, therefore, lighting of the signs do not need to be restricted to certain hours.

Section 59.6.7.8.A - Base Sign Area, the maximum total area of all permanent signs on a lot or parcel in a Residential zone is 2 square feet, unless additional area is permitted under Division 6.7

Section 59.6.7.8.B.1 Subdivision and Multi-Unit Development Location Sign – Additional sign area is allowed for a permanent location sign erected at any entrance to a subdivision or Multi-Unit development if the sign is a ground sign or wall sign located at an entrance to the subdivision or building.

Staff believes a Residential Care Facility (over 16 persons) meets the definition of a multi-unit development by being a general building with multiple resident suites within it.

- a. *2 signs are allowed for each entrance*

The Application proposes two signs total, one on each side of the entrance.

- b. *The maximum sign area is 40 square feet per sign*

The final design of the signs within the wall will be under 40 square feet.

- c. *The maximum height of a sign is 26 feet*

Each sign is mounted on a wall with a maximum height of four feet.

- d. *The sign may be illuminated (Section 6.7.6.E)*

The signs will be illuminated as described on page 15 of the report under the Illumination section.

7.3.1.E.1.c Substantially conforms with the recommendations of the applicable Master Plan

The Subject Property is located within the Potomac Subregion Master Plan of 2002 (“Master Plan”) and is located in the “Potomac Area” of the Master Plan. The Master Plan makes no specific recommendations for the future of the Subject Property but does provide a series of overall plan policies and strategies which do apply to the Application.

1. *Maintain a low-density residential “green wedge”.*

The Master Plan has an overarching policy of maintaining the Master Plan area as a low-density “green wedge”. Most of the Potomac Subregion is located within the residential wedge area of the General Plan, and the land use and zoning recommendations reinforce this. The Site is Zoned RE-2 which allows uses consistent with low-density residential character, and the requested use of a residential care facility is allowed as a conditional use within the RE-2 Zone. As a conditional use, a residential care facility in a residential zone can be deemed appropriate if it can meet additional standards through a separate, more intensive review. The Applicant has taken great strides to assure that the facility retains many architectural characteristics of a residence and is providing ample landscaping and screening from the neighboring uses as analyzed in this report.

2. *Special Exception Policy*

The Master Plan has a specific section on the Special Exception Policy on pages 35 – 36 and includes recommendations for reviewing new Special Exceptions.

- o *Increased scrutiny in reviewing Special Exceptions for highly visible sites.*

The Master Plan recommends on page 35 that there be increased scrutiny in reviewing new Conditional Uses on highly visible sites. Context in the Master Plan suggests this is related to visibility from major transportation corridors. Visibility of the Subject Property is greatly reduced from Falls Road because of the topography and the surrounding uses. The Manor Care site is closer to Falls Road than the Subject Property along Potomac Tennis Lane, and Manor Care sits 10 feet higher in elevation at the base floor than the proposed structure. The proposed structure also sits about five feet below the elevation of the tree line along the eastern Site boundary and is more than 700 feet from Falls Road at this location. Views from Falls Road would be disrupted by

this elevation change, distance setback and the existing and proposed landscaping. Direct access and all signage to the Site is located on Potomac Tennis Lane, further reducing the visibility of this conditional use. Furthermore, the proposed structure will actually be less visually impactful to surrounding properties given the sheer size, color and illumination of the large existing tennis bubble currently on the Site.

The Application, although not highly visible from Falls Road, nonetheless used building design, landscaping and screening to further complement the surroundings. The Applicant has submitted architectural drawings such as those in figure 4 on page six of this report that show the level of detail being considered, including dormers, fenestrations, building façade articulation and chimneys. The proposed structure will also be highly landscaped with various shrubs and ornamental trees, helping soften the structures feel further. In addition, the screening provided for both the parking lot and the property boundaries (detailed on pages 14 and 15) exceed the code requirements in both planter area depth and plant quantity. The Applicant was also asked to provide supplemental transportation analysis for Staff's review that extends beyond that typically asked of an Applicant for a plan review. The Application is exempt from Local Area Transportation Review but still provided site distance, queueing analysis, gap analysis and CLV analysis for the intersection of Potomac Tennis Lane and Falls Road (Staff Report pages 10-12, Attachments 06-09).

- *Avoid an excessive concentration of special exceptions along major transportation corridors.*

The Master Plan discussion following this recommendation states that the concern over an over-concentration of special exceptions relates to their high visibility and the possible diminished safety or reduction in highway capacity because there are too many access points or conflicting turning movements. As discussed in the finding above, Staff does not believe the Site is highly visible from Falls Road, reducing the concern over this Application. The Site also uses an existing access to Potomac Tennis Lane, which already accommodates the daily trips generated by the Tennis club, therefore there are no new access points or newly created conflicting turning movements to analyze. Also, as stated on page 3 in the Site Description and page 6 in the Neighborhood Description, there is an existing Special Exception on Site that will be abandoned. Therefore, the total number of conditional uses along the Falls Road corridor remains the same, and the nature of the conditional use shifts from a recreational club to a residential use.

- *Additional Guidelines*
Three additional guidelines are listed on page 36 that should be followed when considering a Special Exception in the Master Plan area:
 - a. *Adhere to the zoning Ordinance requirements to examine compatibility with the architecture of the adjoining neighborhood.*

This guideline is thoroughly discussed by the findings required in Section 59.7.3.1.E.1 .d and .e on pages 28 and 29 of this report, as well as the section regarding increased scrutiny in reviewing Special Exceptions on page 26. Staff

believes the architecture is very compatible with other residential uses in the Neighborhood and the structure is very well screened from surrounding uses.

- b. *Parking should be located and landscaped to minimize commercial appearance... front yard parking should be allowed only if it can be adequately landscaped and screened.*

As discussed in detail on pages 14-15 of this report, the Applicant is providing adequate screening and internal landscaping for the proposed parking lot even though it is located to the front of the proposed structure. The Applicant is also taking extra care to provide only the minimum amount of parking required by the Zoning Ordinance in the surface parking lot, and the excess parking is accommodated as a structure integrally designed under the building. The location of the Site well off Falls Road fronting a row of trees and the Falls Road Golf Course further screen the parking from view.

- c. *Efforts should be made to enhance or augment screening and buffering as viewed from abutting residential areas and major roadways.*

The Landscaping and Screening analysis on pages 14 and 15 explain in detail how the Application is proposing screening for both the Site and the parking facility that are in excess of that required by the Zoning Ordinance. Also, the screening along the southern Site boundary is complementary to areas of existing mature trees located on the Manor Care property and the one-family detached home property. Similarly, the parking lot screening on the eastern Site boundary is enhancing an existing row of pine trees which help to block the site from the golf course and Falls Road.

3. *Housing For the Elderly*

The Master Plan makes specific recommendations on page 36-38 on the need for additional housing for the elderly to allow residents the opportunity to age in place within the community. The Master Plan specifically says “The Potomac Subregion does not fully meet its residents’ needs for senior housing within its boundaries.” It adds that this need for housing will likely increase with time. The Master Plan identifies prime locations for including elderly housing and further recommends that “Senior housing is appropriate throughout the Subregion wherever zoning permits this use, either by right or as a special exception use.” The Master Plan emphasizes that the use must minimize impacts on the surrounding neighborhoods and must meet any special exception guidelines. This Application is proposing housing for the elderly within the Potomac area, and has met the continued theme of the Master Plan to be sure the Application is compatible with the surrounding area.

7.3.1.E.1.d Is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan.

The Application is harmonious with the neighborhood and is consistent with the overall policies of the Master Plan. The Application does provide elderly housing for as many as 140 residents, however because the residents are elderly they do not have the same impact on public facilities as 140 residents of mixed age would have on the neighborhood. Most residents will not own a car, and a chauffeur service will be available for running errands. The structure itself is designed to have a residential appearance with ample landscaping and property boundary screening to block views from surrounding properties. The building height will be within that allowed by any structure in the RE-2 Zone, and the building setbacks exceed the minimums required. Also, the immediate neighboring properties are a golf course, and another elderly care facility that is also in a pair of larger institutional buildings. The Site access remains the same and the Application replaces an existing conditional use on the Site with a use that only generates four additional AM peak hour trips and reduces the number of PM peak hour trips as detailed on page 10 of this report. Although the property immediately to the south of the Subject Property is also providing housing for the elderly, they provide a mixed of assisted living and nursing care while the Application is requesting a mix of assisted living and memory care which will serve a different and distinct need in the community.

7.3.1.E.1.e - Will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity, or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area.

The approval of this Application will not increase the number, intensity or scope of conditional uses in a way that adversely affects or alters the predominantly residential nature of the area. As introduced on page six of this report, there are four existing conditional uses or special exceptions within the neighborhood; the Manor Care senior housing so the south, the Bullis School to the east of Falls Road, a telecommunications tower to the north and the current tennis club on the Subject Property. By replacing the current special exception for a tennis club and replacing it with a conditional use for a Residential Care Facility, the number of conditional uses is being kept the same. This Staff Report also discusses on page four how much of the neighborhood analyzed in this Application is not strictly residential in nature but instead made up of large open areas including neighboring Golf Course, and the Bullis School property. Additionally, the existing conditional use is for a private tennis club which is not residential, whereas the incoming conditional use is a residential care facility which is classified as a residential use in the Zoning Ordinance.

The Subject Property is also uniquely situated at the end of Potomac Tennis Lane and is predominantly surrounded by the Falls Road Golf Course and the adjacent Manor Care facility, partially buffering the Site from public view and further reduces any perceivable non-residential features of the conditional use (such as parking) to other residential uses are located in the area. The proposed building is built on a hill sloping down toward the back and is located behind a small berm covered in existing pine trees at the eastern Site boundary. Because of the topography only the upper half of the front of the structure would be visible from Falls Road, and only in a few very brief viewsheds. The existing tennis bubble currently on the Site is approximately 35 feet in height and is a white dome structure that is not residential in appearance. The proposed structure's roof line is proposed at 36 feet and is designed with residential features including a pitched roof, dormers and chimneys that may extend higher than 36 feet.

7.3.1.E.1.f 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.

There are adequate public services and facilities available to serve the Application. The Residential Care Facility will not generate any school aged children therefore, there are no potential impacts to school services. The response for law enforcement was deemed to be adequate for the area by the Subdivision Staging Policy. The Fire Marshal's office reviewed the Application and determined the on-site circulation and proposed building construction met the requirements of the Fire Marshal's office (Attachment 14). The Subject Property has an existing public water and public sewer connection which the Application will continue to use. As discussed in detail in the transportation analysis section of the report on pages 10-11, the Application will generate only four additional AM peak hour trips and will reduce the total number of PM peak hour trips than the existing tennis club and will therefore, have negligible impact to the traffic operations within the area. The access of the Site to Tennis Club Lane is adequate to serve the use and any emergency response that may be required, and the Applicant will upgrade the existing terminus of Tennis Club Lane to a modified hammer-head turnaround which was agreed to by MCDPS (Attachment 09). The intersection of Tennis Club Lane with Falls Road was analyzed for and found to have adequate site distance for vehicles turning to and from Falls Road. (Attachment 08). The MCDPS, Water Resources Section has reviewed the Application and has issued a memorandum stating the proposed stormwater concept for the Application is acceptable (Attachment 15) and the stormwater is proposed to be treated to full ESD standards by using micro-bioretenion basins and planter boxes.

7.3.1.E.1.g - Will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone, or the combination of inherent and non-inherent adverse effect in any of the following categories: The use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood; traffic, noise, odors, dust, illumination or a lack of parking; the health, safety or welfare of the neighborhood residents, visitors or employees.

In reviewing the physical and operational characteristics of a Residential Care Facility (over 16 persons), possible inherent adverse effects have been identified and considered during the analysis of the Application. Identified inherent impacts include;

- The large size of the building
- Outdoor amenity space for use by residents and visitors
- Parking facilities
- Outdoor lighting of parking and amenity spaces
- Traffic to the Site by staff, visitors and residents
- Delivery vehicles and trash trucks on the area roads
- Noise associated with deliveries and trash pick-up

In some situations, a use may create a non-inherent adverse effect because of situations unique to its physical location, operation or size of the proposal. Staff does not believe the proposed size or operational use of a Residential Care Facility on the Subject Property, or the physical location of the Subject Property creates any non-inherent adverse effects. The location of the Site at the end of a public road that only serves as access to one other property, and is almost completely surrounded by a golf course and another residential care facility. This location provides ample amounts of distance and buffering from one-family residential uses and the proposed architecture of the building is very residential in character with pitched roofs, gables, dormers and fireplace features.

2. Additional Requirements

The following analysis is of additional requirements from the Zoning Ordinance. Requirements that do not apply to this Application are not included.

59.7.3.1.E.2 - Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached Zone must be compatible with the character of the residential neighborhood.

The primary building, and decorative pergola and gazebo structures proposed for the Site will be compatible with the character of the existing neighborhood. The adjacent use and structures to the South is another residential care facility and a separate nursing facility, comprised of two buildings that are one and two stories tall that are constructed with a similar sized footprint. The development on that neighboring site sits about 10 feet higher than the Subject Property, making the top elevation of the neighboring facility similar to that proposed by the Application. A 20 foot landscaped area is proposed between the proposed building and this neighboring property and the use immediately over the property boundary is mostly a parking lot and the short end of the nursing home. The similarity of uses, building scale and landscaping combined will not create a compatibility issue to the south. To the east and north is the Falls Road golf course with the Subject Property buffered by trees and fairways. The nearest residential uses to the north or east are over 1,400 feet away from the Site boundary and will not be impacted by the Application. There is one, one-family detached house located to the west of the Site. This is a single family, multi-story house and the lot is predominantly wooded. The portion of the Site that most immediately abuts this property is where the proposed structure steps down a level and has structured parking under the primary use. This is also near the turn-around for delivery and emergency vehicles and where the trash enclosure will be located. There may be potential noise impacts from deliveries and track pick-up, however, the statement of operations in the Application said both will be limited to three occurrences a week. The Application is proposing evergreen trees and a stone wall enclosure to enhance the screening already provided by the existing trees. Given the above analysis, Staff believes the Application is compatible with the character of the residential neighborhood.

59.7.3.1.E.3 The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties

Staff is unable to find that the Application would create any additional adverse effects not already addressed in other parts of this report and believe the proposed use will actually be more compatible with the surrounding neighborhood than the existing use on the Site. The Applicant has put forth a proposal for a well-designed and landscaped facility that is located at the end of a public road and surrounded on three sides by existing institutional uses. The Application replaces an existing special exception for a private tennis club with tennis bubbles that is less landscaped, has more impervious surfaces, similarly larger permanent structures and a similar level amount of site generated traffic. All of the public facilities within the neighborhood are adequate for the Application, and the Applicant has been thorough in their public outreach and coordination through the special exception review process.

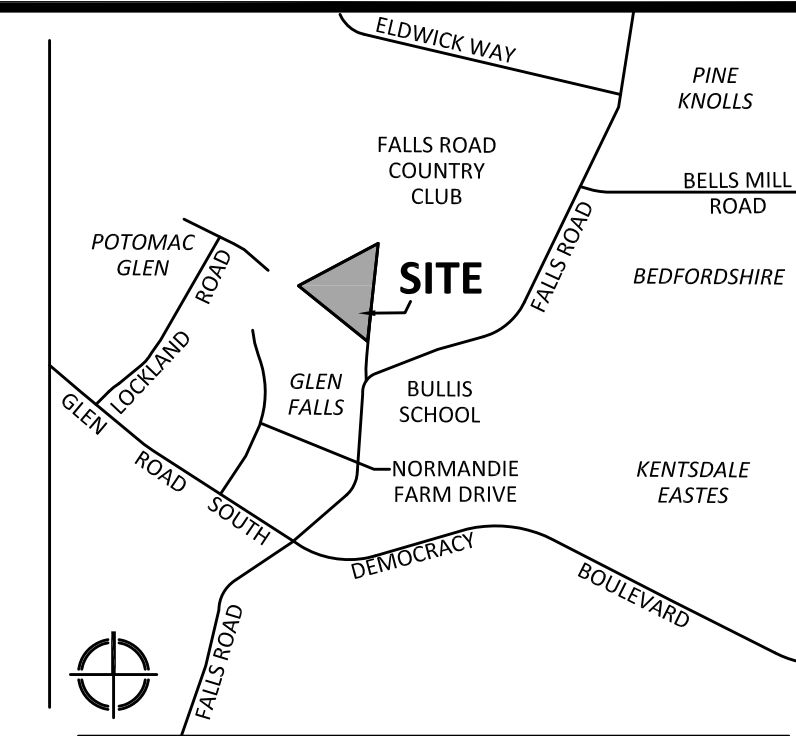
Attachments

- Attachment 01 – Conditional Use Site Plan
- Attachment 02 – Landscaping Plan composite
- Attachment 03 – Existing Conditions
- Attachment 04 – NRI/FSD
- Attachment 05 – Plat No. 11344
- Attachment 06 – Traffic Statement and Trip Generation
- Attachment 07 – Supplemental Transportation Analysis
- Attachment 08 - Sight Distance Analysis
- Attachment 09 – Turn-Around design standards
- Attachment 10 – Parking Lot Landscaping and Tree Canopy cover
- Attachment 11 – Photometric Plan
- Attachment 12 – Lighting details
- Attachment 13 – Preliminary Forest Conservation Plan
- Attachment 14 – Fire Marshall Approval
- Attachment 15 – Stormwater Concept Approval
- Attachment 16 – Community Correspondence
- Attachment 17 – Staff Response to Community Correspondence
- Attachment 18 – Applicant Response to Community Correspondence
- Attachment 19 – Tree Variance Request
- Attachment 20 – Line of Sight Transect from Dr. Paul’s Property
- Attachment 21 – Neighborhood Zoning Map

LEGEND

	PROPERTY LINE		CONCRETE CURB AND GUTTER
	ADJACENT PROPERTY LINE		BUILDING
	WETLAND BUFFER		STORY
	STREAM VALLEY BUFFER		ELECTRICAL TRANSFORMER
	EXISTING TREE CANOPY		ASPHALT
	EXISTING EDGE OF PAVEMENT		EASEMENT
	EXISTING FENCE LINE		REINFORCED CONCRETE PIPE
	EXISTING PUBLIC UTILITIES ESMTs		CORRUGATED METAL PIPE
	EXISTING SANITARY SEWER		BUILDING RESTRICTION LINE
	EXISTING STORM DRAIN		RIGHT-OF-WAY
	EXISTING GAS		STORM DRAIN MANHOLE
	EXISTING OVERHEAD WIRES		LIGHT POLE
	EXISTING WATER		SANITARY MANHOLE
	EXISTING ELECTRIC		TREE
	EXISTING TELEPHONE		STORMWATER MANAGEMENT TREATMENT
	EXISTING 2' CONTOUR		BUILDING ENTRY POINT
	EXISTING 10' CONTOUR		FIRE DEPARTMENT CONNECTION
	PROPOSED 2' CONTOUR		FIRE HYDRANT
	PROPOSED 10' CONTOUR		STORM DRAIN INLET
	PROPOSED WATER		PROPOSED HARDSCAPE
	PROPOSED SEWER		
	PROPOSED STORM DRAIN		
	PROPOSED FOREST		
	PROPOSED CONSERVATION EASEMENT		
	PROPOSED SPLIT RAIL FENCE		
	PROPOSED PRIVACY FENCE		
	PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT AREA		
	EXISTING OFF-SITE CATEGORY I FOREST CONSERVATION AREA		
	EXISTING OFF-SITE CATEGORY II FOREST CONSERVATION AREA		

Attachment 1



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE SUBJECT STUDY AREA IS +/- 4.02 ACRES.
2. THE SUBJECT STUDY AREA IS LOCATED ON WSSC MAP 579.
3. THE SUBJECT STUDY AREA IS LOCATED ON TAX MAP FQ341
4. THE SUBJECT STUDY AREA COMPRISES THE FOLLOWING:
LOT # BLOCK # TAX ID # LIBER & FOLIO
Parcel "A" N/A 00859586 L. 07190, F. 0759
5. THE SUBJECT STUDY AREA IS ZONED "RE-2".
6. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
7. BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, MARCH, 2015.

DEVELOPMENT TABULATIONS

Standard Method Development Standards	REQUIRED	PROPOSED
1. Lot and Density - 59-3.3.2.c		
Lot (min)	2.0 Acres	4.02 Acres
Lot area	87,120 SF	174,941 SF
RE-2 Zone, Residential Care Facility (over 16 persons)	1,200 sf/bed	1,250 sf/bed
140 Beds	3.86 Acres	4.02 Acres
Lot width at front building line	150'	553'
Lot width at front lot line	25'	100'
Coverage (max)	25.0%	25.0%
Lot	43,736 SF	43,736 SF
2. Placement - Principal Building Setbacks - 59-3.3.2		
Front setback	50'	80'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'	n/a
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'	n/a
Side setback (59-3.3.2.E.2.c.ii.e)	20'	45'
Sum of side setbacks	35'	50'
Rear setback	35'	50'
Accessory Structure Setbacks (min)		
Front setback	80'	80'
Side setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'	n/a
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'	n/a
Side setback	15'	n/a
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'	n/a
Rear setback, if not otherwise addressed	10'	10'
3. Height (maximum) - 59-4.4.4		
Principal building	50'	50'
Accessory structure	50'	12'
4. Parking - 59-6.2.4.B		
Automobiles		
140 Beds		
0.25/bed	35	-
40 Employees maximum, at peak shift		
0.5/employee	20	-
	totals	73
Accessible Parking Spaces (including Van) - 2 standard spaces in garage	4	4
Van Accessible Parking Spaces	1	2
Motorcycle Spaces - 2% of provided Automobile Spaces (10 max)	2	2
Bicycle Spaces (no dwelling units) - provided within garage	0	10
Long-term Bicycle Spaces (95% of Bicycle spaces, rounded up)	0	0
5. Parking setbacks- Conditional Uses - 59-6.2.5.K.2		
a. Rear parking setback (same as rear setback req'd for sfd)	35'	35'
b. Side parking setback (2 times min side setback req'd for sfd)	34'	n/a
6. Loading - 59-6.2.8.B		
25,001 sf - 250,000 sf: 1 loading space	1	1



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IAN P. DUKE

DATE: 6/12/2015, 7/21/2015, 8/25/2015
CONDITIONAL USE APPLICATION SUBMISSION
REVISED TABLE TO MATCH PLANT MATERIALS
QUANTITIES
REVISED PER REVIEWER COMMENTS

PROFESSIONAL SEAL

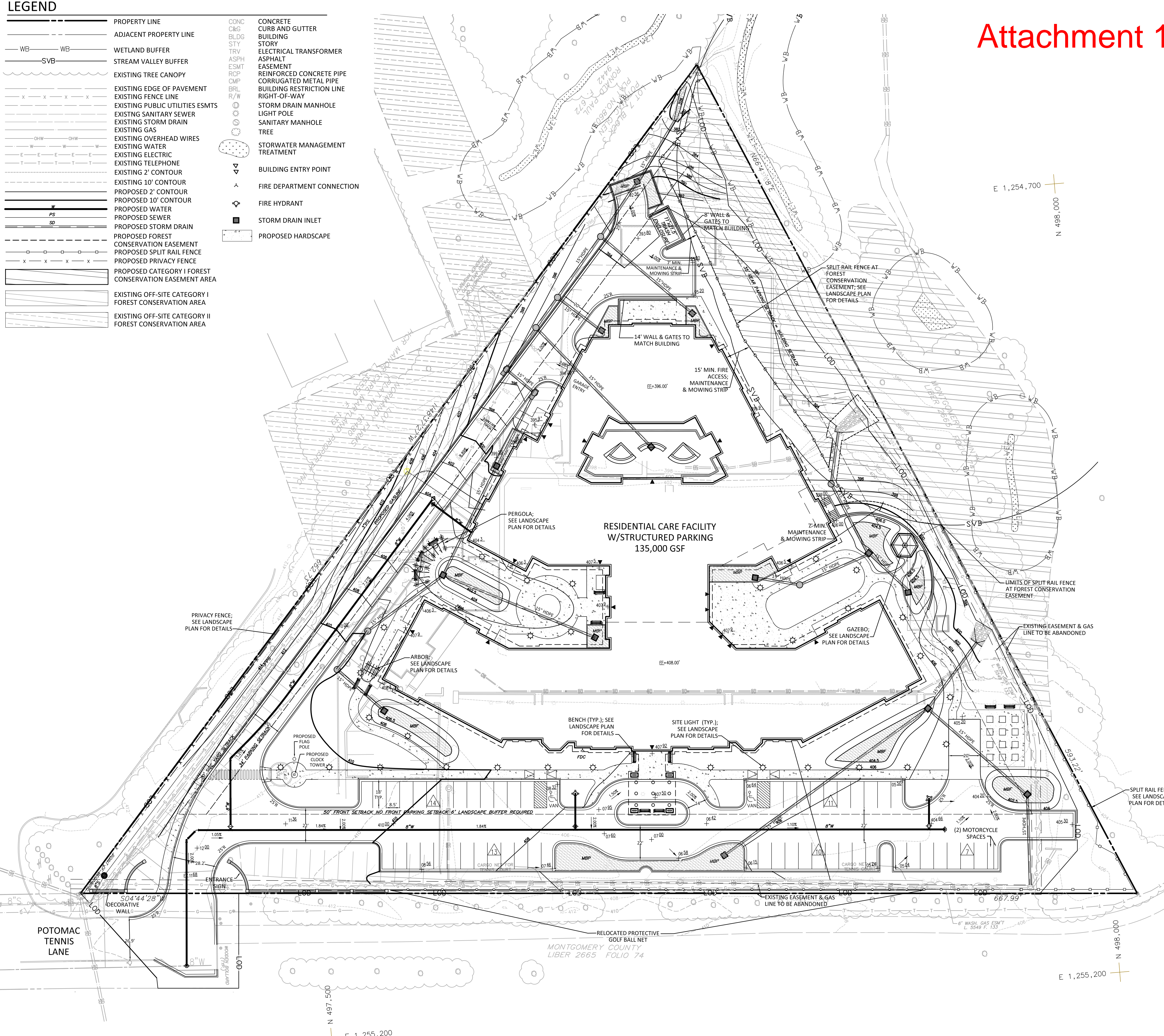
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLON, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: JUNE 13, 2016

Brandywine Senior Living at Potomac
CONDITIONAL USE APPLICATION SUBMISSION
10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD

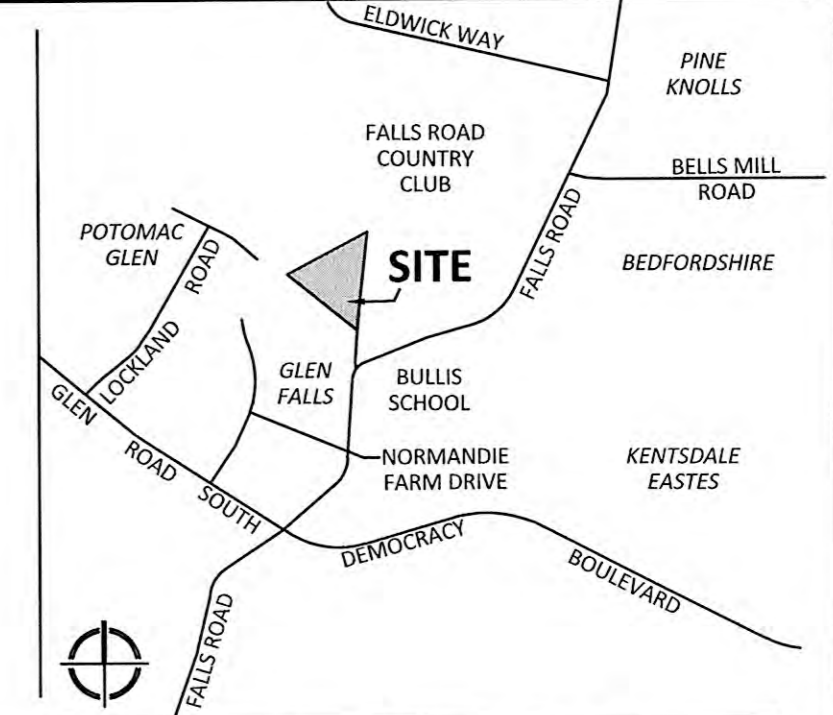
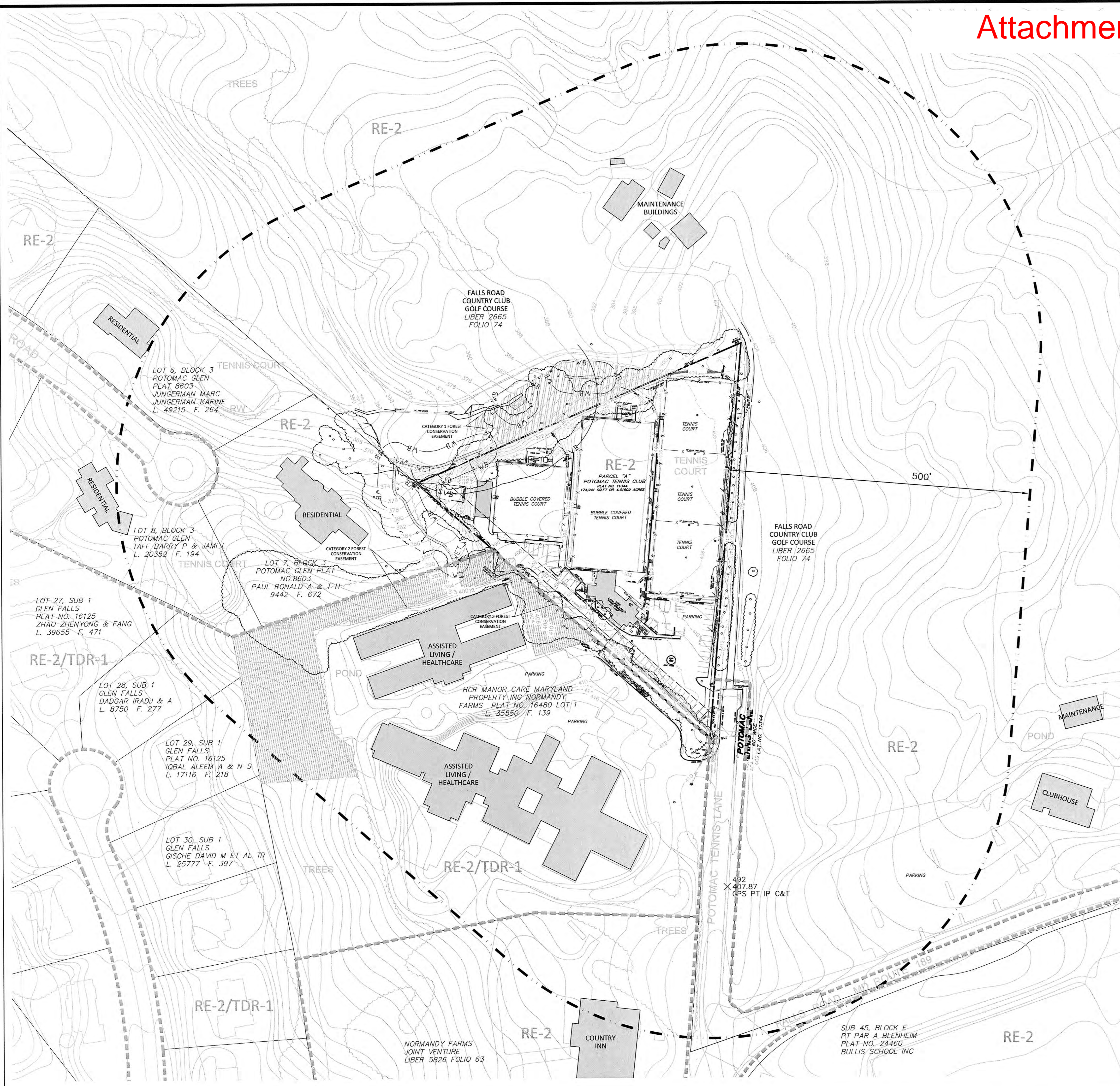
CONDITIONAL USE PLAN

DRAWN BY: CAD
DESIGNED BY: JS
DATE ISSUED: 06/12/2015

SHEET NO. 1 OF 1



Attachment 3



VICINITY MAP
SCALE: 1" = 2000'

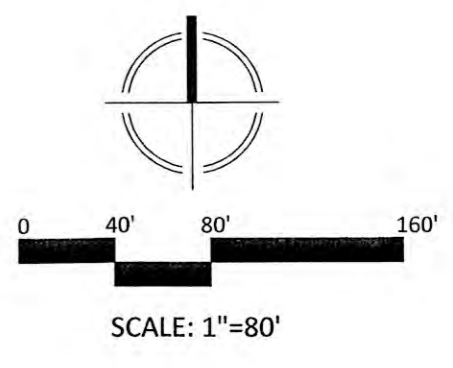
NOTES:

- THE SUBJECT STUDY AREA IS +/- 4.02 ACRES.
- THE SUBJECT STUDY AREA IS LOCATED ON TAX MAP FQ341
- THE SUBJECT STUDY AREA COMPRISES THE FOLLOWING:

LOT NO.	BLOCK NO.	TAX ACCT NO.	LIBER & FOLIO
Parcel "A"	N/A	00859586	L. 07190, F. 0759
- THE SUBJECT STUDY AREA IS ZONED "RE-2".
- THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
- A TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKI MARYLAND, LLC, MARCH, 2015.
- THE SUBJECT PROPERTY IS LOCATED IN THE WATTS BRANCH WATERSHED, A CLASS I-P STREAM.
- STREAM ALONG THE NORTHWEST BOUNDARY OF THE PROPERTY IS FROM DELINEATION AND SURVEY DATA BY G.L.W., PA. DATED 2013.
- PER U.S. FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (<http://www.fws.gov/wetlands/Data/Mapper.html>) THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. HOWEVER, THERE ARE POSSIBLE WETLANDS LOCATED TO THE NORTHWEST OF THE PROPERTY AND THEIR LOCATION IS FROM DELINEATION AND SURVEY DATA BY G.L.W., PA. DATED 2013.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0337D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- IN A LETTER DATED APRIL 9, 2015, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THERE ARE NO FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE SUBJECT PROPERTY OR REMAINING NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK FOR THE NRI.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (<http://www.montgomeryplanning.org/gis/interactive/historic.shtm>).
- THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.

LEGEND

	500' OFFSET		CONCRETE
	PROPERTY LINE		CURB AND GUTTER
	ADJACENT PROPERTY LINE		BUILDING
	WETLAND BUFFER		STORY
	STREAM VALLEY BUFFER		ELECTRICAL TRANSFORMER
	STREAM TOP OF BANK		ASPHALT
	EXISTING TREE CANOPY		EASEMENT
	SLOPES >= 25%		REINFORCED CONCRETE PIPE
	SLOPES 15 - 24.9%		CORRUGATED METAL PIPE
	EXISTING WETLAND		BUILDING RESTRICTION LINE
	CATEGORY 1 CONSERVATION EASEMENT		RIGHT-OF-WAY
	CATEGORY 2 CONSERVATION EASEMENT		STORM DRAIN MANHOLE
	EDGE OF PAVEMENT		LIGHT POLE
	FENCE LINE		SANITARY MANHOLE
	PUBLIC UTILITIES ESMTS		TREE
	SANITARY SEWER		
	STORM DRAIN		
	GAS		
	OVERHEAD WIRES		
	WATER		
	ELECTRIC		
	TELEPHONE		
	2' CONTOUR		
	10' CONTOUR		



ENGINEERS PLANNERS
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IAN P. DUKE

REVISIONS	DATE
CONDITIONAL USE APPLICATION SUBMISSION	6/12/2015

PROFESSIONAL SEAL

Brandywine Senior Living at Potomac
CONDITIONAL USE APPLICATION SUBMISSION
10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD

EXISTING CONDITIONS PLAN

DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 06/12/2015

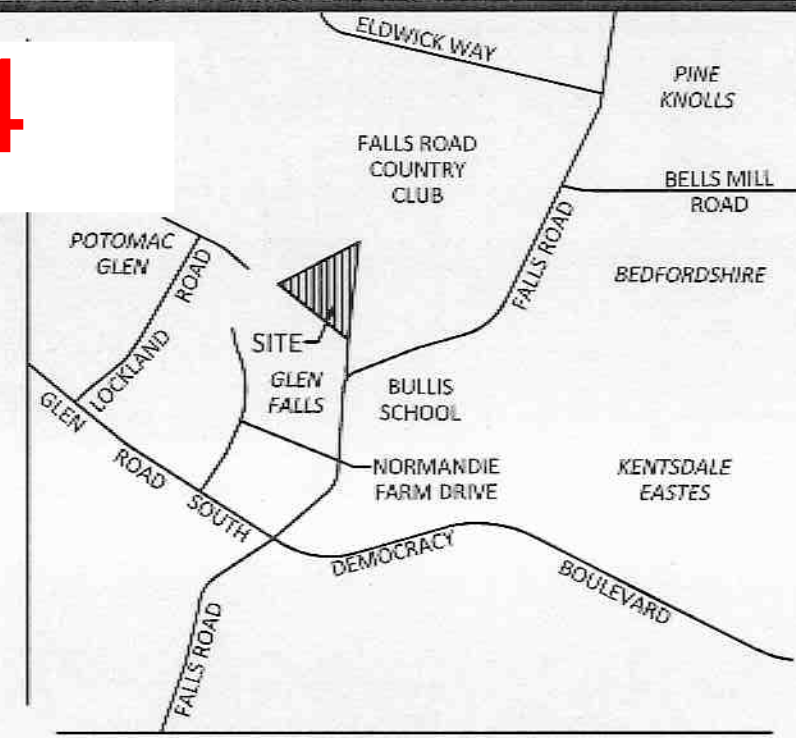
SHEET NO. 1 OF 1

Attachment 4



PREPARED FOR:
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TOM DECKER

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301-916-4100
MICHAEL GOODMAN, PE



VICINITY MAP
SCALE: 1" = 2000'

SITE DESCRIPTION:

THIS SITE IS LOCATED ADJACENT TO THE FALLS ROAD GOLF COURSE, ALONG ITS SOUTH WEST BORDER.
THE SITE CONSISTS OF A FITNESS CENTER WITH BOTH OUTDOOR AND INDOOR TENNIS COURTS, SURFACE PARKING, AND AN ACCESS ROAD FOR MAINTENANCE VEHICLES SERVING THE FALLS ROAD GOLF COURSE.
THE SITE TOPOGRAPHY IS LEVEL WITH THE LAND SLOPING TO THE NORTHWEST SIDE OF THE PROPERTY. THE REAR OF THE SITE, AT THE PROPERTY LINE, QUICKLY DROPS INTO SLOPES >25%.
THERE IS 1 SIGNIFICANT TREE AND ZERO (0) SPECIMEN TREES ON THE SUBJECT PROPERTY WHICH ARE IN GOOD HEALTH. THERE ARE ALSO SEVERAL TREES (IN HEDGEROWS). THERE ARE 6 SIGNIFICANT TREES AND 8 SPECIMEN TREES WITHIN THE REMAINING NRI STUDY AREA IN FAIR-GOOD HEALTH AS SHOWN ON THE PLAN AND DESCRIBED IN THE TREE TABLE. THERE ARE 4 SOIL TYPES IN THE STUDY AREA- 1C, 2B, 29B, AND 65B.

NOTES:

1. THE SUBJECT STUDY AREA IS +/- 4.02 ACRES.
2. THE SUBJECT STUDY AREA IS LOCATED ON WSSC MAP 579.
3. THE SUBJECT STUDY AREA IS LOCATED ON TAX MAP FQ341.
4. THE SUBJECT STUDY AREA COMPRISES THE FOLLOWING:
LOT NO. BLOCK NO. TAX ACCT NO. LIBER & FOLIO
Parcel "A" N/A 0085586 L 07190, F. 0759
5. THE SUBJECT STUDY AREA IS ZONED "RS-2".
6. THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
7. A TOPOGRAPHIC SURVEY WAS PERFORMED BY VIKA MARYLAND, LLC, MARCH, 2015.
8. THE SUBJECT PROPERTY IS LOCATED IN THE WATTS BRANCH WATERSHED, A CLASS I-P STREAM.
9. STREAM ALONG THE NORTHWEST BOUNDARY OF THE PROPERTY IS FROM DELINEATION AND SURVEY DATA BY G.L.W., PA. DATED 2013.
10. PER U.S. FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (<http://www.fws.gov/wetlands/Data/Map.asp>). THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA. HOWEVER, THERE ARE POSSIBLE WETLANDS LOCATED TO THE NORTHWEST OF THE PROPERTY AND THEIR LOCATION IS FROM DELINEATION AND SURVEY DATA BY G.L.W., PA. DATED 2013.
11. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0337D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 25, 2006.
12. THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR HAS BEEN CONTACTED TO DETERMINE IF THERE ARE ANY FEDERAL OR STATE RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE NRI STUDY AREA. NO RARE, THREATENED OR ENDANGERED SPECIES WERE NOTED DURING THE FIELD WORK.
13. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (<http://www.montgomeryplanning.org/gis/rtr/active/historic.shtm>).
14. THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
15. SEE SIGNIFICANT AND SPECIMEN TREE TABLE AND PLAN FOR LOCATIONS AND INFORMATION ABOUT SIGNIFICANT & SPECIMEN TREES WITHIN THE NRI STUDY AREA.
16. THERE ARE NO CHAMPION TREES OR TREES 75% OF THE STATE CHAMPION ON THE SUBJECT PROPERTY OR WITHIN THE REMAINDER OF THE NRI STUDY AREA.
17. FIELD WORK WAS CONDUCTED BY JOSHUA SLOAN, RLA, ON 3/15/2015. A 'D' TAPE WAS USED TO MEASURE TREES. TREES SHOWN WERE EITHER SURVEY LOCATED OR ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON VISUAL OBSERVATIONS. NO SEPARATE FIELD DATA SUMMARY SHEETS WERE PREPARED WITH THIS PLAN. EXISTING VEGETATION INFORMATION ASSOCIATED WITH THIS PROPERTY IS AS SHOWN ON THIS PLAN.

ACREAGE OF TRACT (GROSS AREA)	4.02
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	0.00
ACREAGE OF TOTAL EXISTING FOREST	0.00
ACREAGE OF 100-YR FLOODPLAINS	0.00
ACREAGE OF FOREST WITHIN 100-YR FLOODPLAINS	0.00
ACREAGE OF WETLANDS	0.00
ACREAGE OF FOREST WITHIN WETLANDS	0.00
ACREAGE OF ENVIRONMENTAL BUFFERS	0.36
ACREAGE OF FOREST WITHIN ENVIRONMENTAL BUFFERS	0.00
LINEAR FEET AND AVERAGE WIDTH OF ENVIRONMENTAL BUFFER PROVIDED FROM OFF-SITE STREAM	Linear Feet: 2291 Average Width: 125'

SYMBOL	SOIL	CHARACTERISTICS				
		PRIME AGRICULTURE	ERODIBLE	SERPENTINIC	HYDRIC GROUP	K FACTOR
1C	GAILA SILT LOAM 8-15% SLOPES	NO	MODERATE	NO	B	0.43
2B	GLENELG SILT LOAM 3-8% SLOPES	YES*	SLIGHT	NO	B	0.43
29B	JACKLAND SILT LOAM 3-8% SLOPES	NO	SLIGHT	YES	D	0.37
65B	WHEATON SILT LOAM 0-8% SLOPES	NO	SLIGHT	NO	B	0.43

* (Urban or built-up areas of the prime agricultural soils are not considered prime farmland per the Soil Survey of Montgomery County, Maryland Page 140; Table 5)

SIGNIFICANT AND SPECIMEN TREE LIST

Tag#	Specimen	D.B.H. (in.)*	Botanical Name	Common Name	Condition	Notes
1	✓	24	Quercus rubra	Red Oak	Fair	Some canopy dieback. Fused/Split trunk
2	✓	36	Quercus rubra	Red Oak	Good	Some canopy dieback. Crown damage
3		24	Glendistia tricanthos	Honey Locust	Good	
4	✓	32	Quercus rubra	Red Oak	Fair	Trunk damage. Signs of bore damage
5		24	Ulmus rubra	Slippery Elm	Good	Canopy dieback
6	✓	32	Quercus alba	White Oak	Good	
7	✓	31	Quercus alba	White Oak	Good	
8		24	Liriodendron tulipifera	Tulip Poplar	Good	
9	✓	34	Quercus alba	White Oak	Good	
10	✓	34	Liriodendron tulipifera	Tulip Poplar	Fair	Trunk damage. Signs of bore damage
11	✓	33	Quercus rubra	Red Oak	Poor	Canopy dieback. Signs of root rot. Several climbing vines
12		24	Ulmus rubra	Slippery Elm	Good	
13	✓	33	Platanus occidentalis	American Sycamore	Good	
14		24	Liriodendron tulipifera	Tulip Poplar	Good	
15		27	Juglans nigra	Eastern Black Walnut	Fair	Minor bark damage

*Diameter at Breast Height

Trunk Tree DBH determined by determining the sum of the cross sectional areas of the stems, then averaging that figure with the smallest cross sectional area below the split. Multi-stem tree DBH determined by adding the sum of the cross-sectional area of each branch, modified by approximating the contribution of each stem to the canopy. As per the Council of Tree and Landscape Appraisers "Guide for Plant Appraisal" figure 4.4 & 4.5

LEGEND

	LIMITS OF NRI STUDY AREA		CONCRETE CURB AND GUTTER		EDGE OF PAVEMENT
	PROPERTY LINE		BUILDING		FENCE LINE
	ADJACENT PROPERTY LINE		STORY		PUBLIC UTILITIES ESMTS
	EXISTING TREE < 24" DBH		ELECTRICAL TRANSFORMER		SANITARY SEWER
	EXISTING SIGNIFICANT TREE ≥ 24"-29.9" DBH		ASPHALT		STORM DRAIN
	EXISTING SPECIMEN TREE ≥ 30" DBH		REINFORCED CONCRETE PIPE		GAS
	SOIL BOUNDARY & SYMBOL		CORRUGATED METAL PIPE		OVERHEAD WIRES
	WETLAND BUFFER		BUILDING RESTRICTION LINE		WATER
	STREAM VALLEY BUFFER		RIGHT-OF-WAY		ELECTRIC
	STREAM TOP OF BANK		STORM DRAIN MANHOLE		TELEPHONE
	EXISTING TREE CANOPY		LIGHT POLE		2' CONTOUR
	SLOPES ≥ 25%		SANITARY MANHOLE		10' CONTOUR
	SLOPES 15-24.9%		TREE		
	EXISTING WETLAND		SPECIMEN TREE CRZ		
	CATEGORY 1 CONSERVATION EASEMENT		SIGNIFICANT TREE CRZ		
	CATEGORY 2 CONSERVATION EASEMENT				

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NRFSD PLAN

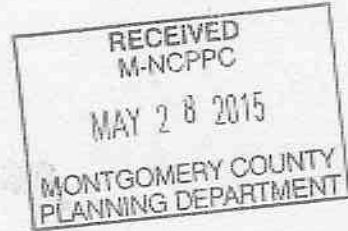
Approved

NRFSD NO. 420151830

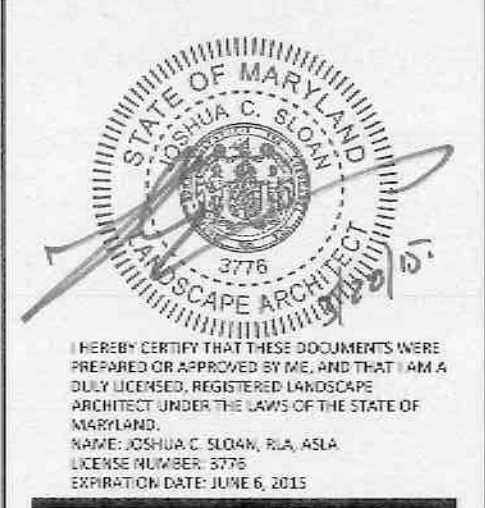
Date Approved: 5/29/15

Expiration Date: 5/29/15

Signature: [Signature] Date: 5/29/15



DATE	REVISIONS



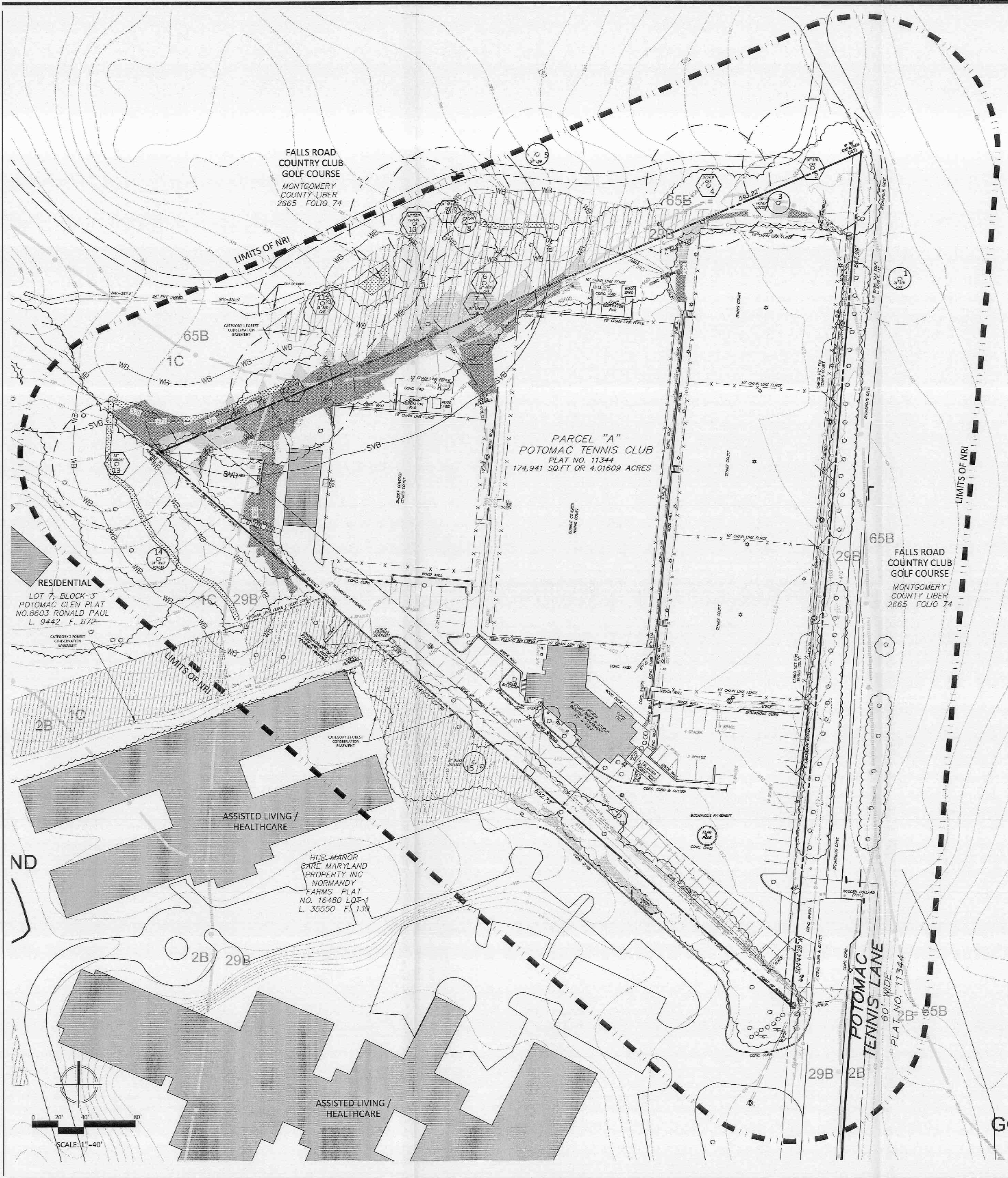
Brandywine Senior Living - 10800 Potomac Tennis Lane

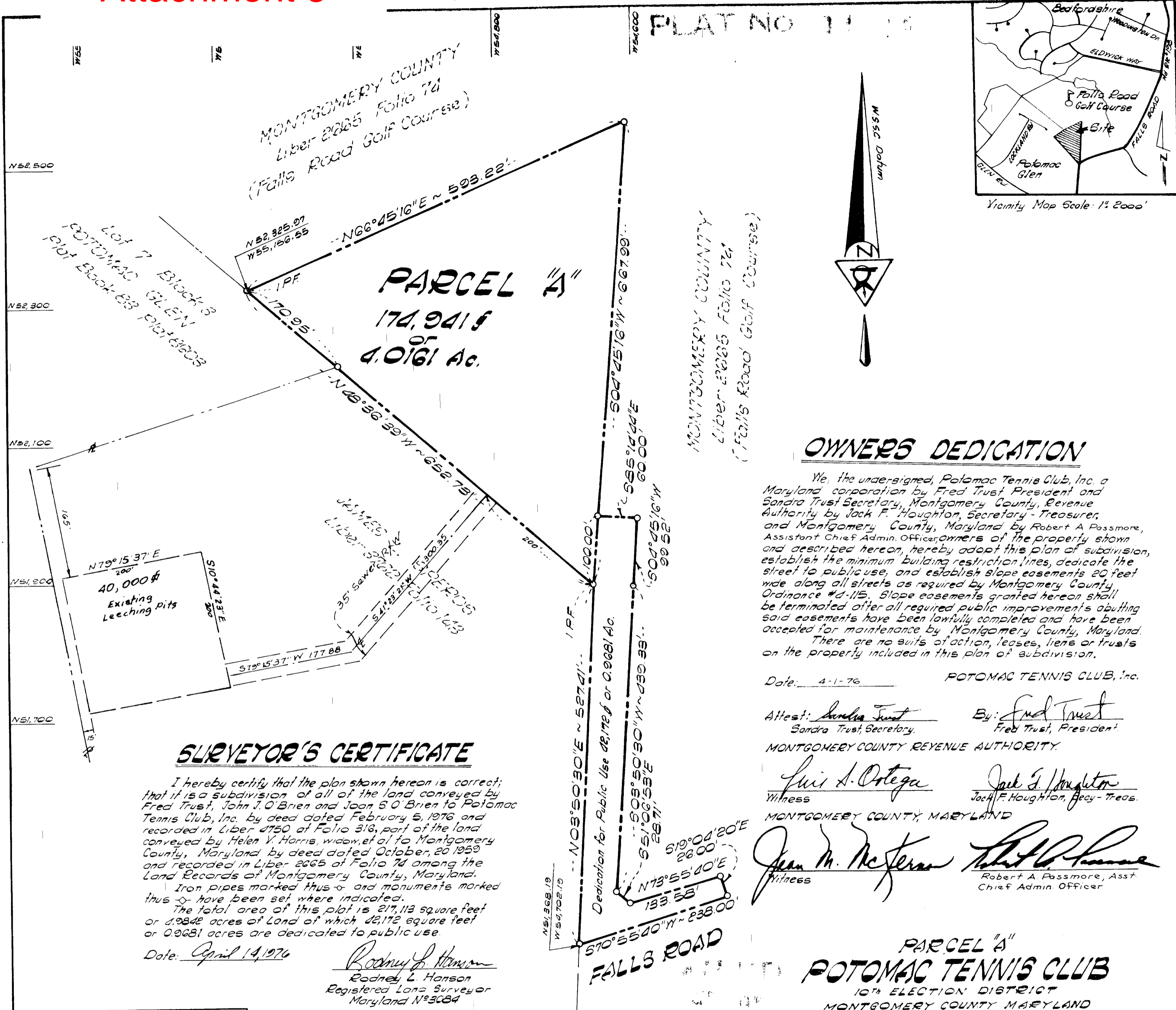
10TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION

DRAWN BY: CC
DESIGNED BY: JS
DATE ISSUED: 03/16/2015

SHEET NO. 1 OF 1





SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by Fred Trust, John J. O'Brien and Joan S. O'Brien to Potomac Tennis Club, Inc. by deed dated February 5, 1976 and recorded in Liber 4750 at Folio 316, part of the land conveyed by Helen V. Harris, widow, et al to Montgomery County, Maryland by deed dated October, 20 1953 and recorded in Liber 2665 at Folio 74 among the Land Records of Montgomery County, Maryland.

Iron pipes marked thus σ and monuments marked thus \circ have been set where indicated.

The total area of this plot is 217,113 square feet or 4.9848 acres of land of which 42,172 square feet or 0.9681 acres are dedicated to public use.

Date: April 14, 1976

Rodney L. Hanson
Rodney L. Hanson
Registered Land Surveyor
Maryland No 3084

RECORDED: _____
PLAT BOOK: _____
PLAT NO: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED: [Signature] 9/24/76

By: [Signature] DIRECTOR
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED: APRIL 30, 1976

"For Public Water Systems Only"

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: [Signature] SEPTEMBER 9, 1976
CHAIRMAN SECRETARY-TREASURER
MNCPPC RECORD FILE N° 522-52

PARCEL "A"
POTOMAC TENNIS CLUB
10th ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND
SCALE: 1"=100' MARCH 1976

HANSON & DEN OUTER LTD
ENGINEERS - LAND SURVEYORS
LAND PLANNING CONSULTANTS
172 ROLLINS AVENUE
ROCKVILLE, MARYLAND -- Phone
881-6770

Zoning: R-A 1 Lot RP 465 Job # 980 A-1

Attachment 6



September 11, 2015

Mr. Michael Garcia
Transportation Planning Division, M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Revised Traffic Exemption Statement for Brandywine/Potomac Assisted Living
Montgomery County, Maryland

Dear Mr. Garcia:

This letter serves as a Traffic Exemption Statement for the proposed redevelopment of the existing Potomac Tennis Club in Potomac, Maryland.

The Potomac Tennis Club has been operating on this site for more than 12 years, and as such is eligible for an exemption of the LATR/TPAR requirements pursuant to page 17 of the LATR/TPAR guidelines. If the redevelopment results in no more than 30 peak hour vehicle trips over the existing trip generation then the redevelopment qualifies for an exemption from the LATR requirements. Additionally, if the redevelopment results in not more than a three (3) peak hour vehicle trip increase over the existing trip generation then the redevelopment qualifies for an exemption from the TPAR requirements. Based on the fact that there is an existing use on the site, we have prepared a trip generation comparison between the existing and proposed use for the subject property.

Based on the Institute of Transportation Engineers (ITE) Trip Generation Report 9th Edition, the existing Potomac Tennis Club generates 16 AM peak hour trips and 40 PM peak hour trips. The proposed redevelopment of the site will raze the existing Potomac Tennis Club and replace it with a 140 bed (120 unit) assisted living facility. The trip generation comparison provided in the attached Table 1.

As shown in Table 1, the proposed assisted living project development will generate 20 AM peak hour trips and 31 PM peak hour trips. When comparing the existing use of a tennis club to the proposed 140-bed Brandywine/Potomac Assisted Living facility, the redevelopment will result in an increase of four (4) AM peak hour trips and a decrease of nine (9) PM peak hour trips.

Therefore, in accordance with the M-NCPPC LATR/TPAR guidelines this application is not subject to the LATR requirements, but is subject to the TPAR requirements since the AM peak hour will generate one (1) trip over the three (3) trip threshold.

If you have any questions or require clarification during your review of the revised trip generation table, please call me at (301) 971-3415 or email me at amrandall@mjwells.com

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Randall".

Nancy Randall AICP, PTP
Principal Associate

Table 1
 Brandywine Assisted Living
 Site Trip Generation

Land Use	Rate Source	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Existing										
Potomac Tennis Club ¹	ITE	491	12	Courts	8	8	16	20	20	40
Proposed										
Assisted Living Facilities	ITE	254	140	Beds ²	<u>13</u>	<u>7</u>	<u>20</u>	<u>14</u>	<u>17</u>	<u>31</u>
Increase/Decrease Existing vs Proposed					5	-1	4	-6	-3	-9

Notes: Trip generation is based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

1. ITE Tennis Club directional distribution was not provided for AM or PM peak hours, therefore used weekday distribution.

2. As a conservative measure, the trip generation was calculated based on the number of beds rather than the number of units.

Attachment 7



September 25, 2015

Mr. Michael Garcia
Transportation Planning Division, M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Brandywine/Potomac Assisted Living- Supplemental Analysis
Montgomery County, Maryland

Dear Mr. Garcia:

Per your recent request we have provided the following additional analysis for the proposed redevelopment of the existing Potomac Tennis Club in Potomac, Maryland.

The Potomac Tennis Club has been operating on this site for more than 12 years, and as such is eligible for an exemption of the LATR/TPAR requirements pursuant to page 17 of the LATR/TPAR guidelines. However due to concerns raised by residents of the County we have provided the following additional analysis for your review. The analysis includes a review of both the intersection of Tennis Lane and Falls Road as well as the main Bullis School Entrance and Falls Road intersection, with and without the Brandywine Assisted Living project.

Counts of the two intersections were conducted on September 16, 2015 from 7:00 AM to 9:00 AM and from 2:30PM to 6:00 PM. In addition to the turning movement counts we also conducted a queue count for the southbound Falls Road left turn into the Bullis School and the northbound Falls Road left turn into Tennis Lane. A Gap study was also conducted on Falls Road to record the number and length of gaps between vehicles on Falls Road in both the northbound and southbound directions.

Intersection capacity analysis was conducted using two different methods (1) the Critical Lane Methodology (CLV) in accordance with the MNCPPC guidelines and the Highway

Capacity Manual Methodology (HCM) for unsignalized intersections. The analysis includes three time periods the AM peak, Mid-day Peak and PM peak and the results for both analysis methodologies are shown in Table 1. The analysis also included the anticipated increase in the AM peak hour volume from Brandywine Assisted Living. Due to the change in use of this property only the AM peak hour will experience and increase in volume. Therefore, only the AM peak hour is impacted by the change in use. As a conservative measure we did not decrease the existing PM volumes that will result with this change in use.

The results of the intersection capacity analysis show that the intersections are operating well within the 1450 CLV standard for the Potomac Policy area, with the highest CLV under the total future condition of 959 CLV. The HCM results show that the delay at the intersection of Tennis Lane and Falls Road and the intersection of Falls Road and Bullis School Entrance are well within driver tolerances and well below the capacity of 50 seconds of delay for turning movement or approach. Neither intersection will experience a delay greater than 31 seconds on any approach and or movement for any of the peak periods. Copies of the turning movement counts, CLV work sheets and the HCM summaries are attached for your review.

The Gap Acceptance Study results shown in Table 2A and 2B indicate that there are more than sufficient gaps of adequate duration to accommodate the existing and future left turns from Falls Road to Tennis Lane and Bullis School entrance. Copies of the gap acceptance data are attached for your review.

The results of the queue observations shown in Tables 3A and 3B show the maximum observed queues at both intersections during the three peak periods. The maximum queue observed at the intersection of Falls Road and Tennis Lane occurred during the morning peak hour with a total of 4 vehicles in the northbound Falls Road left turn lane for a maximum queue distance of 100 feet. The average queue during the peak fifteen minute period was 0.47 vehicles. The available storage distance for left turn vehicles is approximately 150 feet.

The maximum queue observed at the intersection of Falls Road and Bullis School entrance was 7 vehicles in the southbound left turn lane on Falls Road for a maximum queue distance of 175 feet. The average queue during the peak fifteen minute period was 3.53 vehicles. The available storage distance for left turn vehicles is approximately 200 feet. It should be noted that the maximum queue observed at the intersection of Falls Road and Tennis Lane did not occur during the same 15 minute period as the maximum queue observed at the intersection of Bullis School and Falls Road.

If you have any questions or require clarification during your review of the enclosed analysis, please call me at (301) 971-3415 or email me at amrandall@mjwells.com

Sincerely,

A handwritten signature in cursive script that reads "Nancy Randall".

Nancy Randall AICP, PTP
Principal Associate

Table 1
 Potomac Assisted Living
 Intersection Analysis

Intersection			Existing - 2015			Future With Site		
			AM	Midday	PM	AM	Midday	PM
1. Falls Road/Potomac Tennis Lane	CLV (1)	Overall Intersection	954	665	789	959	665	789
	HCM (2)	Overall Intersection	0.7	0.6	0.9	0.8	0.6	0.9
		Tennis Lane Approach	30.3	28.4	25.5	30.9	30.9	25.5
		Left Turn to Tennis Lane	10.4	8.9	9.1	10.4	9.0	9.1
2. Falls Road/Bullis School Drive	CLV (1)	Overall Intersection	831	801	821	836	801	821
	HCM (2)	Overall Intersection	1.2	0.7	1.6	1.2	0.7	1.6
		Bullis School Driveway	27.6	20.7	22.2	27.8	24.5	22.2
		Left Turn to Bullis School	10.6	9.6	9.3	10.6	10.1	9.3

Notes:

(1) Number shown is the Critical Lane Volume (CLV) for CLV Analyses in accordance with MNCPPC Standards

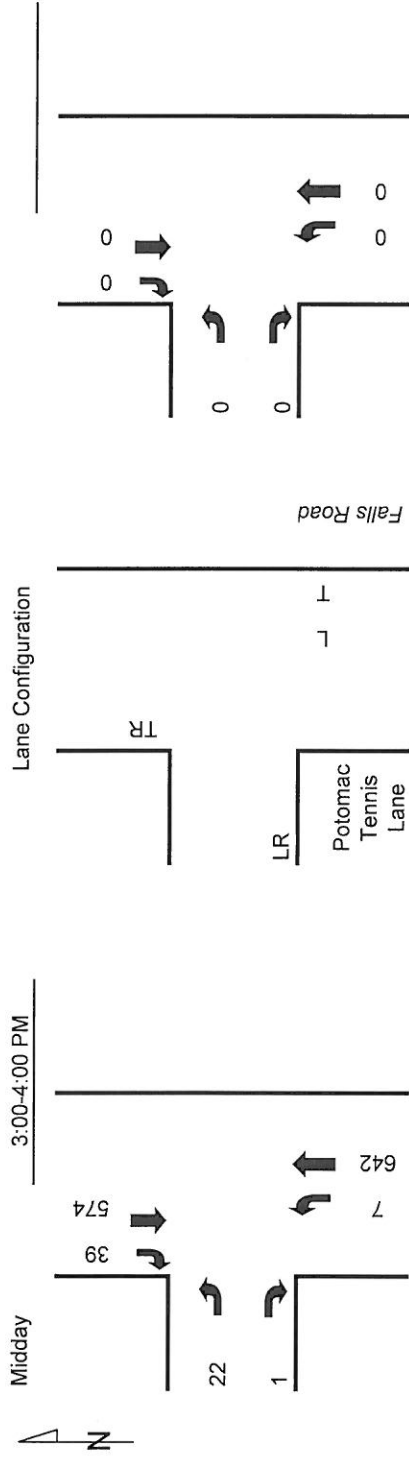
(2) Number Shown is the Average Delay Per Vehicle (in seconds) for Highway Capacity Manual (HCM) Unisignalized Intersection Analyses.

Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Potomac Tennis Lane
 County/State: Montgomery County, MD
 Scenario/Design Year: Existing 2015
 Computed by: JJA



Midday 3:00-4:00 PM



Intersection Control: Signal Stop x Ways 1
 RTOR/Overlap (AM): NB SB EB WB 0
 RTOR/Overlap (PM): NB SB EB WB 0

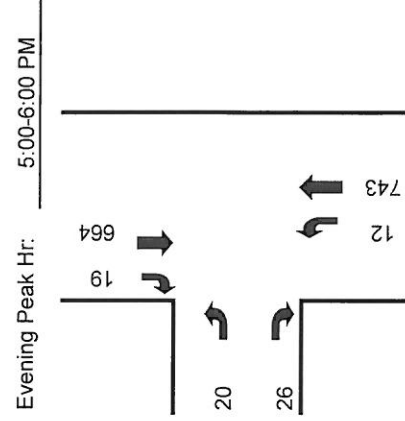
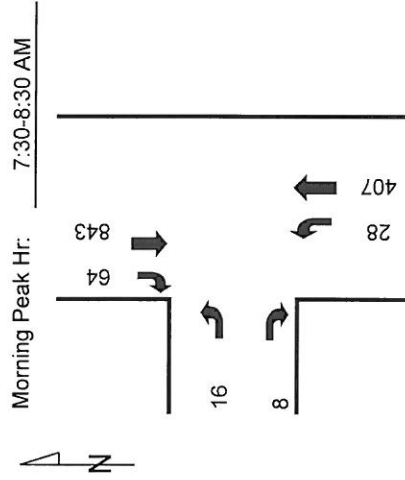
Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Critical Lane Volume *	Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Critical Lane Volume *
EB	LR	23	1.00	0	23						
SB	TR	613	1.00	7	620						
NB	T	642	1.00	0	642						
SUM:					665	SUM:					-

Number of Lanes	Lane Use Factor
1	1.00
2	0.53
3	0.37
4	0.30
2 left	0.60

Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Potomac Tennis Lane
 County/State: Montgomery County, MD
 Scenario/Design Year: Future w/Site
 Computed by: JJA

WELLS & ASSOCIATES, LLC
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102
 Phone: (703)917-6620 Facsimile: (703)917-0739



Intersection Control: Signal _____ Stop x _____ Ways _____ 1
 RTOR/Overlap (AM): NB _____ SB _____ EB _____ WB _____ 0
 RTOR/Overlap (PM): NB _____ SB _____ EB _____ WB _____ 0

Number of Lanes	Lane Use Factor
1	1.00
2	0.53
3	0.37
4	0.30
2 left	0.60

Phase	Movement	Volume	Lane Use Factor	Critical Lane Volume *	Opposing Lefts	Phase	Movement	Volume	Lane Use Factor	Critical Lane Volume *
EB	LR	24	1.00	24	0	EB	LR	46	1.00	46
SB	TR	907	1.00	935	28	SB	TR	683	1.00	683
NB	T	407	1.00	407	0	NB	T	743	1.00	743
SUM:										959
SUM:										789

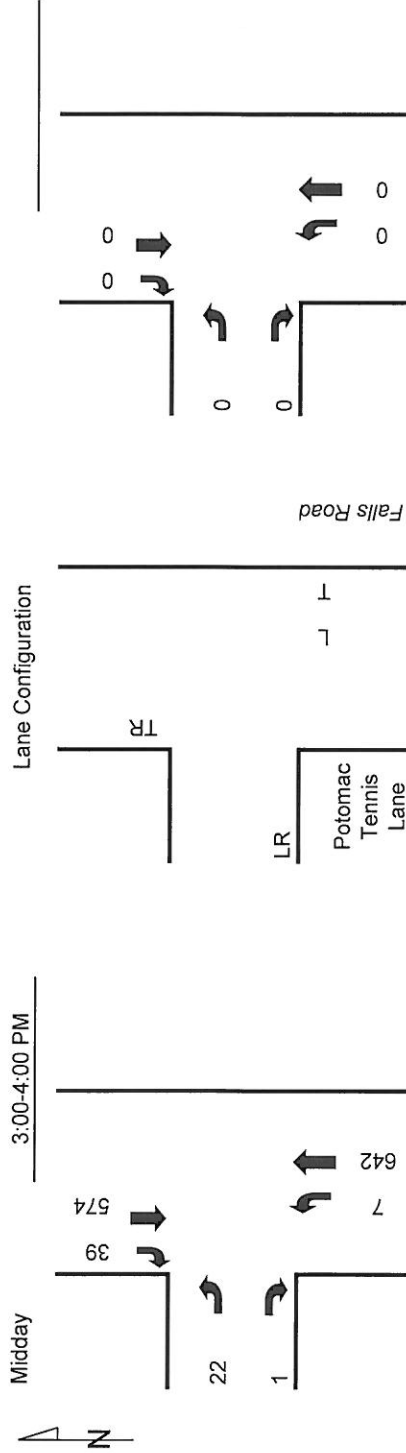
Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Potomac Tennis Lane
 County/State: Montgomery County, MD
 Scenario/Design Year: Future w/Site
 Computed by: JJA

WELLS & ASSOCIATES, LLC
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102
 Phone: (703)917-6620 Facsimile: (703)917-4739

Midday 3:00-4:00 PM

Lane Configuration



Intersection Control: Signal _____ Stop x _____ Ways 1
 RTOR/Overlap (AM): NB _____ SB _____ EB _____ WB _____ 0
 RTOR/Overlap (PM): NB _____ SB _____ EB _____ WB _____ 0

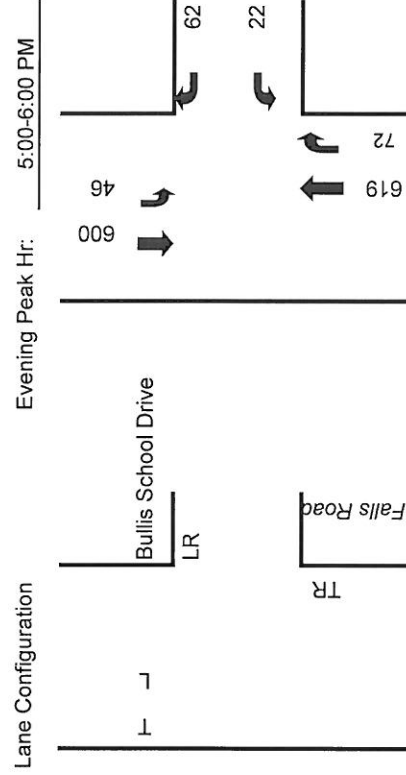
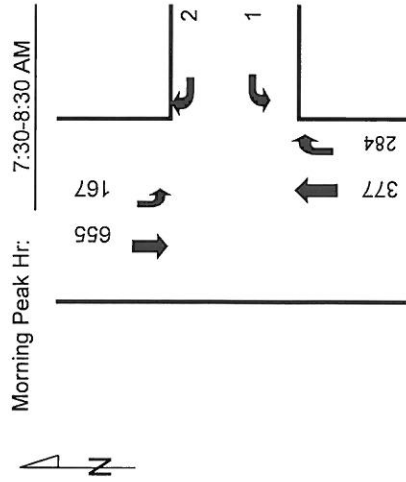
Number of Lanes	Lane Use Factor
1	1.00
2	0.53
3	0.37
4	0.30
2 left	0.60

Phase	Movement	Volume	Lane Use Factor	Critical Lane Volume *	Opposing Lefts	Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Critical Lane Volume *
EB	LR	23	1.00	23	0						
SB	TR	613	1.00	620	7						
NB	T	642	1.00	642 *	0						
SUM: 665											
SUM: -											

Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Bullis School Drive
 County/State: Montgomery County, MD
 Scenario/Design Year: Existing 2015
 Computed by: JJA

WELLS & ASSOCIATES, LLC
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102
 Phone: (703)917-6620 Facsimile: (703)917-0739



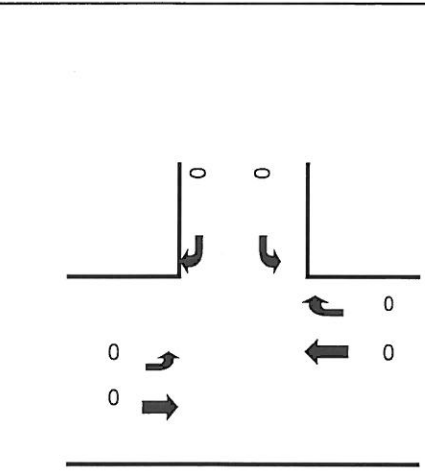
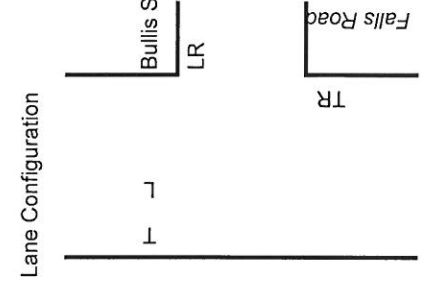
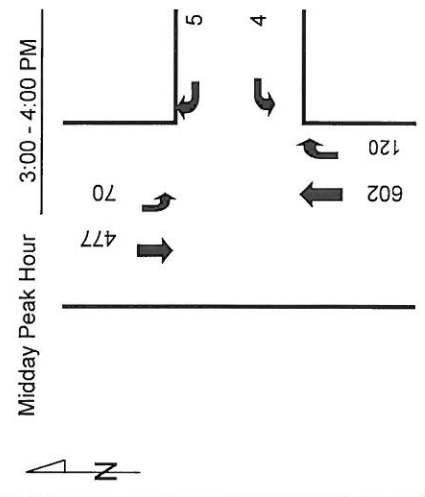
Lane Configuration

Intersection Control: Signal Stop x Ways 1
 RTOR/Overlap (AM): NB SB EB WB 0
 RTOR/Overlap (PM): NB SB EB WB 0

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *
WB	LR	3	1.00	3	0	3
SB	T	655	1.00	655	0	655
NB	TR	661	1.00	661	167	828
SUM:						831
Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *
WB	LR	84	1.00	84	0	84
SB	T	600	1.00	600	0	600
NB	TR	691	1.00	691	46	737
SUM:						821

Intersection: Falls Road
 At: Bullis School Drive
 County/State: Montgomery County, MD
 Scenario/Design Year: Existing 2015
 Computed by: JJA

Critical Lane Volume Level of Service Calculations



Intersection Control: Signal Stop x Ways 1
 RTOR/Overlap (AM): NB SB EB WB 0
 RTOR/Overlap (PM): NB SB EB WB 0

Number of Lanes	Lane Use Factor
1	1.00
2	0.53
3	0.37
4	0.30
2 left	0.60

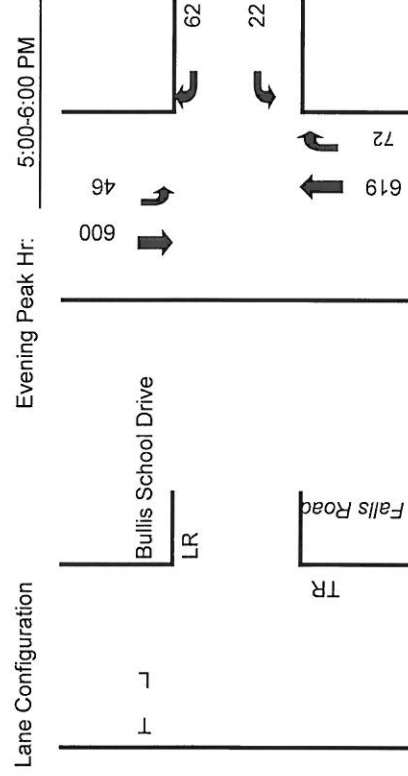
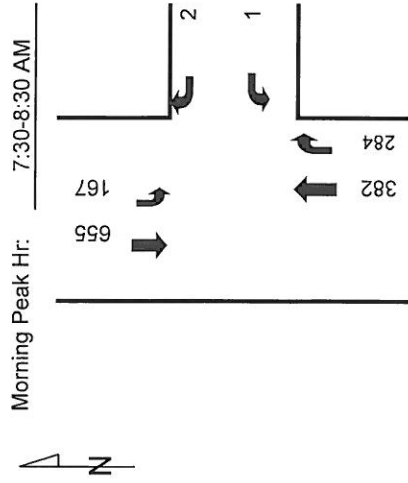
Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *
WB	LR	9	1.00	9	0	9							
SB	T	477	1.00	477	0	477							
NB	TR	722	1.00	722	70	792							
SUM:												801	

SUM:

Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Bullis School Drive
 County/State: Montgomery County, MD
 Scenario/Design Year: Future w/Site
 Computed by: JJA

WELLS & ASSOCIATES, LLC
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102
 Phone: (703)917-6620 Facsimile: (703)917-6739



Morning Peak Hr: 7:30-8:30 AM Evening Peak Hr: 5:00-6:00 PM

Lane Configuration

Intersection Control: Signal 1 Ways 1
 RTOR/Overlap (AM): NB 0 SB 0 EB 0 WB 0
 RTOR/Overlap (PM): NB 0 SB 0 EB 0 WB 0

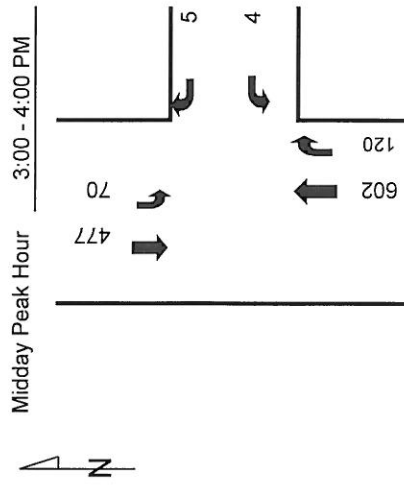
Number of Lanes	Lane Use Factor	Level of Service	Critical Lane Volume
1	1.00	A	1,000
2	0.53	B	1,150
3	0.37	C	1,300
4	0.30	D	1,450
2 left	0.60	E	1,600
		F	1,600

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume	
WB	LR	3	1.00	3	0	3	WB	LR	84	1.00	84	0	84	
SB	T	655	1.00	655	0	655	SB	T	600	1.00	600	0	600	
NB	TR	666	1.00	666	167	833	NB	TR	691	1.00	691	46	737	
SUM:											836	SUM:		821

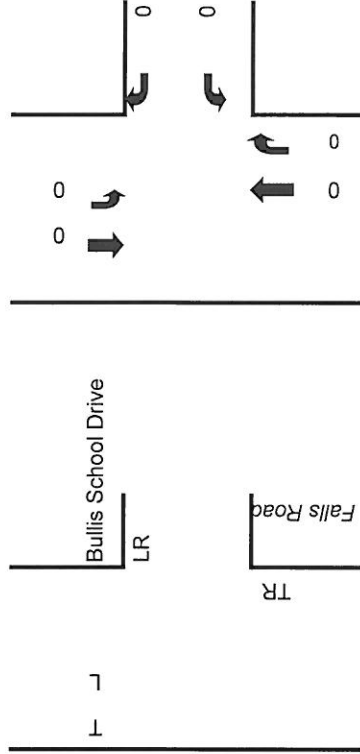
Critical Lane Volume Level of Service Calculations

Intersection: Falls Road
 At: Bullis School Drive
 County/State: Montgomery County, MD
 Scenario/Design Year: Future w/Site
 Computed by: JJA

WELLS & ASSOCIATES, LLC
 TRANSPORTATION, TRAFFIC, AND PARKING CONSULTANTS
 1420 Spring Hill Road, Suite 600, McLean, Virginia 22102
 Phone: (703)917-6620 Facsimile: (703)917-0739



Lane Configuration



Intersection Control: Signal Stop x Ways 1
 RTOR/Overlap (AM): NB SB EB WB 0
 RTOR/Overlap (PM): NB SB EB WB 0

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *	Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Critical Lane Volume *
WB	LR	9	1.00	9	0	9							
SB	T	477	1.00	477	0	477							
NB	TR	722	1.00	722	70	792							
SUM: 801													
SUM:													

HCM Unsignalized Intersection Capacity Analysis
 1: Falls Road & Tennis Lane


9/23/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	16	8	23	407	843	64
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	18	9	25	447	926	70
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1459	962	997			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1459	962	997			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	87	97	96			
cM capacity (veh/h)	137	311	694			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	26	25	447	997		
Volume Left	18	25	0	0		
Volume Right	9	0	0	70		
cSH	169	694	1700	1700		
Volume to Capacity	0.16	0.04	0.26	0.59		
Queue Length 95th (ft)	14	3	0	0		
Control Delay (s)	30.3	10.4	0.0	0.0		
Approach Delay (s)	30.3	0.6		0.0		
Intersection Summary						
Average Delay			0.7			

HCM Unsignalized Intersection Capacity Analysis
 2: Falls Road & Bullis School







9/23/2015

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T		T	T
Volume (veh/h)	1	2	377	284	167	655
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	1	2	444	334	196	771
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1774	611			778	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1774	611			778	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	100			77	
cM capacity (veh/h)	70	494			839	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	4	778	196	771		
Volume Left	1	0	196	0		
Volume Right	2	334	0	0		
cSH	163	1700	839	1700		
Volume to Capacity	0.02	0.46	0.23	0.45		
Queue Length 95th (ft)	2	0	23	0		
Control Delay (s)	27.6	0.0	10.6	0.0		
Approach Delay (s)	27.6	0.0	2.2			
Intersection Summary						
Average Delay			1.2			

HCM Unsignalized Intersection Capacity Analysis











1: Falls Road & Tennis Lane

9/25/2015

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	22	1	7	642	574	39
Sign Control	Stop			Free		Free
Grade	0%			0%		0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	23	1	7	676	604	41
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1315	625	645			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1315	625	645			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	87	100	99			
cM capacity (veh/h)	173	485	940			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	24	7	676	645		
Volume Left	23	7	0	0		
Volume Right	1	0	0	41		
cSH	178	940	1700	1700		
Volume to Capacity	0.14	0.01	0.40	0.38		
Queue Length 95th (ft)	12	1	0	0		
Control Delay (s)	28.4	8.9	0.0	0.0		
Approach Delay (s)	28.4	0.1		0.0		
Intersection Summary						
Average Delay			0.6			

HCM Unsignalized Intersection Capacity Analysis
 2: Falls Road & Bullis School

9/25/2015

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	4	5	602	120	70	477
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	5	634	126	74	502
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1346	697			760	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1346	697			760	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			91	
cM capacity (veh/h)	152	441			852	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	9	760	74	502		
Volume Left	4	0	74	0		
Volume Right	5	126	0	0		
cSH	239	1700	852	1700		
Volume to Capacity	0.04	0.45	0.09	0.30		
Queue Length 95th (ft)	3	0	7	0		
Control Delay (s)	20.7	0.0	9.6	0.0		
Approach Delay (s)	20.7	0.0	1.2			
Intersection Summary						
Average Delay			0.7			

HCM Unsignalized Intersection Capacity Analysis
 1: Falls Road & Tennis Lane











9/23/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↙		↙	↑	↑	↘
Volume (veh/h)	20	26	12	743	664	19
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	21	27	12	766	685	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1485	694	704			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1485	694	704			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	85	94	99			
cM capacity (veh/h)	135	443	894			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	47	12	766	704		
Volume Left	21	12	0	0		
Volume Right	27	0	0	20		
cSH	223	894	1700	1700		
Volume to Capacity	0.21	0.01	0.45	0.41		
Queue Length 95th (ft)	20	1	0	0		
Control Delay (s)	25.5	9.1	0.0	0.0		
Approach Delay (s)	25.5	0.1		0.0		
Intersection Summary						
Average Delay			0.9			

HCM Unsignalized Intersection Capacity Analysis
 2: Falls Road & Bullis School

9/23/2015

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	22	62	619	72	46	600
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	23	64	638	74	47	619
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1389	675			712	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1389	675			712	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	85	86			95	
cM capacity (veh/h)	149	454			887	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	87	712	47	619		
Volume Left	23	0	47	0		
Volume Right	64	74	0	0		
cSH	295	1700	887	1700		
Volume to Capacity	0.29	0.42	0.05	0.36		
Queue Length 95th (ft)	30	0	4	0		
Control Delay (s)	22.2	0.0	9.3	0.0		
Approach Delay (s)	22.2	0.0	0.7			
Intersection Summary						
Average Delay			1.6			

HCM Unsignalized Intersection Capacity Analysis

1: Falls Road at Tennis Lane

9/23/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	16	8	28	407	843	64
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	18	9	31	447	926	70
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1470	962	997			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1470	962	997			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	87	97	96			
cM capacity (veh/h)	134	311	694			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	26	31	447	997		
Volume Left	18	31	0	0		
Volume Right	9	0	0	70		
cSH	165	694	1700	1700		
Volume to Capacity	0.16	0.04	0.26	0.59		
Queue Length 95th (ft)	14	3	0	0		
Control Delay (s)	30.9	10.4	0.0	0.0		
Approach Delay (s)	30.9	0.7		0.0		
Intersection Summary						
Average Delay			0.8			

HCM Unsignalized Intersection Capacity Analysis
 2: Falls Road at Bullis School

9/23/2015

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		Y		Y	Y
Volume (veh/h)	1	2	382	284	167	655
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	1	2	449	334	196	771
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1780	616			784	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1780	616			784	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	100			76	
cM capacity (veh/h)	69	490			835	
Direction, Lane #	WB 1	NB 1	SB 1	SB 2		
Volume Total	4	784	196	771		
Volume Left	1	0	196	0		
Volume Right	2	334	0	0		
cSH	162	1700	835	1700		
Volume to Capacity	0.02	0.46	0.24	0.45		
Queue Length 95th (ft)	2	0	23	0		
Control Delay (s)	27.8	0.0	10.6	0.0		
Approach Delay (s)	27.8	0.0	2.2			
Intersection Summary						
Average Delay			1.2			

Wells & Associates, Inc
McLean, Virginia

Project: Brandywine Assisted Living
Date: 9/16/2015

Wells & Associates, Inc

McLean, Virginia

Existing Traffic Count

PROJECT:	Brandywine Assisted Living	DATE:	9/16/2015	SOUTHBOUND ROAD:	Falls Road - 189
W & A JOB NO.:	10605	DAY:	Wednesday	NORTHBOUND ROAD:	Falls Road - 189
INTERSECTION:	Falls Rd. & School Entrance	WEATHER:	clear	WESTBOUND ROAD:	Bullis School Entrance
LOCATION:	Montgomery County, MD	COUNTED BY:	Alba	EASTBOUND ROAD:	
		INPUTED BY:	aga		

Time Period	Turning Movements																Total	PHF	Time Period		
	Southbound Falls Road - 189				Westbound Bullis School Entrance				Northbound Falls Road - 189				Eastbound 0							North & South	East & West
	1 Right	2 Thru	3 Left	Total	4 Right	5 Thru	6 Left	Total	7 Right	8 Thru	9 Left	Total	10 Right	11 Thru	12 Left	Total					
7:00-7:15	0	89	10	99	0	0	0	0	19	69	0	88	0	0	0	0	187	0	187	7:00-7:15	
7:15-7:30	0	99	24	123	0	0	0	0	43	62	0	104	0	0	0	0	227	0	227	7:15-7:30	
7:30-7:45	0	137	83	200	0	0	0	0	121	64	0	185	0	0	0	0	385	0	385	7:30-7:45	
7:45-8:00	0	161	79	240	0	0	0	0	123	75	0	198	0	0	0	0	438	0	438	7:45-8:00	
8:00-8:15	0	169	17	186	0	0	0	0	29	128	0	157	0	0	0	0	343	0	343	8:00-8:15	
8:15-8:30	0	189	8	196	2	0	1	3	11	110	0	121	0	0	0	0	317	3	320	8:15-8:30	
8:30-8:45	0	173	9	188	0	0	0	0	7	75	0	82	0	0	0	0	270	0	270	8:30-8:45	
8:45-9:00	0	129	5	134	1	0	0	1	13	98	0	111	0	0	0	0	245	1	246	8:45-9:00	
2:30-2:45	0	70	5	75	0	0	0	0	10	113	0	123	0	0	0	0	198	0	198	2:30-2:45	
2:45-3:00	0	109	7	116	0	0	0	0	16	124	0	140	0	0	0	0	256	0	256	2:45-3:00	
3:00-3:15	0	133	13	146	0	0	0	0	39	161	0	191	0	0	0	0	337	0	337	3:00-3:15	
3:15-3:30	0	107	30	137	0	0	0	0	44	150	0	194	0	0	0	0	331	0	331	3:15-3:30	
3:30-3:45	0	123	22	150	0	0	0	0	32	151	0	183	0	0	0	0	333	0	333	3:30-3:45	
3:45-4:00	0	109	5	114	5	0	4	9	14	140	0	154	0	0	0	0	288	9	277	3:45-4:00	
4:00-4:15	0	116	7	123	6	0	4	10	18	174	0	192	0	0	0	0	315	10	325	4:00-4:15	
4:15-4:30	0	122	10	132	7	0	2	9	11	149	0	160	0	0	0	0	292	9	301	4:15-4:30	
4:30-4:45	0	116	3	119	10	0	8	16	10	135	0	145	0	0	0	0	264	16	280	4:30-4:45	
4:45-5:00	0	103	8	111	9	0	2	11	21	148	0	169	0	0	0	0	280	11	291	4:45-5:00	
5:00-5:15	0	157	9	166	11	0	4	15	16	106	0	184	0	0	0	0	350	15	365	5:00-5:15	
5:15-5:30	0	122	15	137	15	0	6	21	21	154	0	175	0	0	0	0	312	21	333	5:15-5:30	
5:30-5:45	0	162	11	173	10	0	10	23	15	157	0	172	0	0	0	0	345	23	368	5:30-5:45	
5:45-6:00	0	159	11	170	23	0	2	25	18	142	0	160	0	0	0	0	330	25	355	5:45-6:00	
Totals	0	2,864	371	3,235	102	0	41	143	643	2,745	0	3,388	0	0	0	0	6,623	143	6,766		
1 Hour Totals																					
7:00-8:00	0	486	176	662	0	0	0	0	305	270	0	575	0	0	0	0	1,237	0	1,237	0.71	7:00-8:00
7:15-8:15	0	566	183	749	0	0	0	0	315	329	0	644	0	0	0	0	1,393	0	1,393	0.80	7:15-8:15
7:30-8:30	0	655	167	822	2	0	1	3	284	377	0	661	0	0	0	0	1,483	3	1,486	0.85	7:30-8:30
7:45-8:45	0	697	113	810	2	0	1	3	170	388	0	558	0	0	0	0	1,368	3	1,371	0.78	7:45-8:45
8:00-9:00	0	665	39	704	3	0	1	4	60	411	0	471	0	0	0	0	1,175	4	1,179	0.86	8:00-9:00
2:30-3:30	0	419	55	474	0	0	0	0	100	548	0	648	0	0	0	0	1,122	0	1,122	0.83	2:30-3:30
2:45-3:45	0	477	72	549	0	0	0	0	122	586	0	708	0	0	0	0	1,257	0	1,257	0.93	2:45-3:45
3:00-4:00	0	477	70	547	5	0	4	9	120	602	0	722	0	0	0	0	1,269	9	1,278	0.95	3:00-4:00
3:15-4:15	0	460	64	524	11	0	8	19	108	615	0	723	0	0	0	0	1,247	19	1,266	0.95	3:15-4:15
3:30-4:30	0	475	44	519	18	0	10	28	75	614	0	689	0	0	0	0	1,208	28	1,236	0.93	3:30-4:30
3:45-4:45	0	463	25	488	28	0	16	44	53	598	0	651	0	0	0	0	1,139	44	1,183	0.91	3:45-4:45
4:00-5:00	0	457	28	485	32	0	14	46	60	606	0	666	0	0	0	0	1,151	46	1,197	0.92	4:00-5:00
4:15-5:15	0	498	30	528	37	0	14	51	60	598	0	658	0	0	0	0	1,186	51	1,237	0.85	4:15-5:15
4:30-5:30	0	498	35	533	45	0	18	63	70	603	0	673	0	0	0	0	1,206	63	1,269	0.87	4:30-5:30
4:45-5:45	0	544	43	587	48	0	22	70	75	625	0	700	0	0	0	0	1,287	70	1,357	0.92	4:45-5:45
5:00-6:00	0	600	46	646	62	0	22	84	72	619	0	691	0	0	0	0	1,337	84	1,421	0.97	5:00-6:00
AM Peak 7:30-8:30	0	655	167	822	2	0	1	3	284	377	0	661	0	0	0	0	1,483	3	1,486	0.85	AM Peak 7:30-8:30
PM Peak 5:00-6:00	0	600	46	646	62	0	22	84	72	619	0	691	0	0	0	0	1,337	84	1,421	0.97	PM Peak 5:00-6:00
Midday Peak 3:00-4:00	0	477	70	547	5	0	4	9	120	602	0	722	0	0	0	0	1,269	9	1,278	0.95	Midday Peak 3:00-4:00

Table 2A
 Falls Road/Potomac Tennis Lane Intersection
 Gap Acceptance Study(1) - Northbound Left Turn to Potomac Tennis Lane

Gap Time (sec)	No. of Observations						Total Seconds		
	AM Peak Southbound (2)	Midday Peak Southbound (2)	PM peak Southbound (2)	AM Peak Southbound	Midday Peak Southbound	PM peak Southbound	AM Peak Southbound	Midday Peak Southbound	PM peak Southbound
4-6 Seconds	13	8	18	52	32	72	52	32	72
6-8 Seconds	11	10	13	66	60	78	66	60	78
8-10 Seconds	8	5	15	64	40	120	64	40	120
10-12 Seconds	8	7	13	80	70	130	80	70	130
12-14 Seconds	3	5	5	36	60	60	36	60	60
14-16 Seconds	3	7	12	42	98	168	42	98	168
16-18 Seconds	2	5	6	32	80	96	32	80	96
18-20 Seconds	4	1	7	72	18	126	72	18	126
20-22 Seconds	4	3	3	80	60	60	80	60	60
22-24 Seconds	1	3	5	22	66	110	22	66	110
24-26 Seconds	0	1	3	0	24	72	0	24	72
26-28 Seconds	0	4	1	0	104	26	0	104	26
28-30 Seconds	0	0	2	0	0	56	0	0	56
> 30 Seconds	3	1	4	90	30	120	90	30	120
Totals	60	60	107	636	742	1,294	636	742	1,294

Gap Time Required (3) = 4.1 Seconds Per Vehicle

Summary

Peak Hour	Time	No. of Adequate Gaps (4)	Falls Road Exist. NB		Falls Road Future NB	
			Left Turn Volume	Left Turn Volume	Left Turn Volume	Left Turn Volume
AM Peak Commuter (5)	7:30-8:30 AM	155	23	28	28	28
Bullis School Afternoon Peak	3:00-4:00 PM	181	7	7	7	7
PM Peak Commuter	5:00-6:00 PM	316	12	12	12	12

Notes:

- (1) Based on the data Collected by Wells and Associates on September 15, 2015
- (2) Observations are # of Gaps in Southbound Traffic on Falls Road
- (3) Base Critical Headway for Left Turn from Major Road per HCM (Ex. 19-10)
- (4) No. of Adequate Gaps = Total Seconds/Gap Time Required
- (5) Bullis School AM Peak Generally Occurs During the Commuter AM Peak Hour.

Table 2B
 Falls Road/Bullis School Driveway Intersection
 Gap Acceptance Study(1) - Southbound Left Turn to Bullis School Drive

Gap Time (sec)	No. of Observations						Total Seconds					
	AM Peak		Midday Peak		PM peak		AM Peak		Midday Peak		PM peak	
	Northbound (2)	Northbound (2)	Northbound (2)	Northbound (2)	Northbound (2)	Northbound (2)	Northbound	Northbound	Northbound	Northbound	Northbound	Northbound
4-6 Seconds	14	18	35	56	72	140						
6-8 Seconds	17	16	21	102	96	126						
8-10 Seconds	14	9	19	112	72	152						
10-12 Seconds	13	7	14	130	70	140						
12-14 Seconds	11	9	11	132	108	132						
14-16 Seconds	4	8	12	56	112	168						
16-18 Seconds	4	6	3	64	96	48						
18-20 Seconds	6	1	6	108	18	108						
20-22 Seconds	4	3	3	80	60	60						
22-24 Seconds	3	4	4	66	88	88						
24-26 Seconds	1	1	0	24	24	0						
26-28 Seconds	2	1	1	52	26	26						
28-30 Seconds	3	4	2	84	112	56						
> 30 Seconds	17	3	6	510	90	180						
Totals	113	90	137	1,576	1,044	1,424						

Gap Time Required (3) = 4.1 Seconds Per Vehicle

Summary

Peak Hour	Time	No. of Adequate Gaps (4)	Falls Road Exist. SB Left Turn Volume
AM Peak Commuter (5)	7:30-8:30 AM	384	167
Bullis School Afternoon Peak	3:00-4:00 PM	255	70
PM Peak Commuter	5:00-6:00 PM	347	46

Notes:

- (1) Based on the data Collected by Wells and Associates on September 15, 2015
- (2) Observations are # of Gaps in Southbound Traffic on Falls Road
- (3) Base Critical Headway for Left Turn from Major Road per HCM (Ex. 19-10)
- (4) No. of Adequate Gaps = Total Seconds/Gap Time Required
- (5) Bullis School AM Peak Generally Occurs During the Commuter AM Peak Hour.

File Name: GAP - Direction # 1 SB and Direction # 2 NB - Excel_JJA
 Start Date: 9/16/2015
 Start Time: 7:00:00 AM
 Site Code: 10605
 Comment 1: Brandywine Assisted Living
 Comment 2: Matt
 Comment 3: Southbound Falls Road
 Comment 4: Gap Study

Start Time	2-3	4-5	6-7	8-9	10-11	12-13	14-15	16-17	18-19	20-21	22-23	24-25	26-27	28-29	>29
07:00 AM	10	9	3	5	4	5	1	3	2	2	3	2	1	0	2
07:15 AM	3	3	3	6	1	1	1	3	4	4	2	0	0	0	4
07:30 AM	15	6	4	2	3	1	0	2	1	1	0	0	0	0	1
07:45 AM	12	6	3	3	3	1	2	0	0	1	0	0	0	0	0
08:00 AM	7	1	0	2	2	1	1	0	0	0	0	0	0	0	2
08:15 AM	0	0	1	1	1	0	0	0	2	0	0	0	0	0	0
08:30 AM	2	1	1	3	2	2	2	0	0	0	2	0	0	0	0
08:45 AM	0	0	2	3	4	0	0	0	0	0	0	0	0	0	0
09:00 AM	0	0	0	1	2	0	1	3	0	0	1	0	0	0	0
09:15 AM	1	0	2	4	3	3	1	1	1	0	1	1	3	1	3
09:30 AM	4	3	5	3	2	2	4	1	0	1	1	0	0	0	4
09:45 AM	0	10	2	3	3	1	3	1	0	1	0	0	0	1	2
10:00 AM	1	6	4	1	3	0	4	3	1	0	1	1	1	0	1
10:15 AM	4	3	1	7	4	3	3	1	1	1	0	0	0	1	3
10:30 AM	5	2	6	3	3	5	1	2	3	1	0	2	3	0	2
10:45 AM	1	3	2	3	7	5	4	0	0	4	0	4	2	0	1
11:00 AM	5	7	4	3	2	4	0	3	0	2	2	2	2	0	1
11:15 AM	3	0	4	3	5	5	5	2	1	0	0	0	0	0	1
11:30 AM	4	6	3	1	0	2	2	2	3	2	0	0	0	1	1
11:45 AM	3	1	3	3	3	2	4	0	0	0	0	0	0	0	5
12:00 PM	2	6	2	6	3	3	5	1	0	2	0	0	1	0	0
12:15 PM	0	3	2	4	4	3	1	1	0	1	1	0	1	0	4
12:30 PM	0	5	4	2	1	3	2	2	1	2	1	1	1	0	1
12:45 PM	3	1	2	2	2	2	1	1	2	0	2	2	1	0	2
01:00 PM	3	2	4	1	2	2	0	0	0	0	0	0	0	0	6
01:15 PM	2	2	0	5	4	2	2	3	3	0	3	1	0	0	0
01:30 PM	0	0	1	2	4	2	3	1	2	0	2	0	2	0	0
01:45 PM	1	0	2	0	3	5	4	0	0	2	0	0	0	0	3
02:00 PM	2	1	1	3	3	2	2	3	3	3	0	3	0	0	4
02:15 PM	2	1	2	6	2	2	1	0	0	1	0	0	0	0	5
02:30 PM	0	3	1	0	0	0	0	2	0	0	1	0	0	0	3
02:45 PM	2	2	6	1	2	2	1	1	0	1	1	2	0	0	1
03:00 PM	3	1	1	3	0	1	0	0	1	0	0	0	0	0	1
03:15 PM	1	1	3	0	2	1	1	1	0	1	2	0	0	0	1
03:30 PM	6	3	4	0	0	0	4	1	1	0	0	0	0	0	0
03:45 PM	3	3	3	3	3	3	2	3	0	1	1	1	1	0	0
04:00 PM	7	4	5	1	3	3	2	0	1	1	0	1	3	1	0
04:15 PM	5	6	2	0	1	2	0	2	0	1	1	0	1	0	4
04:30 PM	10	4	4	3	3	4	2	2	0	1	1	0	2	0	1
04:45 PM	1	4	4	5	3	4	2	1	2	0	0	1	1	0	0
05:00 PM	14	4	5	5	3	2	3	2	2	0	0	1	0	2	3
05:15 PM	4	6	2	5	3	2	2	2	2	0	0	0	1	1	0
05:30 PM	8	5	2	1	2	1	2	0	3	1	3	1	0	0	2
05:45 PM	11	3	4	4	5	0	5	3	2	0	0	0	0	0	0
06:00 PM	1	3	5	2	2	3	3	2	0	0	0	2	2	0	1
06:15 PM	3	3	7	8	2	4	3	4	2	0	0	2	2	0	1
06:30 PM	6	2	4	6	6	2	4	5	4	1	0	2	2	1	1
06:45 PM	4	7	8	5	3	3	3	1	0	3	1	1	1	0	4

File Name: GAP - Direction # 1 SB and Direction # 2 NB - Excel_JJA

Start Date: 9/16/2015
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 Comment 1: Brandywine Assisted Living
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Start Time	2-3	4-5	6-7	8-9	10-11	12-13	14-15	16-17	18-19	20-21	22-23	24-25	26-27	28-29	>29
07:00 AM	10	5	9	3	2	7	3	2	1	1	0	1	4	0	6
07:15 AM	9	5	4	4	1	0	0	0	0	2	0	1	1	0	8
07:30 AM	12	7	6	4	5	3	0	1	0	1	0	0	2	1	8
07:45 AM	7	4	2	5	3	5	3	2	1	0	1	0	0	1	7
08:00 AM	6	1	4	3	3	2	0	0	3	0	0	0	0	1	7
08:15 AM	5	2	5	2	2	1	0	1	2	2	1	0	0	0	3
08:30 AM	1	0	2	4	0	2	1	1	1	0	1	0	0	1	1
08:45 AM	3	3	6	1	3	0	1	0	0	0	0	0	2	0	5
09:00 AM	2	6	6	4	0	2	4	4	0	0	2	0	2	0	7
09:15 AM	8	2	6	2	3	1	1	0	3	0	0	0	2	0	4
09:30 AM	5	7	2	5	0	5	4	3	2	0	0	0	2	2	5
09:45 AM	10	5	4	3	0	1	1	2	3	1	3	1	1	0	4
10:00 AM	9	4	6	4	2	2	1	1	1	1	1	1	1	2	5
10:15 AM	6	9	5	4	4	4	0	2	4	1	0	1	0	1	4
10:30 AM	8	6	6	6	4	3	4	2	1	0	0	2	0	2	3
10:45 AM	3	6	4	2	4	2	1	1	1	0	2	0	1	2	3
11:00 AM	10	5	4	7	4	2	1	4	2	0	1	1	0	1	8
11:15 AM	6	5	4	4	2	1	3	1	1	1	0	0	1	0	4
11:30 AM	2	5	4	2	1	3	2	3	1	2	2	1	0	2	4
11:45 AM	8	1	5	1	4	4	1	4	0	1	1	1	0	0	5
12:00 PM	8	2	3	2	4	1	1	4	2	1	1	0	0	1	3
12:15 PM	5	3	1	2	1	1	1	2	0	2	2	1	0	0	4
12:30 PM	1	1	1	1	3	1	4	2	0	1	2	1	0	0	3
12:45 PM	3	1	1	2	1	1	1	2	0	2	1	0	1	0	3
01:00 PM	3	2	3	2	2	0	0	1	1	1	2	2	1	2	3
01:15 PM	0	7	5	7	2	2	2	3	0	3	2	3	0	2	2
01:30 PM	3	3	2	0	2	2	0	3	4	1	0	0	0	1	0
01:45 PM	3	5	4	3	4	3	1	3	0	2	1	0	1	1	3
02:00 PM	4	3	3	1	1	3	3	0	1	1	0	0	1	2	3
02:15 PM	4	2	3	0	1	0	0	1	0	2	1	1	0	2	2
02:30 PM	4	4	1	2	2	0	0	1	1	0	0	0	2	0	0
02:45 PM	5	2	3	3	0	0	4	2	0	0	0	2	0	0	2
03:00 PM	8	1	4	0	1	1	2	0	0	0	0	1	0	0	0
03:15 PM	8	3	4	6	4	3	2	2	0	0	0	0	1	0	0
03:30 PM	11	5	4	0	1	2	2	0	0	0	2	0	0	0	0
03:45 PM	19	9	4	0	1	2	2	2	1	1	0	0	0	0	1
04:00 PM	14	10	7	3	6	3	2	2	0	2	2	0	0	1	2
04:15 PM	22	4	4	2	1	4	0	2	0	0	2	1	2	1	0
04:30 PM	10	10	4	4	2	4	0	1	0	3	0	0	0	0	3
04:45 PM	8	5	3	3	1	4	0	0	0	1	4	0	0	0	2
05:00 PM	6	6	5	3	3	0	4	1	1	2	1	0	1	0	4
05:15 PM	12	10	6	5	3	0	4	0	1	0	4	0	0	0	2
05:30 PM	16	9	6	5	3	2	2	0	3	1	2	0	0	2	2
05:45 PM	7	10	7	5	3	5	4	0	0	1	1	0	0	0	3
06:00 PM	5	8	3	5	3	4	2	2	3	0	2	0	0	0	0
06:15 PM	10	6	6	6	4	0	1	2	2	1	0	0	0	0	1
06:30 PM	6	6	7	6	2	1	4	0	0	0	1	0	1	0	1
06:45 PM	8	5	5	5	3	5	0	3	0	2	0	0	1	1	3

Table 3A

Observed Vehicular Queues - NB Left Turn to Tennis Lane

Time Period	Max. Queue (Vehicles)	Avg. Queue (Vehicles)	Max. Queue (Feet)	Avg. Queue (Feet)
Hourly Peaks				
7:30-8:30 AM	4	0.35	100	9
3:00-4:00 PM	2	0.20	50	5
5:00-6:00 PM	2	0.20	50	5
Peak 15-Minute Period Bullis School Queues				
7:45-8:00 AM	2	0.47	50	12
3:30-3:45 PM	1	0.13	25	3
5:15-5:30 PM	1	0.13	25	3

Table 3B

Observed Vehicular Queues - SB Left Turn to Bullis School

Time Period	Max. Queue (Vehicles)	Avg. Queue (Vehicles)	Max. Queue (Feet)	Avg. Queue (Feet)
Hourly Peaks				
7:30-8:30 AM	7	1.92	175	48
3:00-4:00 PM	7	1.25	175	31
5:00-6:00 PM	4	0.53	100	13
Peak 15-Minute Period Bullis School Queues				
7:45-8:00 AM	7	3.53	175	88
3:30-3:45 PM	7	3.47	175	87
5:15-5:30 PM	4	1.33	100	33

OBSERVED VEHICLE QUEUES

INTERSECTION Falls Rd. & Potomac Tennis Ln.
 APPROACH: Northbound Falls Road Left Turn to Potomac Tennis Lane
 LANE(S): One
 DIRECTION: Left
 TIME: 7:00-9:00 am # 10605
 WEATHER: clear
 COUNTER(S): Alba
 DATE: 9/16/2015

AM

Northbound Left			Northbound Left		
Time	Vehicles		Time	Vehicles	
7:00	0		8:00	0	
1	1		1	0	
2	0		2	0	
3	0		3	1	
4	0		4	0	
5	0		5	0	
6	0		6	0	
7	0		7	0	
8	0		8	0	
9	0		9	1	
10	0		10	0	
11	0		11	0	
12	0		12	0	
13	0		13	0	
14	0		14	0	
15	0		15	0	
16	1		16	4	
17	0		17	3	
18	0		18	1	
19	1		19	0	
20	0		20	0	
21	0		21	0	
22	0		22	0	
23	0		23	0	
24	0		24	0	
25	0		25	0	
26	0		26	1	
27	0		27	0	
28	0		28	0	
29	1		29	0	
7:30	0		8:30	0	
31	0		31	0	
32	0		32	0	
33	0		33	0	
34	0		34	2	
35	1		35	0	
36	1		36	3	
37	1		37	1	
38	0		38	0	
39	0		39	0	
40	0		40	0	
41	0		41	0	
42	0		42	0	
43	0		43	0	
44	0		44	1	
45	0		45	0	
46	1		46	0	
47	0		47	0	
48	0		48	0	
49	1		49	0	
50	0		50	0	
51	0		51	1	
52	0		52	0	
53	1		53	0	
54	0		54	1	
55	2		55	0	
56	0		56	0	
57	1		57	1	
58	0		58	0	
59	1		59	1	
Total Queued Vehicles Observed 7:00 am to 9:00 am			36	Vehicles	
Maximum Queue Observed 7:00 am to 9:00 am			4	Vehicles	
Average Queue During Peak 15-minute period 8:15-8:30 am			0.60	Vehicles	

OBSERVED VEHICLE QUEUES

INTERSECTION Falls Rd. & Potomac Tennis Ln.
APPROACH: Northbound Falls Road Left Turn to Potomac Tennis Lane
LANE(S): One
DIRECTION: Left
TIME: 2:30-6:30 pm # 10605
WEATHER: clear
COUNTER(S): Alba
DATE: 9/16/2015

PM

Northbound Left			Northbound Left		
Time	Vehicles		Time	Vehicles	
14:30	0		16:30	0	
31	0		31	0	
32	0		32	0	
33	0		33	0	
34	0		34	0	
35	0		35	0	
36	0		36	0	
37	0		37	0	
38	0		38	0	
39	0		39	0	
40	0		40	0	
41	0		41	0	
42	0		42	0	
43	0		43	0	
44	0		44	0	
45	0		45	0	
46	0		46	0	
47	0		47	0	
48	0		48	0	
49	0		49	0	
50	0		50	0	
51	0		51	0	
52	0		52	0	
53	0		53	0	
54	0		54	0	
55	0		55	2	
56	0		56	0	
57	0		57	0	
58	0		58	0	
59	0		59	0	
15:00	0		17:00	0	
1	0		1	0	
2	0		2	0	
3	0		3	0	
4	1		4	1	
5	0		5	0	
6	0		6	0	
7	0		7	0	
8	0		8	2	
9	0		9	0	
10	0		10	1	
11	0		11	1	
12	0		12	0	
13	1		13	0	
14	0		14	1	
15	0		15	0	
16	0		16	0	
17	0		17	0	
18	0		18	1	
19	0		19	0	
20	0		20	0	
21	0		21	0	
22	1		22	0	
23	0		23	1	
24	0		24	0	
25	0		25	0	
26	1		26	0	
27	2		27	0	
28	0		28	0	
29	0		29	0	

OBSERVED VEHICLE QUEUES

INTERSECTION Falls Rd. & Potomac Tennis Ln.
 APPROACH: Northbound Falls Road Left Turn to Potomac Tennis Lane
 LANE(S): One
 DIRECTION: Left
 TIME: 2:30-6:30 pm # 10605
 WEATHER: clear
 COUNTER(S): Alba
 DATE: 9/16/2015

PM CONTINUED

Northbound Left			Northbound Left		
Time	Vehicles		Time	Vehicles	
15:30	0		17:30	1	
31	0		31	0	
32	0		32	0	
33	0		33	0	
34	0		34	0	
35	0		35	0	
36	1		36	1	
37	0		37	0	
38	0		38	0	
39	0		39	0	
40	0		40	1	
41	0		41	0	
42	0		42	0	
43	0		43	0	
44	1		44	0	
45	0		45	0	
46	0		46	0	
47	1		47	0	
48	0		48	0	
49	0		49	0	
50	1		50	1	
51	0		51	0	
52	0		52	0	
53	1		53	0	
54	0		54	0	
55	0		55	0	
56	0		56	0	
57	0		57	0	
58	0		58	0	
59	1		59	0	
16:00	1		18:00	0	
1	0				
2	0				
3	0				
4	0				
5	0				
6	0				
7	0				
8	0				
9	0				
10	1				
11	0				
12	0				
13	0				
14	0				
15	1				
16	0				
17	0				
18	0				
19	0				
20	0				
21	0				
22	0				
23	0				
24	0				
25	0				
26	0				
27	0				
28	0				
29	0				
Total Queued Vehicles Observed 4:30 pm to 6:00 pm			29	Vehicles	
Maximum Queue Observed 4:30 pm to 6:00 pm			2	Vehicles	
Average Queue During Peak 15-minute period 5:00-5:15 pm			0.4	Vehicles	

OBSERVED VEHICLE QUEUES

INTERSECTION Falls Rd. & School Entr.

APPROACH: Southbound Falls Road Left to School Entrance

LANE(S): One

DIRECTION: Left

TIME: 7-9am

10605

WEATHER: clear

COUNTER(S): Alba

DATE: 9/16/2015

AM

Southbound Left			Southbound Left		
Time	Vehicles		Time	Vehicles	
7:00	0		8:00	2	
1	0		1	2	
2	0		2	2	
3	0		3	0	
4	0		4	1	
5	0		5	0	
6	0		6	0	
7	0		7	0	
8	0		8	0	
9	1		9	0	
10	0		10	0	
11	0		11	0	
12	0		12	1	
13	1		13	0	
14	0		14	0	
15	1		15	0	
16	0		16	0	
17	0		17	0	
18	0		18	0	
19	4		19	0	
20	1		20	0	
21	1		21	0	
22	0		22	0	
23	0		23	0	
24	0		24	0	
25	0		25	0	
26	1		26	0	
27	0		27	0	
28	1		28	0	
29	3		29	0	
7:30	1		8:30	0	
31	4		31	0	
32	2		32	0	
33	0		33	0	
34	3		34	0	
35	2		35	0	
36	1		36	0	
37	5		37	0	
38	3		38	0	
39	3		39	4	
40	4		40	0	
41	7		41	0	
42	7		42	0	
43	5		43	0	
44	7		44	0	
45	4		45	0	
46	4		46	0	
47	6		47	0	
48	4		48	0	
49	7		49	1	
50	4		50	0	
51	5		51	0	
52	3		52	0	
53	3		53	0	
54	5		54	0	
55	0		55	0	
56	0		56	0	
57	1		57	1	
58	3		58	1	
59	4		59	0	
Total Queued Vehicles Observed 7:00 am to 9:00 am			136	Vehicles	
Maximum Queue Observed 7:00 am to 9:00 am			7	Vehicles	
Average Queue During Peak 15-minute period 7:45 to 8:00 am			3.53	Vehicles	

OBSERVED VEHICLE QUEUES+AD1:A186

INTERSECTION Falls Rd. & School Entr.

APPROACH: Southbound Falls Road Left to School Entrance

LANE(S): One

DIRECTION: Left

TIME: 2:30-6:00pm

10605

WEATHER: clear

COUNTER(S): Alba

DATE: 9/16/2015

PM

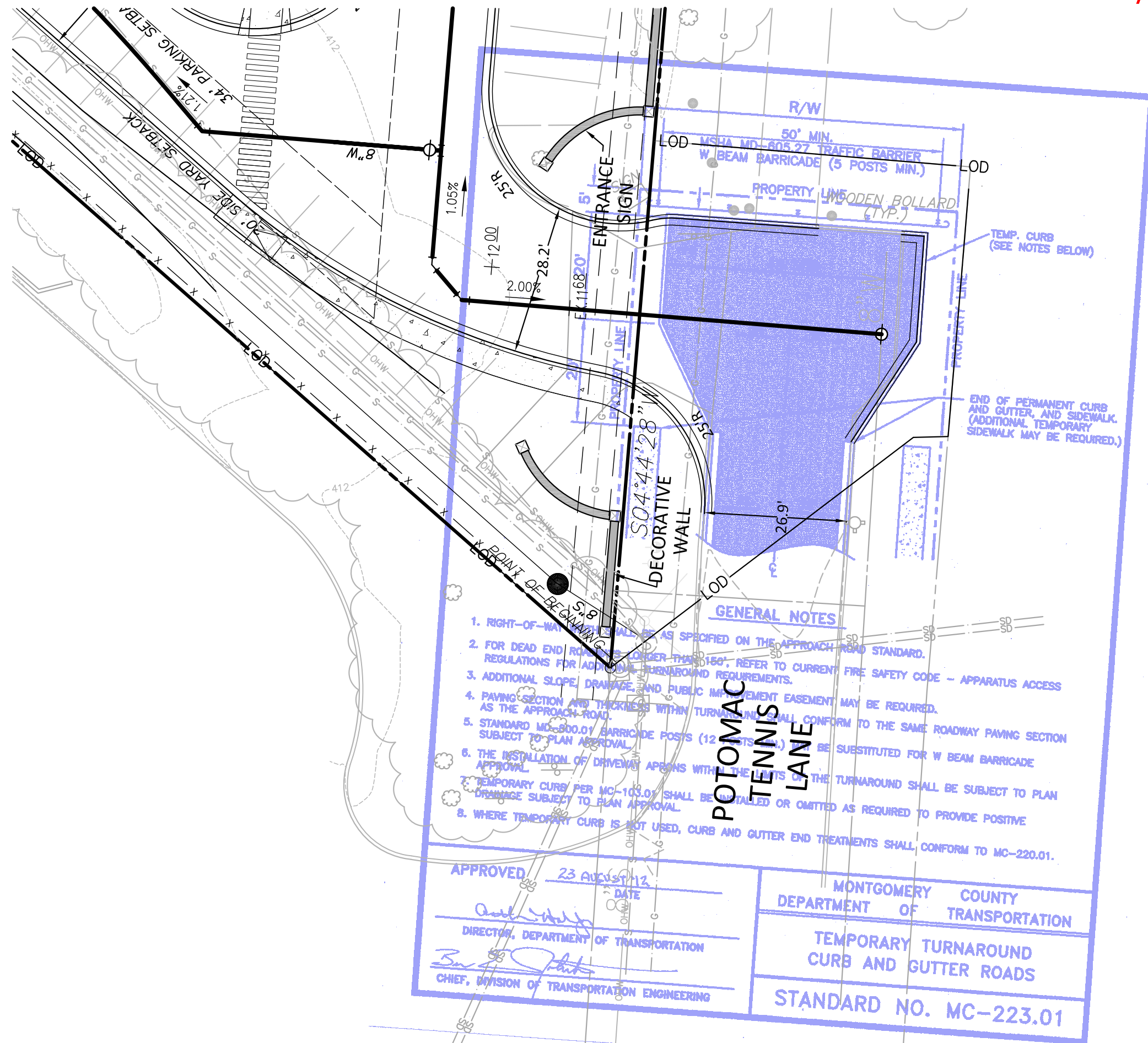
Southbound Left			Southbound Left		
Time	Vehicles		Time	Vehicles	
14:30	0		16:30	0	
31	0		31	0	
32	0		32	0	
33	0		33	0	
34	0		34	0	
35	0		35	0	
36	0		36	0	
37	0		37	0	
38	0		38	0	
39	0		39	0	
40	0		40	0	
41	0		41	0	
42	0		42	0	
43	0		43	0	
44	0		44	0	
45	0		45	0	
46	0		46	0	
47	0		47	0	
48	0		48	0	
49	0		49	0	
50	0		50	0	
51	0		51	0	
52	0		52	0	
53	0		53	0	
54	0		54	0	
55	0		55	0	
56	0		56	0	
57	0		57	0	
58	0		58	0	
59	0		59	0	
15:00	0		17:00	0	
1	0		1	0	
2	0		2	0	
3	0		3	0	
4	0		4	0	
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20	0		20	0	
21	1		21	2	
22	2		22	2	
23	2		23	4	
24	0		24	2	
25	0		25	0	
26	2		26	0	
27	1		27	1	
28	0		28	2	
29	2		29	2	

OBSERVED VEHICLE QUEUES+AD1:AI86+AN1:AS77

INTERSECTION Falls Rd. & School Entr.
 APPROACH: Southbound Falls Road Left to School Entrance
 LANE(S): One
 DIRECTION: Left
 TIME: 2:30-6:00pm # 10605
 WEATHER: clear
 COUNTER(S): Alba
 DATE: 9/16/2015

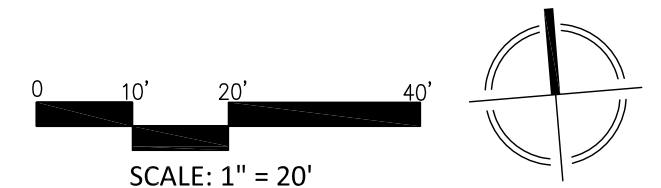
PM CONTINUED

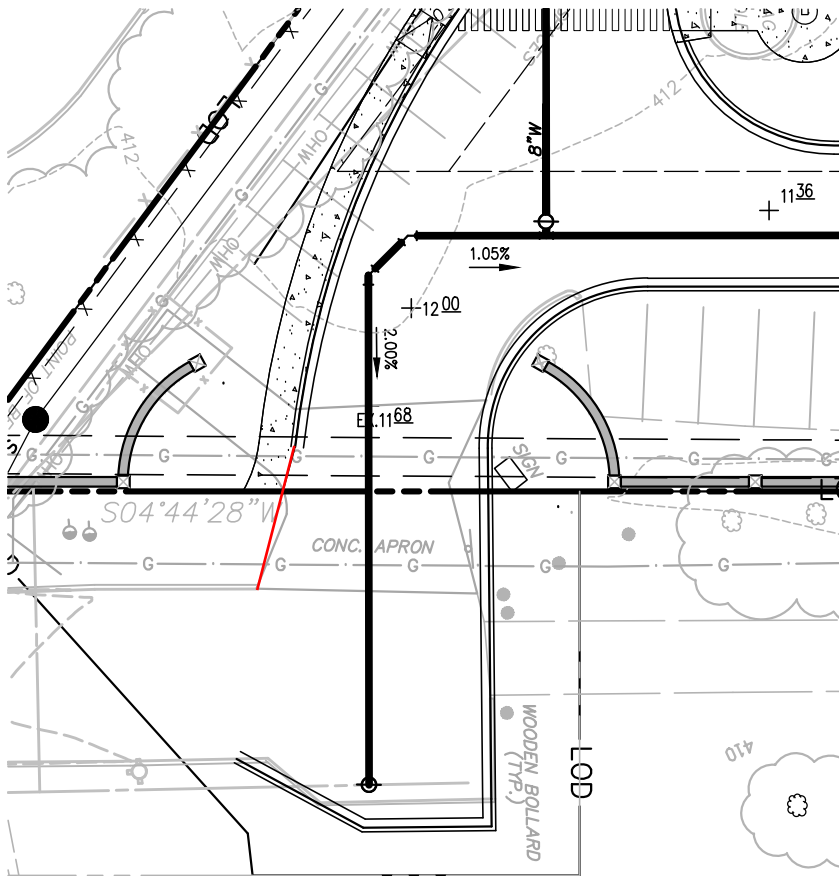
Southbound Left			Southbound Left		
Time	Vehicles		Time	Vehicles	
15:30	1		17:30	0	
31	2		31	1	
32	5		32	1	
33	7		33	0	
34	5		34	0	
35	5		35	0	
36	6		36	0	
37	6		37	0	
38	4		38	0	
39	4		39	0	
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41	0		41	2	
42	0		42	2	
43	3		43	1	
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45	0		45	0	
46	0		46	0	
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57	0		57	0	
58	0		58	0	
59	0		59	0	
16:00	0				
1	0				
2	0				
3	0				
4	0				
5	0				
6	1				
7	0				
8	1				
9	0				
10	0				
11	0				
12	0				
13	0				
14	0				
15	0				
16	0				
17	0				
18	0				
19	0				
20	0				
21	0				
22	0				
23	0				
24	0				
25	0				
26	0				
27	0				
28	0				
29	0				
Total Queued Vehicles Observed 4:30 pm to 6:00 pm			109	Vehicles	
Maximum Queue Observed 4:30 pm to 6:00 pm			7	Vehicles	
Average Queue During Peak 15-minute period 3:30-3:45 pm			3.47	Vehicles	



Brandywine
Senior Living
at Potomac
CONDITIONAL USE
APPLICATION
SUBMISSION

Turnaround
MC Standard No. 223.01





POTOMAC TENNIS LANE

60' WIDE

PLAT NO. 11344

Attachment 10

BRANDYWINE

PARKING LOT LANDSCAPE REQUIREMENTS:

	Required	Provided
Landscaped islands (59.6.2.9.C.1.a)	5%	10%
Tree Canopy over paved areas (59.6.2.9.C.2)	25%	30%

Tree

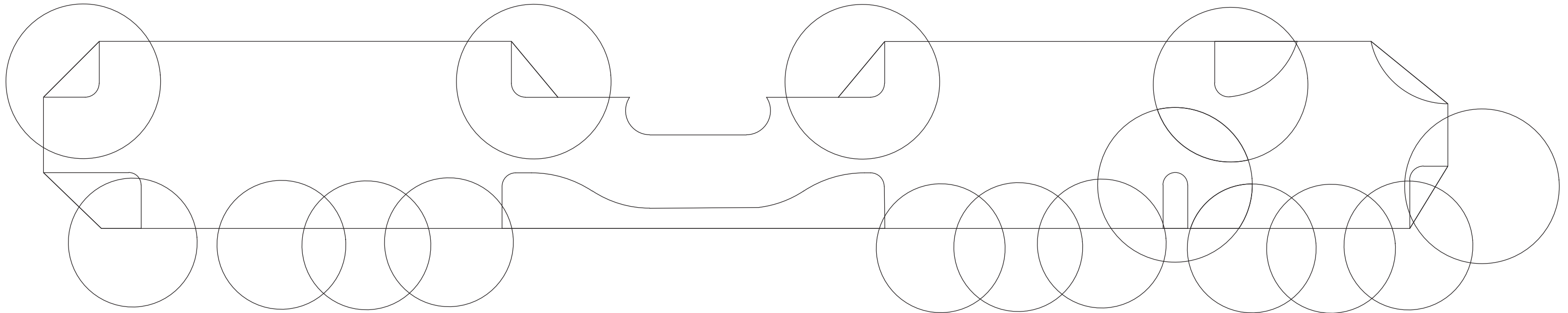
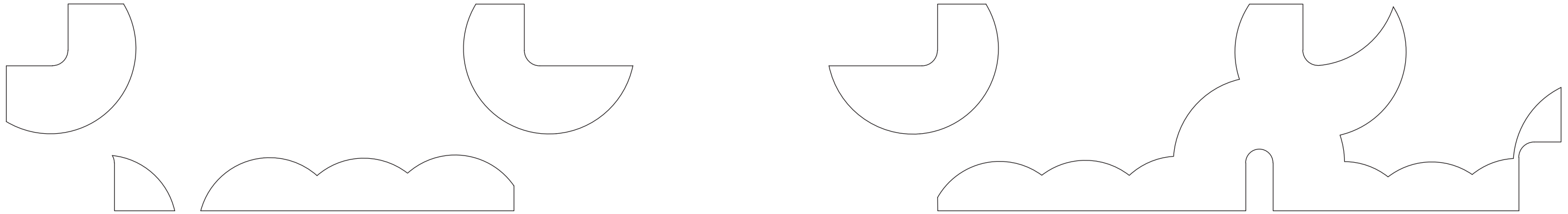
Acer Rubrum

Kentucky Coffee Tree

20-yr Canopy

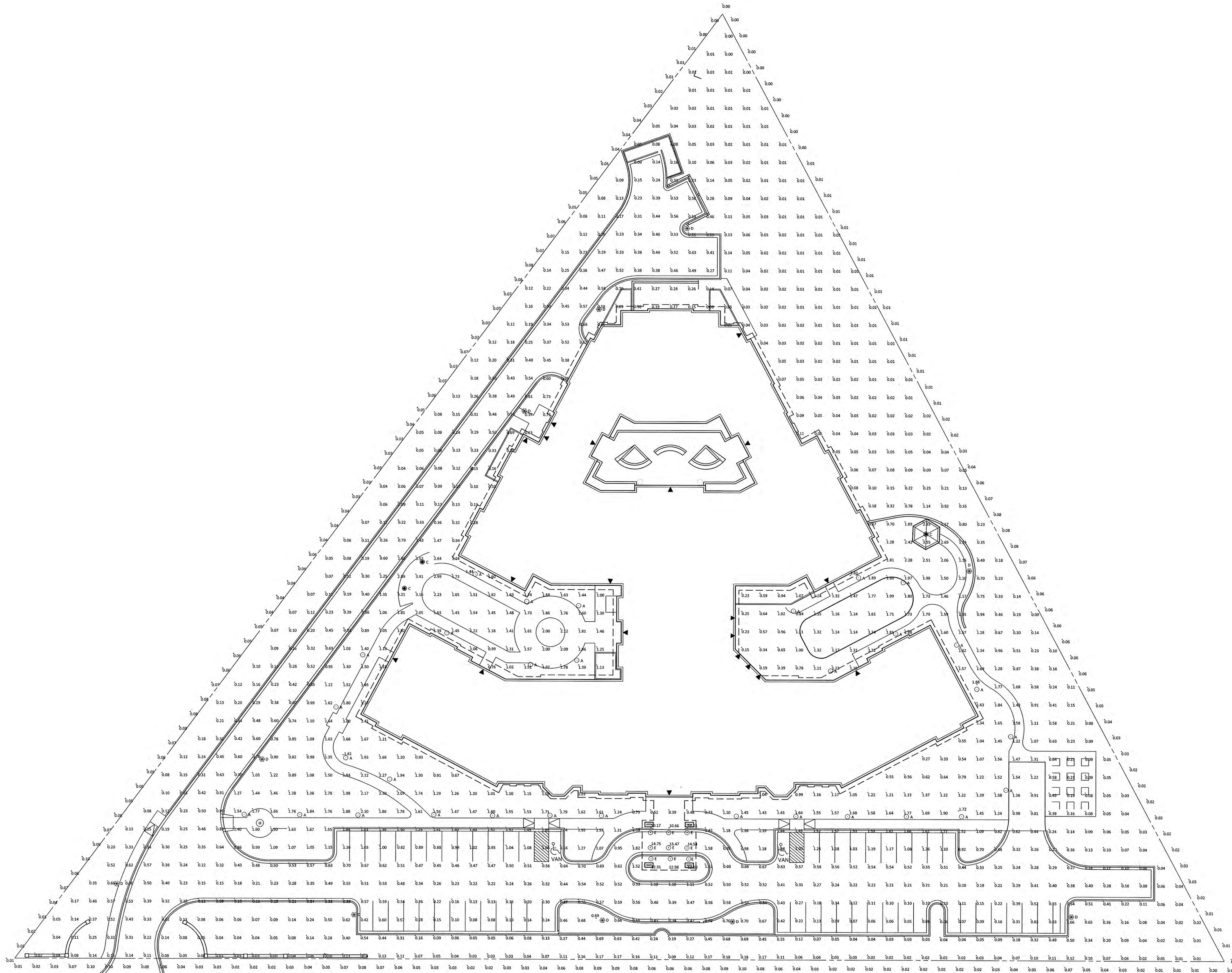
48' diameter

40' diameter



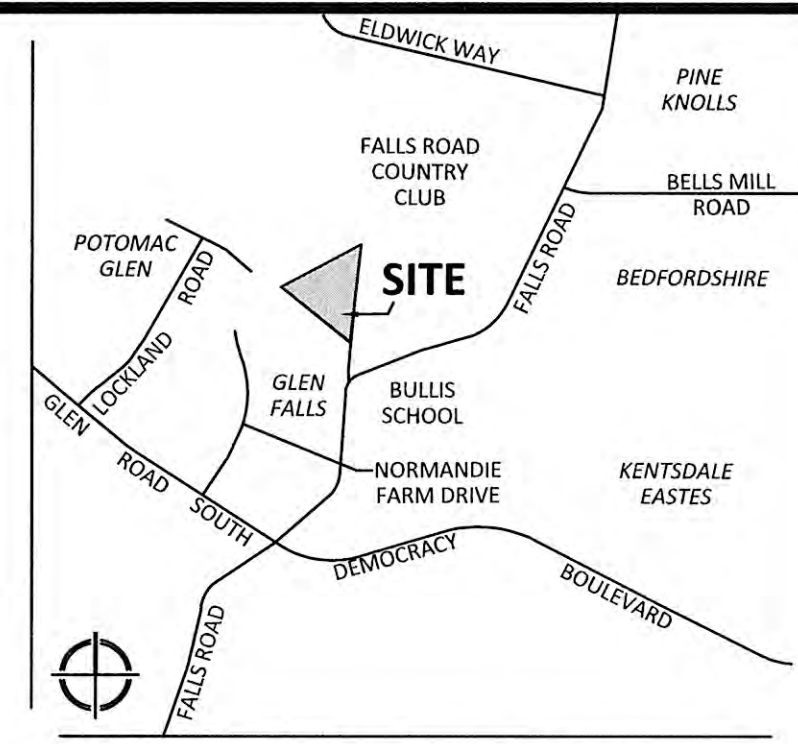
1"=30'

Attachment 11



Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Watts
⊙	31	A	SINGLE	0.950	E260LEDFA-3ARC45T5	11' MH	49.5
●	3	C	SINGLE	0.950	STEM HUNG-E260LEDFA-3ARC45T5	8' MH	49.5
⊙	10	D	SINGLE	0.950	E260LEDFA-3ARC45T4	11' MH	49.7
⊙	9	E	SINGLE	0.950	L6-1740U-G2+L600P-CL	12' MH	22

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS 1	Landscaped area	Illuminance	Fc	0.67	3.91	0.00	N.A.	N.A.
CALC POINTS 3	Parking Lot area readings	Illuminance	Fc	0.75	15.47	0.03	25.00	515.67
CALC POINTS 4	Property Line Readings	Illuminance	Fc	0.04	0.10	0.00	N.A.	N.A.
CALC POINTS 5	Pathway Readings	Illuminance	Fc	1.35	3.87	0.08	16.88	48.38



VICINITY MAP
SCALE: 1" = 2000'

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916-4100
FAX: 301.916-2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
BRANDYWINE SENIOR LIVING
AT POTOMAC
525 FELLOWSHIP ROAD,
SUITE 360
MOUNT LAUREL, NJ 08054
856.813.2000
TOM DECKER

DESIGN CONSULTANTS

ARCHITECTS
NILES BOLTON ASSOCIATES
300 N LEE STREET
SUITE 502
ALEXANDRIA, VA 22314
703.836.0915
STEVE GRESHAM

ATTORNEY
LINOWES AND BLOCHER LLP
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BETHESDA, MD 20814
301.961.5153
ERIN GIRARD

TRAFFIC ENGINEER
MJ WELLS & ASSOCIATES
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NANCY RANDALL

PLANNING, LANDSCAPE
ARCHITECT & CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
IAN P. DUKE

DATE	REVISIONS
6/12/2015	CONDITIONAL USE APPLICATION SUBMISSION

PROFESSIONAL SEAL



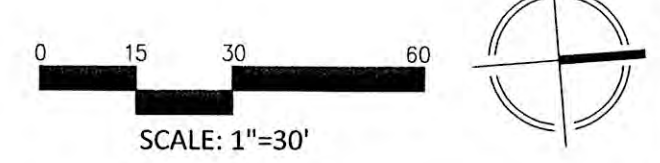
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED, REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND.
NAME: COSHA C. SUDAN, R.L.A. ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: JUNE 13, 2016

Brandywine Senior Living at Potomac
CONDITIONAL USE APPLICATION SUBMISSION
10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD

PHOTOMETRIC PLAN

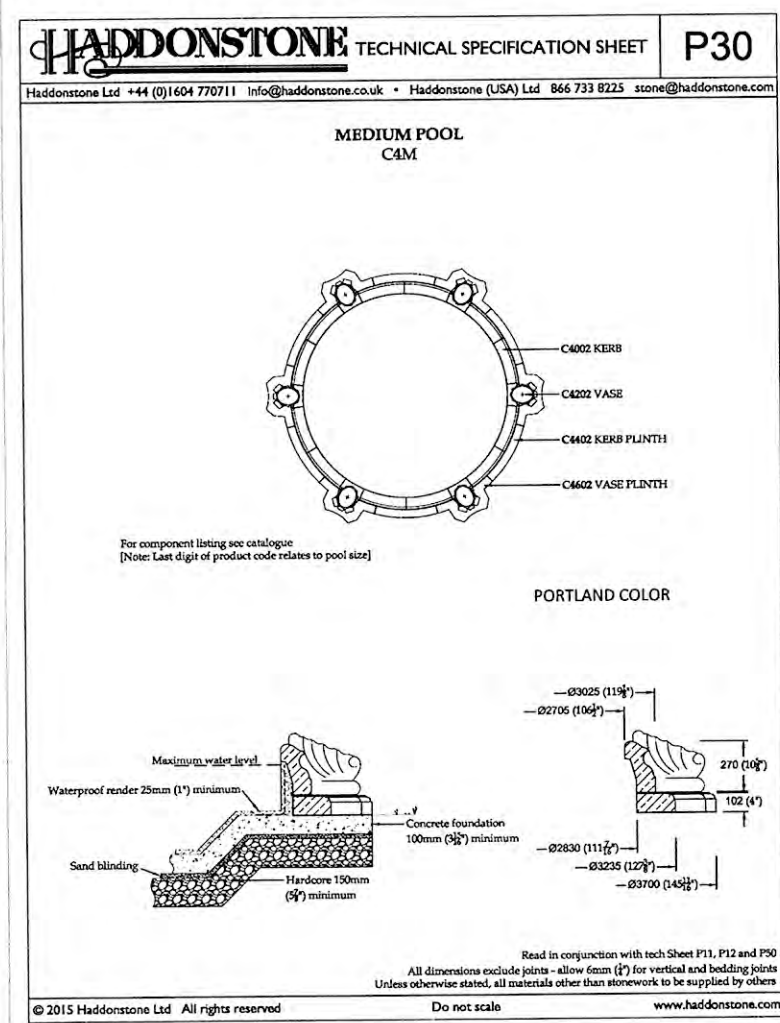
DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 06/12/2015

SHEET NO. PH 1 OF 1

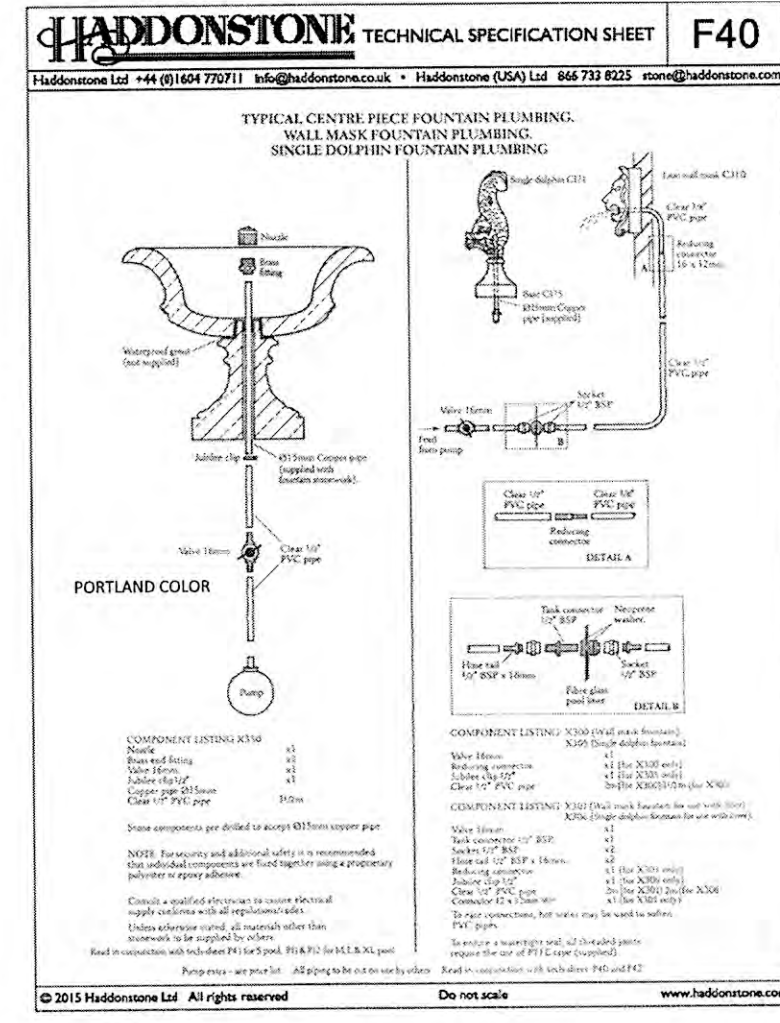


SCALE: 1"=30'

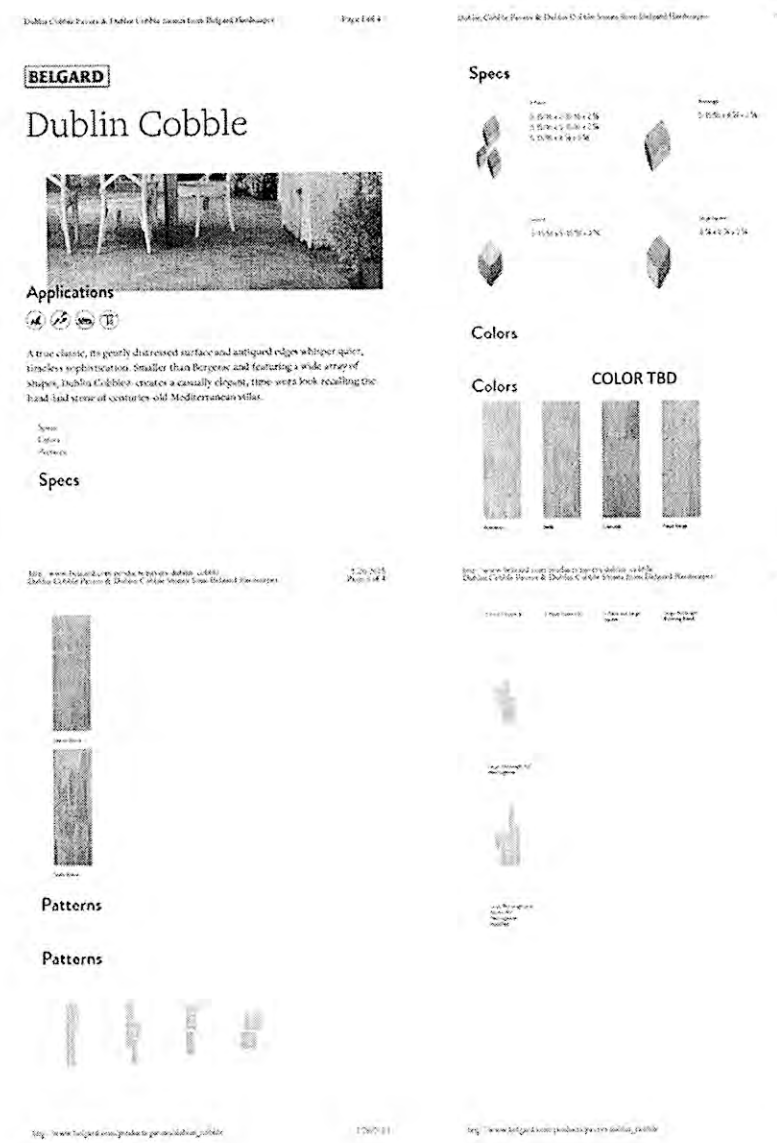
Attachment 12



1 HADDONSTONE FOUNTAIN 1/2
NOT TO SCALE OR APPROVED EQUAL



2 HADDONSTONE FOUNTAIN 2/2
NOT TO SCALE OR APPROVED EQUAL



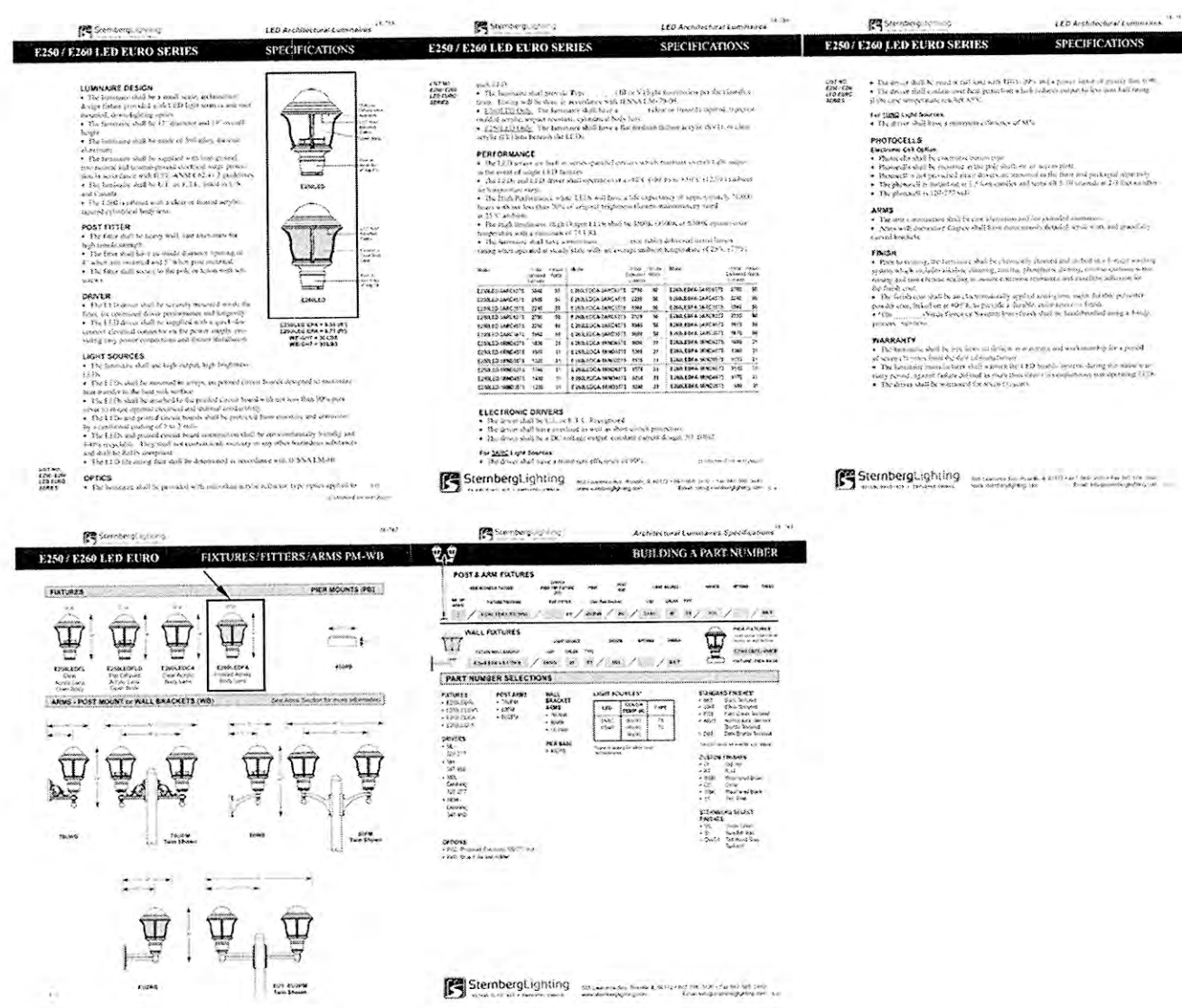
3 BELGARD DUBLIN COBBLE
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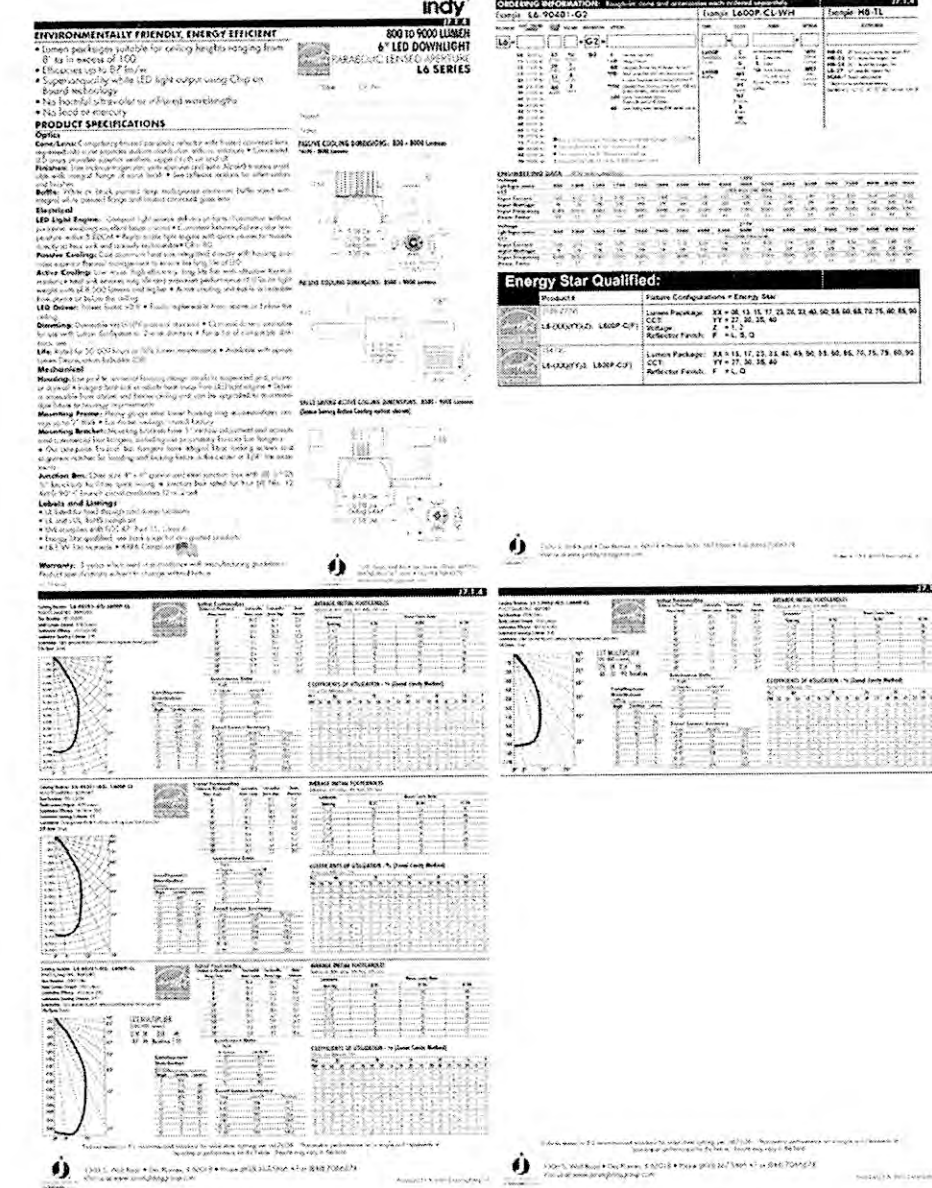
4 FIRE & RESCUE PAVERS
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5 MINKA-LAVERY MERRIMACK CHAIN HUNG FIXTURE
NOT TO SCALE OR APPROVED EQUAL



6 STERNBERG POST LAMP
NOT TO SCALE OR APPROVED EQUAL



7 PORTE COCHERE DOWNLIGHTING
NOT TO SCALE OR APPROVED EQUAL



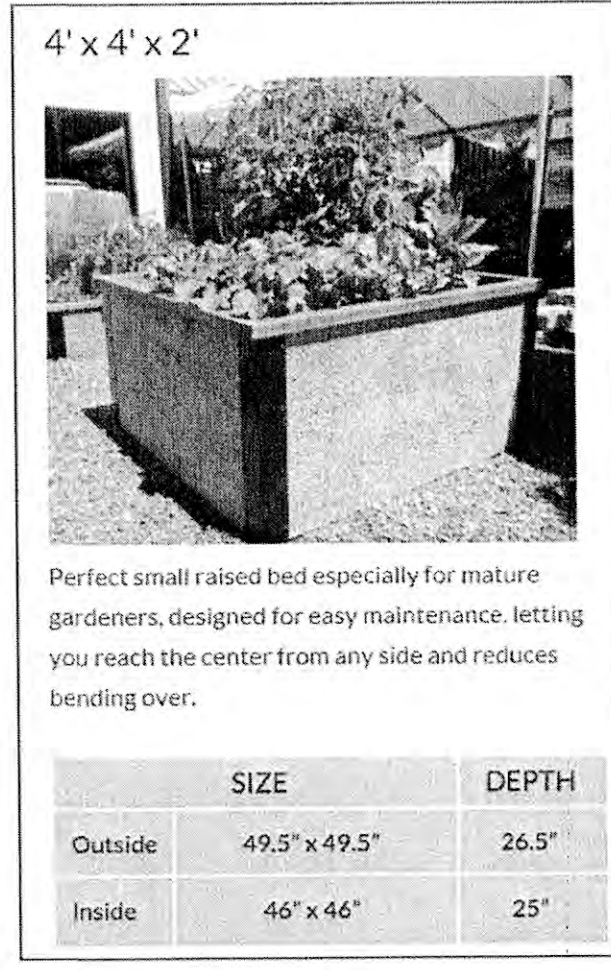
8 GAZEBO
NOT TO SCALE OR APPROVED EQUAL



9 ARBOR
NOT TO SCALE OR APPROVED EQUAL



10 BENCH
NOT TO SCALE OR APPROVED EQUAL



11 RAISED PLANTERS
NOT TO SCALE OR APPROVED EQUAL



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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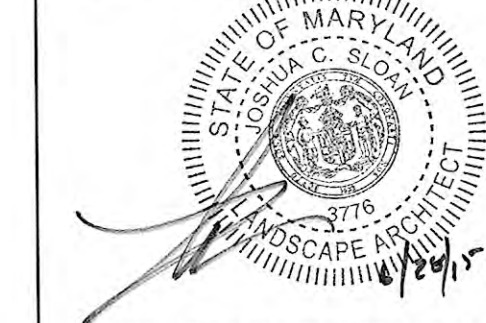
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IAN P. DUKE

DATE	REVISIONS
6/12/2015	CONDITIONAL USE APPLICATION SUBMISSION

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA C. SLOAN, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: JUNE 13, 2016

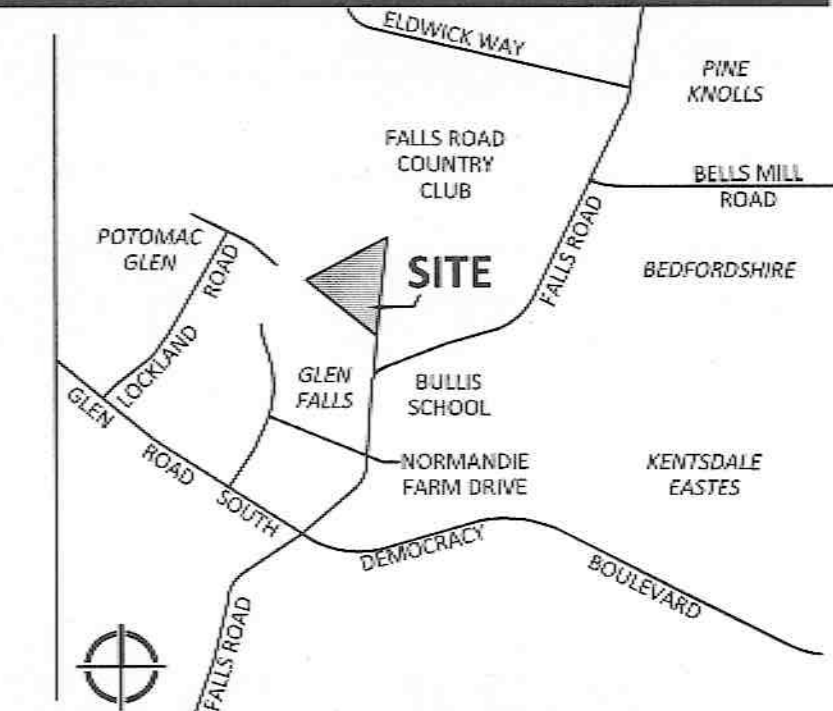
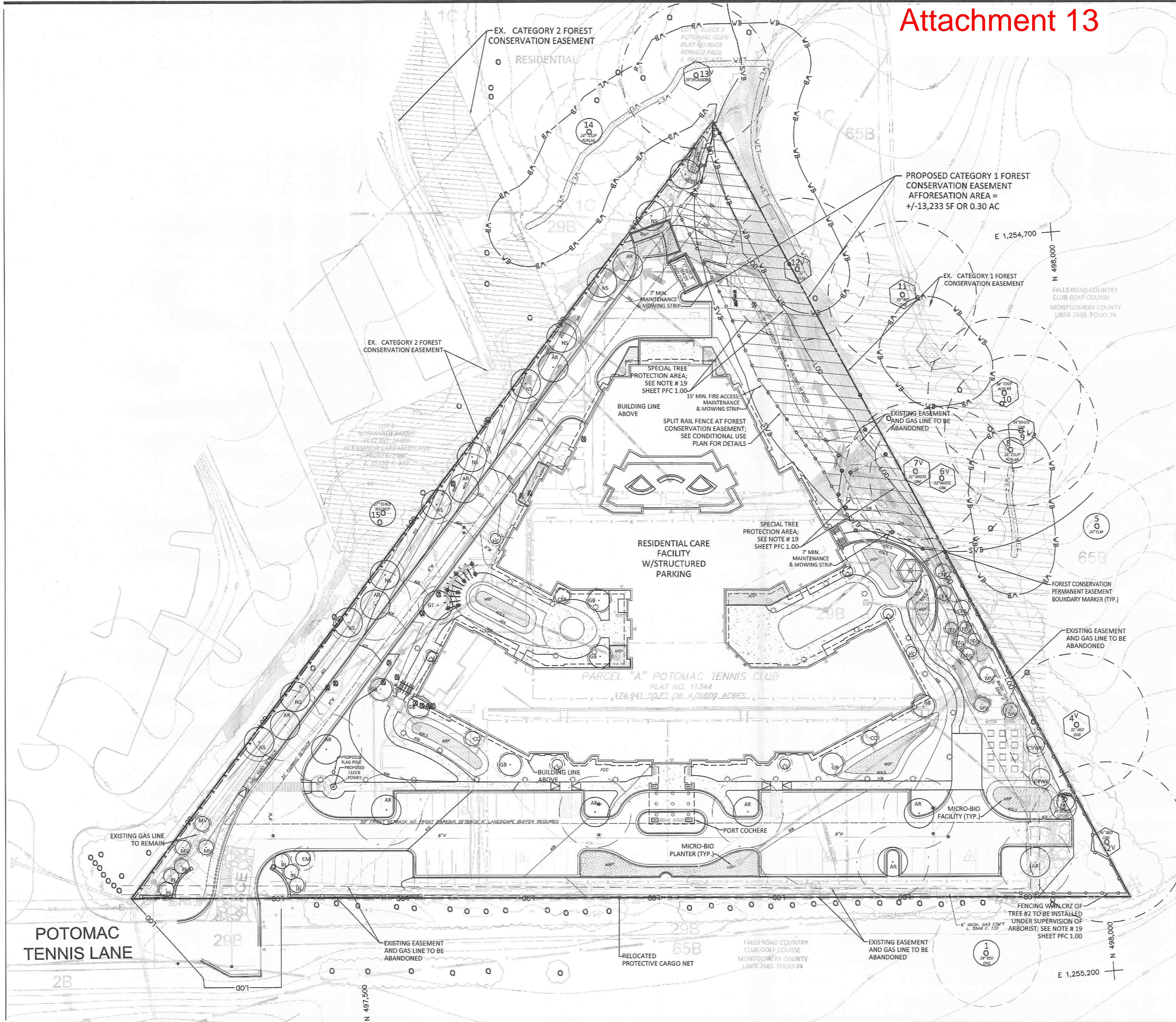
Brandywine Senior Living at Potomac
CONDITIONAL USE APPLICATION SUBMISSION
10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MD

LANDSCAPE & LIGHTING DETAILS

DRAWN BY: SG
DESIGNED BY: JS
DATE ISSUED: 06/12/2015

SHEET NO. LP-2

Attachment 13



LEGEND

VICINITY MAP
SCALE: 1" = 2000'

LIMITS OF SUBJECT PROPERTY
ADJACENT PROPERTY LINE

SOIL BOUNDARY & SYMBOL

EX. EDGE OF PAVEMENT
EX. FENCE LINE
EX. PUBLIC UTILITIES ESMTS
EX. SANITARY SEWER
EX. STORM DRAIN
EX. GAS
EX. OVERHEAD WIRES
EX. WATER
EX. ELECTRIC
EX. TELEPHONE
WETLAND BUFFER
STREAM VALLEY BUFFER
STREAM CENTERLINE
EXISTING TREE CANOPY
SLOPES ≥ 25%

EXISTING WETLAND

AFFORESTATION PLANTING AREA

CATEGORY I FOREST CONSERVATION EASEMENT W/BOUNDARY MARKERS

PROPOSED SPLIT RAIL FENCE W/TREE PROTECTION SIGNS WHERE CONCURRENT WITH CATEGORY I FOREST CONSERVATION EASEMENT

PROPOSED PRIVACY FENCE

LIMITS OF DISTURBANCE

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED SEWER

PROPOSED WATER

PROPOSED STORM DRAIN

AT-GRADE & CURB INLET PROTECTION OVER EXISTING INLET

SEC STABILIZED CONSTRUCTION ENTRANCE

PROPOSED SEC SEDIMENT TRAP AREA

PROPOSED SEC EARTH DIKE

EXISTING TREE < 24" DBH TO REMAIN

EXISTING TREE < 24" DBH TO BE REMOVED

EXISTING SIGNIFICANT TREE 24-29.9" DBH TO REMAIN W/CRZ SHOWN

EXISTING SIGNIFICANT TREE 24-29.9" DBH TO BE REMOVED W/CRZ SHOWN

EXISTING SPECIMEN TREE TREE ≥ 30" DBH TO REMAIN WITH CRZ SHOWN

EXISTING SPECIMEN TREE W/CRZ IMPACT SHOWN, FOR WHICH A TREE VARIANCE REQUEST TO IMPACT THE CRZ HAS BEEN SUBMITTED WITH THIS PLAN

LANDSCAPE TREES FOR FOREST CONSERVATION CANOPY CREDIT; SEE LANDSCAPE PLAN FOR ALL PLANTINGS

AGIP/CP

15" RCP

24" WHITE DIA

30" WHITE DIA

36" WHITE DIA

42" WHITE DIA

48" WHITE DIA

60" WHITE DIA

72" WHITE DIA

84" WHITE DIA

108" WHITE DIA

144" WHITE DIA

180" WHITE DIA

216" WHITE DIA

288" WHITE DIA

360" WHITE DIA

432" WHITE DIA

504" WHITE DIA

576" WHITE DIA

648" WHITE DIA

720" WHITE DIA

792" WHITE DIA

864" WHITE DIA

936" WHITE DIA

1008" WHITE DIA

1080" WHITE DIA

1152" WHITE DIA

1224" WHITE DIA

1296" WHITE DIA

1368" WHITE DIA

1440" WHITE DIA

1512" WHITE DIA

1584" WHITE DIA

1656" WHITE DIA

1728" WHITE DIA

1800" WHITE DIA

1872" WHITE DIA

1944" WHITE DIA

2016" WHITE DIA

2088" WHITE DIA

2160" WHITE DIA

2232" WHITE DIA

2304" WHITE DIA

2376" WHITE DIA

2448" WHITE DIA

2520" WHITE DIA

2592" WHITE DIA

2664" WHITE DIA

2736" WHITE DIA

2808" WHITE DIA

2880" WHITE DIA

2952" WHITE DIA

3024" WHITE DIA

3096" WHITE DIA

3168" WHITE DIA

3240" WHITE DIA

3312" WHITE DIA

3384" WHITE DIA

3456" WHITE DIA

3528" WHITE DIA

3600" WHITE DIA

3672" WHITE DIA

3744" WHITE DIA

3816" WHITE DIA

3888" WHITE DIA

3960" WHITE DIA

4032" WHITE DIA

4104" WHITE DIA

4176" WHITE DIA

4248" WHITE DIA

4320" WHITE DIA

4392" WHITE DIA

4464" WHITE DIA

4536" WHITE DIA

4608" WHITE DIA

4680" WHITE DIA

4752" WHITE DIA

4824" WHITE DIA

4896" WHITE DIA

4968" WHITE DIA

5040" WHITE DIA

5112" WHITE DIA

5184" WHITE DIA

5256" WHITE DIA

5328" WHITE DIA

5400" WHITE DIA

5472" WHITE DIA

5544" WHITE DIA

5616" WHITE DIA

5688" WHITE DIA

5760" WHITE DIA

5832" WHITE DIA

5904" WHITE DIA

5976" WHITE DIA

6048" WHITE DIA

6120" WHITE DIA

6192" WHITE DIA

6264" WHITE DIA

6336" WHITE DIA

6408" WHITE DIA

6480" WHITE DIA

6552" WHITE DIA

6624" WHITE DIA

6696" WHITE DIA

6768" WHITE DIA

6840" WHITE DIA

6912" WHITE DIA

6984" WHITE DIA

7056" WHITE DIA

7128" WHITE DIA

7200" WHITE DIA

7272" WHITE DIA

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12672" WHITE DIA

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12816" WHITE DIA

12888" WHITE DIA

12960" WHITE DIA

13032" WHITE DIA

13104" WHITE DIA

13176" WHITE DIA

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14616" WHITE DIA

14688" WHITE DIA

14760" WHITE DIA

14832" WHITE DIA

14904" WHITE DIA

14976" WHITE DIA

15048" WHITE DIA

15120" WHITE DIA

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19368" WHITE DIA

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19584" WHITE DIA

19656" WHITE DIA

19728" WHITE DIA

19800" WHITE DIA

19872" WHITE DIA

19944" WHITE DIA

20016" WHITE DIA

20088" WHITE DIA

20160" WHITE DIA

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21600" WHITE DIA

21672" WHITE DIA

21744" WHITE DIA

21816" WHITE DIA

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21960" WHITE DIA

22032" WHITE DIA

22104" WHITE DIA

22176" WHITE DIA

22248" WHITE DIA

22320" WHITE DIA

22392" WHITE DIA

22464" WHITE DIA

22536" WHITE DIA

22608" WHITE DIA

22680" WHITE DIA

22752" WHITE DIA

22824" WHITE DIA

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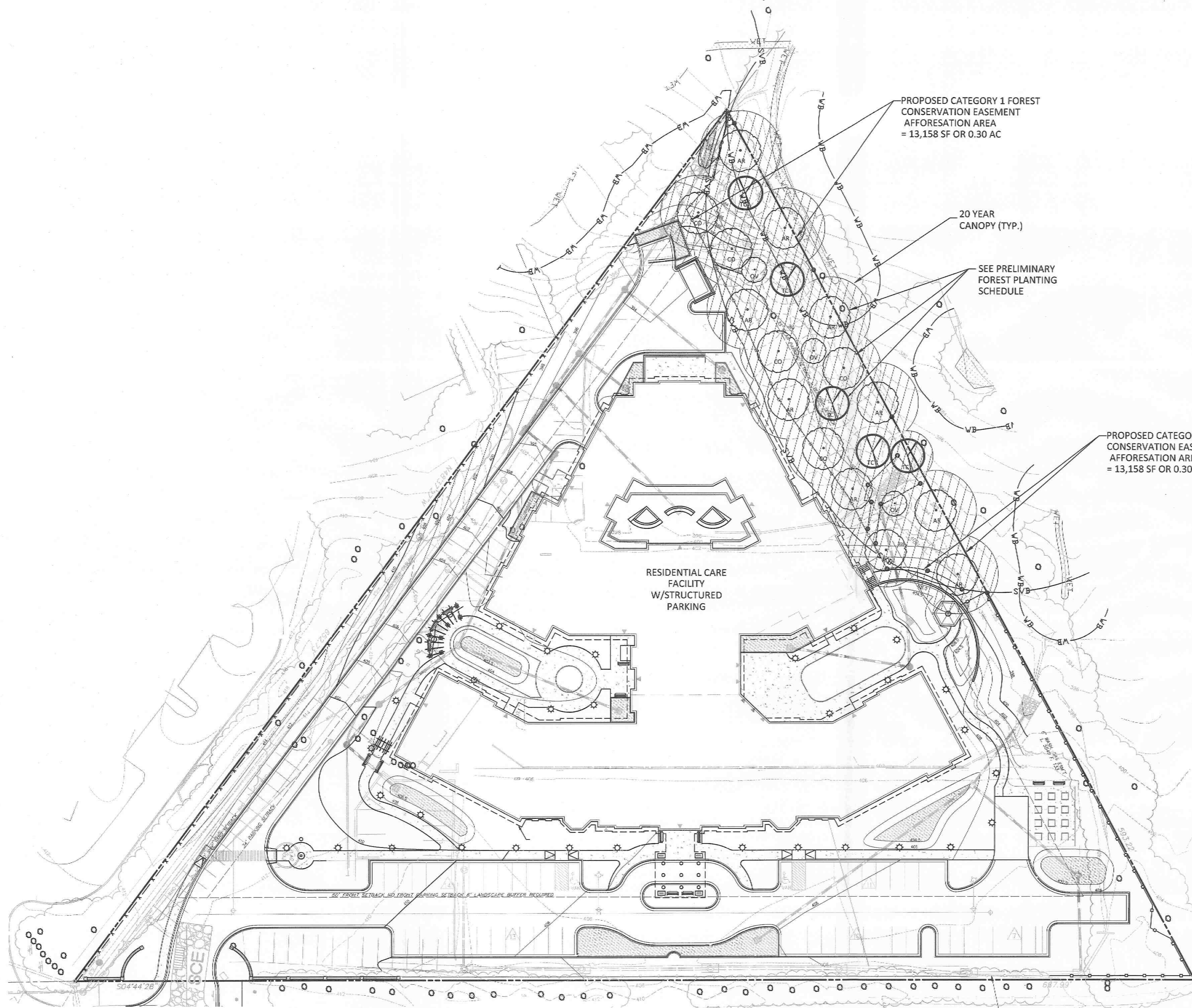
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PROPOSED CATEGORY 1 FOREST CONSERVATION EASEMENT AFFORESTATION AREA = 13,158 SF OR 0.30 AC

20 YEAR CANOPY (TYP.)

SEE PRELIMINARY FOREST PLANTING SCHEDULE

PROPOSED CATEGORY 1 FOREST CONSERVATION EASEMENT AFFORESTATION AREA = 13,158 SF OR 0.30 AC

RESIDENTIAL CARE FACILITY W/STRUCTURED PARKING

FOREST CONSERVATION EASEMENT PRELIMINARY FOREST PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SUBSTITUTIONS		APPROX. %	AREAS AND Area #1	TOTAL
		BOTANICAL NAME	COMMON NAME			
BOTTOMLAND TREES						
AR	Acer rubrum	Red Maple	Carpinus caroliniana	American Hornbeam	30%	9
QB	Quercus bicolor	Swamp White Oak	Quercus rubra	Red Oak	25%	8
CO	Celtis occidentalis	Common Hackberry	Platanus occidentalis	Sycamore	20%	6
TC	Tsuga canadensis	Eastern Hemlock	Pinus virginiana	Virginia Pine	15%	5
OV	Ostrya virginiana	Ironwood	Amelanchier canadensis	Serviceberry	10%	3
				100%	30	30

TREE SIZE: 2.0" - 2.5" CALIPER B&B (or 5 to 7 GAL. CONT.)
 TREE PLANTING RATE: 100 TREES PER ACRE
 TREE SPACING: APPROX. 15' x 15' o.c.

BOTTOMLAND SHRUBS						
Viburnum dentatum	Arrowwood Viburnum	Rhododendron vicosum	Swamp Azalea	33.3%	3	3
Lindera benzoin	Spicebush	Cornus amomum	Silky Dogwood	33.3%	3	3
Clethra alnifolia	Summersweet	Aronia arbutifolia	Red Chokeberry	33.3%	3	3
				100%	10	10

SHRUB SIZE: 1 to 3 GALLON
 SHRUB PLANTING RATE: 33 SHRUBS PER ACRE
 SHRUB SPACING: RANDOM
 FINAL FOREST PLANTING SCHEDULE WILL BE DETERMINED AT FINAL FOREST CONSERVATION PLAN

FOREST CONSERVATION EASEMENT FOREST PLANTING EXHIBIT

BRANDYWINE SENIOR LIVING AT POTOMAC

Attachment 14

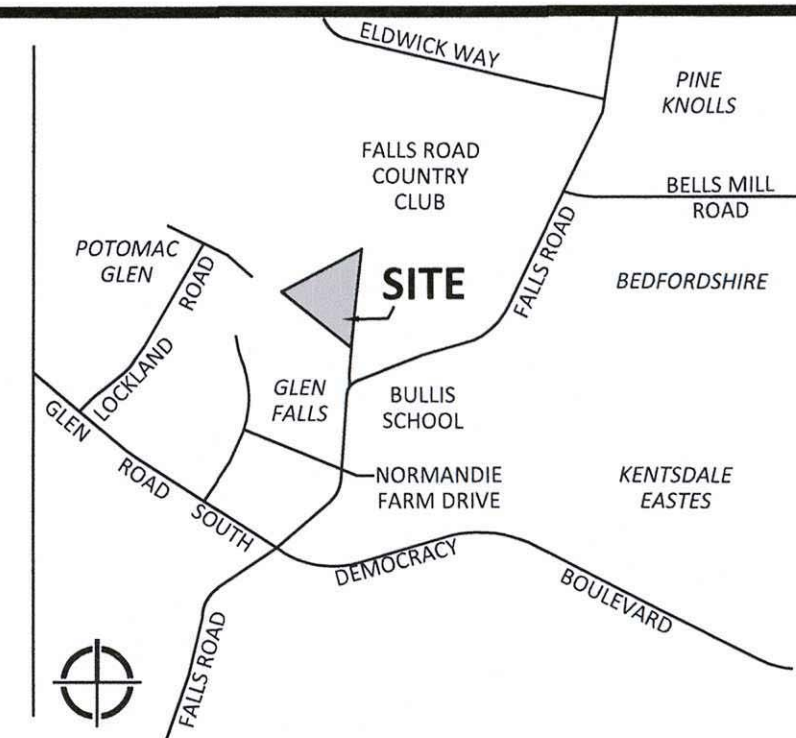


FIRE MARSHAL COMMENTS

DATE: 10-Sep-15
TO: Ian Duke
VIKA, Inc
FROM: Marie LaBaw
RE: Brandywine Senior Living at Potomac
CU16-01

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **10-Sep-15** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



VICINITY MAP
 SCALE: 1" = 2000'

PREPARED FOR:
BRANDYWINE SENIOR LIVING AT POTOMAC
 SUITE 360
 525 FELLOWSHIP ROAD,
 MOUNT LAUREL, NJ 08054
 856.813.2000
 TOM DECKER

DESIGN CONSULTANTS

ARCHITECTS
NILES BOLTON ASSOCIATES
 300 N LEE STREET
 SUITE 502
 ALEXANDRIA, VA 22314
 703.836.0915
 STEVE GRESHAM

ATTORNEY
LINOWES AND BLOCHER LLP
 7200 WISCONSIN AVENUE
 SUITE 800
 BETHESDA, MD 20814
 301.961.5153
 ERIN GIRARD

TRAFFIC ENGINEER
MJ WELLS & ASSOCIATES
 8730 GEORGIA AVENUE
 SUITE 502
 ALEXANDRIA, VA 22314
 301.448.1333
 NANCY RANDALL

PLANNING, LANDSCAPE ARCHITECT & CIVIL ENGINEER
VKA MARYLAND, LLC
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMANTOWN MD, 20874
 301.916.4100
 IAN P. DUKE

DATE	REVISIONS
6/12/2015	CONDITIONAL USE APPLICATION SUBMISSION
7/21/2015	REVISED TABLE TO MATCH PLANT MATERIAL QUANTITIES
8/25/2015	REVISED PER REVIEWER COMMENTS

PROFESSIONAL SEAL

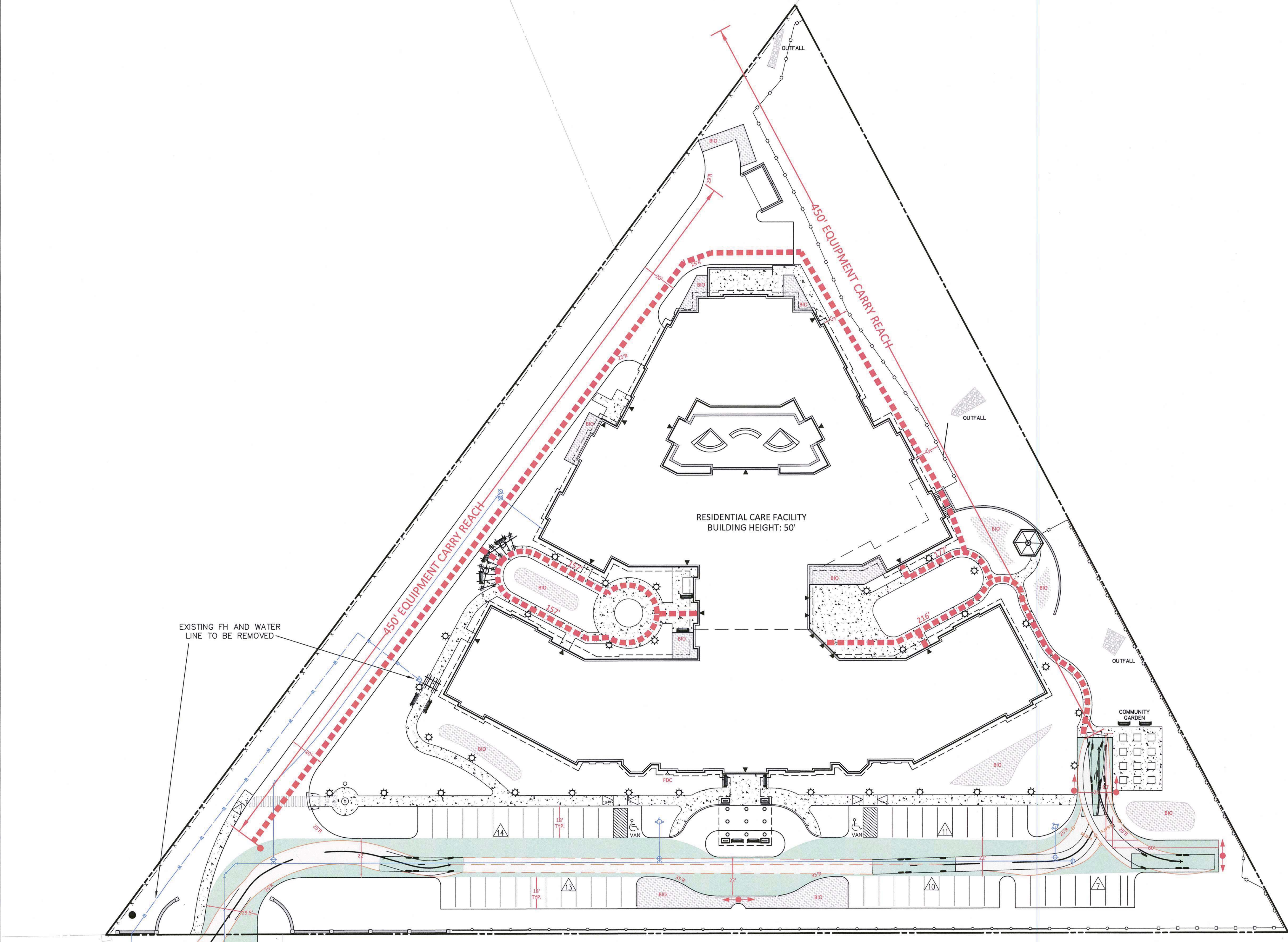
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 NAME: JOSHUA C. SLOAN, RIA, ASIA
 LICENSE NUMBER: 1778
 EXPIRATION DATE: JUNE 13, 2016

Brandywine Senior Living at Potomac
 CONDITIONAL USE APPLICATION SUBMISSION
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MD

FIRE ACCESS PLAN

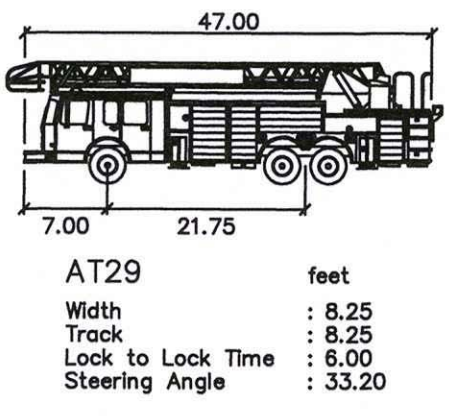
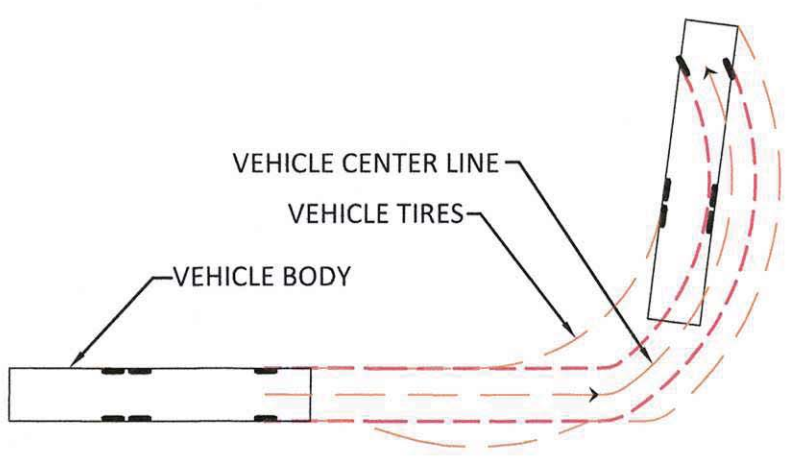
DRAWN BY: CAD
 DESIGNED BY: JS
 DATE ISSUED: 06/12/2015

SHEET NO. 1 OF 1

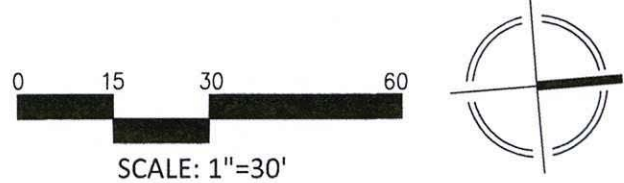


LEGEND

- [Green shaded area] FIRE ACCESS PATH
- [Red dashed line] FIRE ACCESS FOOT PATH OF 15' WIDTH MINIMUM
- [Red double-headed arrow] TYPICAL FIRE LANE SIGNAGE



FIRE CODE ENFORCEMENT
 Fire Department Access Review
 Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
 BY: SML* FM: 43 DATE: 9/10/2015



POTOMAC TENNIS LANE

EXISTING FH AND WATER LINE TO BE REMOVED

RESIDENTIAL CARE FACILITY
 BUILDING HEIGHT: 50'



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

July 2, 2015

Mr. Don Mitchell, P.E.
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, Maryland 20874

Re: Stormwater Management **CONCEPT** Request
for Brandywine Senior Living at Potomac
SM File #: 276055
Tract Size/Zone: 4.02 acres/RE-2
Total Concept Area: 4.02 acres
Parcels: "A"
Watershed: Watts Branch

Dear Mr. Mitchell:

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-bioretenion (basins and planter boxes) to provide full ESD.

The following **conditions** 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. The outlet pipe from upstream micro-bioretenion structures are not to tie into the perforated underdrains of downstream micro-bioretenion structures. The perforated underdrain pipes are to remain separate from the rest of the storm drain system. This may require additional storm drain pipe and structures.
4. Provide non-erosive inflow points to the micro-bioretenion structures.
5. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
6. 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.

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

Mr. Don Mitchell
July 2, 2015
Page 2

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 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 Leo Galanko at 240-777-6242.

Sincerely,



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

MCE: lmg

cc: C. Conlon
SM File # 276055

ESD Acres:	4.02
STRUCTURAL Acres:	0.0
WAIVED Acres:	0.0

Attachment 16 A

Board of Directors

Curt Uhre, President
Maria Fusco, Secretary
Keith Williams, Treasurer
Chuck Doran
Ted Duncan
John Phillips
Susan Shallcross Rufkahr



PO Box 60962

Potomac, MD 20859

brickyardcoalition@gmail.com

www.brickyardcoalition.org

September 14, 2015

Casey Anderson, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Subject: Brandywine Senior Living LLC., Inc. application for a Conditional Use (Case No. CU 16-03)

Dear Mr. Anderson:

On behalf of the Board of Directors and the 2000 members of the Brickyard Coalition, I am writing in strong opposition to the application of Brandywine Senior Living LLC. for *Conditional Use* to build a residential living facility at 10800 Potomac Tennis Lane in Potomac, MD (hereafter "Project"). This Project is located very near the intersection of Falls Road and Potomac Tennis Lane in Potomac, MD.

This Project would be constructed adjacent to an existing residential care facility, Manor Care and an existing residential home in an established community. The property is zoned RE-2.

Project area has over concentration of conditional uses.

Falls Road between River Road and Glen Road is fast becoming Potomac's version of a strip mall. In large part this is happening because the owners of property zoned residential are being granted "*conditional use*", formerly called special exception, which permits commercial ventures on property zoned residential.

Business signs abound along Falls Road and offer services such as insurance, tarot reading, dog care and senior living. Anyone traveling Falls Road knows that traffic is very congested during morning and evening rush hours, with bumper to bumper traffic and long wait times to cross the Falls-River

intersection. Additional traffic delay is generated by customers traveling to these businesses and the cross-traffic left turns made by their customers.

Project does not substantially conform to Potomac Master Plan

Brandywine Senior Living in New Jersey has made an application for *conditional use* for a new 3 story Residential Care Facility which will house 140 residents at 10800 Tennis Lane. It will be located adjacent to the existing Manor Care Senior Living on a four acre plot zoned RE-2 which only permits two residential lots of two acres each. But if the *conditional use* application is approved for the commercial use of this property as a residential care facility the owner of the property will realize millions of dollars more from the sale of the property.

In addition to the 140 residents, Brandywine states they will employ 110 employees in three shifts of approximately 40 employees per shift. That means up to 80 additional persons using Falls Road during morning rush hour and evening rush hour. Moreover, legal counsel for Brandywine has informed us that the graveyard shift may only have 7 employees, thereby likely increasing the daytime shift numbers. This in turn raises the question as to whether parking spaces are sufficient.

There are no sidewalks along Falls Road so their employees using public transportation will have to walk about 1000 feet along the edge of Falls Road from the bus stop across from Bullis School across the front of Normandie Farms Restaurant to Brandywine which is unsafe and will slow traffic.

Brandywine states their application for *conditional use* is in compliance with the Potomac Subregion Master Plan. We disagree. Let's examine what the Master Plan actually says.

First, the Master Plan clearly states that a *conditional use* may be denied if the concentration of such uses is deemed to be excessive or if it is inconsistent with Master Plan recommendations. The Master Plan recommendations are in **Bold** below:

- ***Avoid an excessive concentration of conditional use [formerly special exception] along major transportation corridors.*** As you drive on Falls Road between River and Glen Road and count the business signs you will find more business uses than residential homes. Moreover, a residential care facility, Manor Care, already exists. There is no need for a second facility at this location along Falls Road. Thus, we have both an excessive concentration of residential care centers and an overall excessive concentration of *conditional uses* in this area and the application should be denied.
- ***Uses that might diminish safety or reduce capacity of roadways with too many access points or conflicting turn movements should be discouraged.*** This section of Falls Road, where Tennis joins Falls Road at a 45 degree angle on a curve near Normandie Farm is one of the most dangerous sections of Falls Road. It is unlikely such an intersection would be approved today by the Maryland Department of Transportation. Just recently there was another accident there. As Tennis Lane is merely an extended driveway for Manor Care and Brandywine, Brandywine should be required to provide a study regarding the feasibility creating a single access point for Brandywine, Manor Care, and the Golf Course unto a straight section of Falls Road and eliminating the dangerous Tennis Lane intersection at Falls Road. Bullis was required to locate their athletic field access point on a straight section of Falls Road and not on a closer curved section. Why not require the same treatment for Brandywine? Since the *conditional use* as purposed will diminish safety and reduce capacity due to unsafe access points and conflicting turn movements it should be denied.

- ***Protect the . . . major transportation corridors and residential communities from incompatible design of conditional uses.*** Brandywine is proposing a three story structure, yet all of the surrounding uses are two story structures including the adjoining Manor Care. The Brandywine application should be restricted to two stories instead of three.
- ***Sites along these corridors are more vulnerable to over-concentration because they have high visibility. Increase the scrutiny in reviewing conditional use applications for highly visible sites.*** Simply put, a higher standard for approval should apply for a *conditional use* application along Falls Road. Brandywine needs to provide a detailed traffic study regarding the safety and traffic impacts of their proposal. Instead, Brandywine has claimed they are exempt. Along this section of Falls Road is Bullis School, Normandie Farms Restaurant, Manor Care and the Golf course—all within 1000 feet and all large, intense operations. To allow another major *conditional use* application would be unwise and unsafe and will impede traffic.

Project is not residential living facility as it does meet the MC Code definition

In the definition of a Residential Care Facility, found in the Montgomery County Zoning Ordinance, Section 3.3.2. E.1.b Group Living, it states that:

- b. resident staff necessary for operation of the facility are allowed to live onsite;

Legal Counsel has informed our organization by email that no staff will live onsite. If resident staff necessary for the operation of the Brandywine facility are not allowed to live onsite, then the Brandywine facility is NOT by definition a residential care facility. Accordingly, the application should be rejected for failure to comply with the Montgomery County Zoning Code.

Of course, any staff living on site must be included in computing the total allowed beds for a residential care facility.

Project application is not complete.

The definition of a Residential Care Facility, found in the Montgomery County Zoning Ordinance, Section 3.3.2. E.1.a Group Living states that:

- a. the facility must meet all applicable Federal, State, and County certificate, licensure, and regulatory requirements;

Nowhere in the project application do we find any information showing that the proposed Brandywine residential living facility has meet all Federal, State and County regulatory requirements nor has any licensure approval been documented.

Thus the application is incomplete and needs to be amended and the hearing dates should be continued until such time as the application is completed and comments can be received.

Project application uses wrong base standard,

Brandywine states in their application that they are abandoning the special exception granted for the current use as a tennis facility. Accordingly, the base standard of two residential homes, the most that could be constructed pursuant to the existing RE-2 zoning instead of the existing use as a tennis facility should be used for measuring traffic and other safety impacts for the project.

Clearly, the Brandywine application does not comply with the Potomac Master Plan and thus their application for *conditional use* should be denied. In the alternative, Brandywine should be limited to two stories and any approval conditioned on the construction of a sidewalk from the bus stop to Brandywine and relocating their access point unto a safer section of Falls Road. No action should be taken unless and until Brandywine amends its application to allow staff to live on site and provides the necessary regulatory approvals.

Thank you for your consideration.

Sincerely,

Brickyard Coalition Inc.



By Curtis Uhre, President

CC:

Montgomery County Planning Board

Gwen Wright, Planning Director, Montgomery County Planning Board

Kip Reynold – Area 3 Chief

Rich Weaver – Planning, Area 3

Benjamin C. Berbert, Senior Planner, Area 3

Fred Boyd, Master Planner, Area 3, Montgomery County Planning Board

Michael Garcia, Transportation Coordinator, Area 3, Montgomery County Planning Board

Joshua Penn, Planner Coordinator, Montgomery County Planning Board

Attachment 16 B

Board of Directors

Curt Uhre, President
Maria Fusco, Secretary
Keith Williams, Treasurer
Chuck Doran
Ted Duncan
John Phillips
Susan Shallcross Rufkahr



PO Box 60962

Potomac, MD 20859

brickyardcoalition@gmail.com

www.brickyardcoalition.org

September 22, 2015

Casey Anderson, Chair
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Subject: Brandywine Senior Living LLC., Inc. application for a Conditional Use (Case No. CU 16-03)

Dear Mr. Anderson:

On behalf of the Board of Directors and the 2000 members of the Brickyard Coalition, I am writing to supplement our letter of September 14, 2015 in opposition to the application of Brandywine Senior Living LLC. for *Conditional Use* to build a residential living facility at 10800 Potomac Tennis Lane in Potomac, MD (hereafter "Project"). This Project is located very near the intersection of Falls Road and Potomac Tennis Lane in Potomac, MD.

This Project would be constructed adjacent to an existing residential care facility, Manor Care and an existing residential home in an established community. The property is zoned RE-2.

Non-inherent adverse impact causes undue harm to the health, safety and welfare of the neighborhood.

As set forth in the Montgomery County Zoning Ordinance, § 7.3.1.E.g, to approve a conditional use application, the Hearing Examiner must find that the proposed development:

g. will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, visitors, or employees.*

This standard requires consideration of the inherent and non-inherent adverse effects of the proposed use at the proposed location on nearby properties and the general neighborhood. Inherent adverse effects are “adverse effects created by physical or operational characteristics of a conditional use necessarily associated with a particular use, regardless of its physical size or scale of operations.” *Zoning Ordinance*, §1.4.2. Non-inherent adverse effects are “adverse effects created by physical or operational characteristics of a conditional use not necessarily associated with the particular use or created by an unusual characteristic of the site.” *Id.* Non-inherent adverse effects are a sufficient basis to deny a conditional use, if the adverse impact caused by the non-inherent aspect cannot be mitigated.

Potomac Tennis Lane, the short street which serves as an extended driveway for the proposed Brandywine location, intersects with Falls Road at a 45° angle on a sharp curve in Falls Road. Thus, it, may not meet current existing State Highway Administration sight distance and/or other safety requirements. Moreover, the existing alignment creates the potential for conflicting turning movements from those exiting the driveway onto Falls Road, especially those attempting to turn left onto Falls Road. In this respect, this case is similar to *Montgomery County v. Butler*, 417 Md. 271 (2010), in which the alignment could not be changed and its location created a non-inherent adverse impact. See also Office of Zoning and Administrative Hearings, *In the Matter of Artis Senior Living*, CU 15-05, p. 58.

We also believe that the lack of public sidewalks between the existing bus stop at Bullis School and the Brandywine site is a non-inherent adverse impact of the safety of neighboring residents, visitors, employees, and future residents of Brandywine. The only path available for those using public transportation is to walk along Falls Road which places them at risk and also creates a traffic safety hazard.

In addition to the reasons stated in our earlier letter, we believe the non-inherent adverse impacts of the site, both individually and collectively, are sufficient basis to deny the application for conditional use.

Thank you for your consideration.

Sincerely,

Brickyard Coalition Inc.



By Curtis Uhre, President

CC:

Montgomery County Planning Board

Gwen Wright, Planning Director, Montgomery County Planning Board

Kipling Reynolds – Area 3 Chief

Rich Weaver – Supervisor, Planning, Area 3

Benjamin C. Berbert, Senior Planner, Area 3

Fred Boyd, Master Planner, Area 3, Montgomery County Planning Board

Michael Garcia, Transportation Coordinator, Area 3, Montgomery County Planning Board

Joshua Penn, Planner Coordinator, Montgomery County Planning Board

Is Falls Road Becoming a Strip Mall?

To the Editor:

Falls Road between River Road and Glen Road is fast becoming Potomac's version of a strip mall. In large part, this is happening because the owners of property zoned residential are being granted "conditional use," formerly called special exception, which permits commercial ventures on property zoned residential. Applications for conditional use are made to the Montgomery County Office of Zoning and Administrative Hearings after receiving a recommendation from the Montgomery County Planning Board.

Business signs abound along Falls Road and offer services such as insurance, tarot reading, dog care and senior living. Anyone traveling Falls Road knows that traffic is very congested during morning and evening rush hours, with bumper-to-bumper traffic and long wait times to cross the Falls-River intersection. Additional traffic delay is generated by customers traveling to these businesses and the cross-traffic left turns made by their customers.

Now, Brandywine Senior Living in New Jersey has made yet another application for conditional use for a new three-story residential care facility which will house 140 residents at 10800 Tennis Lane. It will be located adjacent to the existing Manor Care Senior Living on a four-acre plot zoned RE-2 which only permits two residential lots of two acres each. But if the conditional use application is approved for the commercial use of this property as a residential care facility the owner of the property will realize millions of dollars more from the sale of the property.

In addition to the 140 residents, Brandywine states they will employ 110 employees in three shifts of approximately 40 employees per shift. That means up to 80 additional persons using Falls Road during morning rush hour and evening rush hour.

There are no sidewalks along Falls Road so their employees using public transportation will have to walk about 1,000 feet along the edge of Falls Road from the bus stop across from Bullis School across the front of Normandie Farms Restaurant to Brandywine which is unsafe and will slow traffic.

Brandywine states their application for conditional use is in compliance with the Potomac Subregion Master Plan. We disagree. Let's examine what the Master Plan actually says.

First, the Master Plan clearly states that a *conditional use* may be denied if the concentration of such uses is deemed to be excessive or if it is inconsistent with Master Plan recommendations. The Master Plan recommendations are in Bold below:

◆ **Avoid an excessive concentration of conditional use [formerly special exception] along major transportation corridors.** Next time you drive on Falls Road between River and Glen Road, count the business signs. There are more business uses than residential homes. Moreover, a residential care facility, Manor Care, already exists. There is no need for a second facility at this location along Falls Road. Thus, we have both an excessive concentration of residential care centers and an overall excessive concentration of *conditional uses* and the application should be denied.

◆ **Uses that might diminish safety or reduce capacity of roadways with too many access points or conflicting turn movements should be discouraged.** This section of Falls Road, where Tennis joins Falls Road at a 45 degree angle on a curve near Normandie Farm is one of the most dangerous sections of Falls Road.

It is unlikely such an intersection would be approved today by the Maryland Department of Transportation. Just recently there was another accident there.

As Tennis Lane is merely an extended driveway for Manor Care and Brandywine, Brandywine should be required to provide a study regarding the feasibility creating a single access point for Brandywine, Manor Care, and the Golf Course unto a straight section of Falls Road and eliminating the dangerous Tennis Lane intersection at Falls Road. Bullis was required to locate their athletic field access point on a straight section of Falls Road and not on a closer curved section. Why not require the same treatment for Brandywine? Since the conditional use as purposed will diminish safety

and reduce capacity due to unsafe access point and conflicting turn movements it should be denied.

◆ **Protect the . . . major transportation corridors and residential communities from incompatible design of conditional uses.** Brandywine is proposing three-story structure, yet all of the surrounding uses are two-story structures including the adjoining Manor Care. The Brandywine application should be restricted to two stories instead of three.

◆ **Sites along these corridors are more vulnerable to over-concentration because they have high visibility. Increase the scrutiny in reviewing conditional use applications for highly visible sites.** Simply put, a higher standard for approval should apply for a conditional use application along Falls Road. Brandywine needs to provide a detailed traffic study regarding safety and traffic impacts of their proposal. Instead, Brandywine has claimed they are exempt. Along this section of Falls Road is Bull School, Normandie Farms Restaurant, Manor Care and the Golf course — all within 1,000 feet and all large, intense operations. To allow another major conditional use application would be unwise and unsafe and will impede traffic.

Clearly, the Brandywine application does not comply with the Potomac Master Plan and their application for conditional use should be denied.

In the alternative, Brandywine should be limited to two stories and any approval conditioned on the construction of a sidewalk from the bus stop to Brandywine and relocating their access point unto a safer section of Falls Road.

If you agree, please take a moment to send your written comments to: (i) Office of Zoning and Administrative Hearings, 100 Maryland Avenue, Room 200, Rockville, MD 20850 Case No. CU 16-01 and (ii) the Montgomery County Planning Board, 8787 Georgia Avenue Silver Spring, MD 20910, Case No. CU 16-01

Brickyard Coalition Inc
Email brickyardcoalition@gmail.com

We strongly agree with this comment and thank you for taking the time to read it.

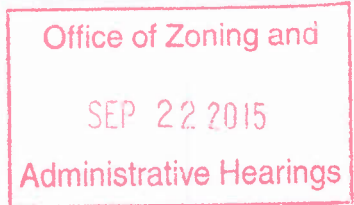
RECEIVED
0912
SEP 24 2015

Mrs Jacqueline Gule
10819 Lockland Road
POTOMAC Md 20854

Attachment 16 D

8113 Coach Street
Potomac, MD 20854

September 18, 2015



Office of Zoning and Administrative Hearings
100 Maryland Avenue
Room 200
Rockville, MD 20850

RE: Case No. CU 16-01

To Whom It May Concern:

I am registering my objection to the proposed application from Brandywine Senior Living (NJ) to build a residential care facility on 10800 Tennis Lane in Potomac.

Such a facility seems unnecessary, since there is already a Manor Care Senior Living facility on an adjacent plot of land. Also, such a commercial facility will add to the congested nature of this section of Falls Road that is zoned for residential lots.

In addition to the objection based on the area's being zoned for residential use, I object to further congestion on this portion of Falls Road, which is curved and without sidewalks. Additional driveways, as well as employees walking from a nearby bus stop to the facility, will pose safety hazards.

In short, the application of Brandywine Senior Living is incompatible with the Potomac Master Plan and with the character of Potomac that residents cherish and wish to protect.

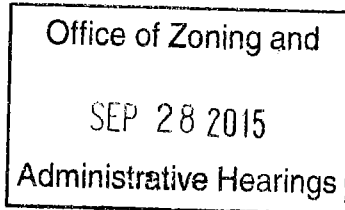
Please protect Potomac!

Sincerely,

A handwritten signature in blue ink that reads "Nancy Holahan".

Nancy Holahan

EXHIBIT NO. 40
REFERRAL NO. CU 16-01



September 28, 2015

Letter to the Office of Zoning and Administrative Hearings for
Montgomery County

Case No. CU 16-01

We wish to formally **object to** permitting the Brandywine Senior Living at Potomac, LLC from changing the zoning and building their facility next to our home.

Twenty-three years ago Potomac was a different village. There was no one on Falls Road to read your tarot cards, no doggie day camp. The drugstore housed a small restaurant, "Flaps" and a very small post office in the rear. You could hitch your horse up on a post where Walgreens is now.

We wanted to build our house in this friendly village. We had a choice of where to build it. We wanted privacy and settled on a secluded lot at the dead end of a small residential street: Lockland Road.

Potomac Tennis was there and had been our neighbors from the beginning. Manor Care was not visible from our lot. A few years later, **after** we completed our home, Manor Care decided to build Arden Courts. Our beautiful wooded, private lot was secluded no more. In one afternoon they cut down all the trees that had been there at least 50 years.

We planted 20- 15-foot evergreen trees to shield us from the view of Arden Courts. Occasionally a tree would die and we would have to replace it at our personal expense. Do you realize how long it takes trees to grow large?

EXHIBIT NO. 46
REFERRAL NO. CU 16-01

Now we are faced with a worse problem. The proposed 3-story nursing home, Brandywine, would sit on a hill above our home. The structure will have 110 employees coming and going each day, some at **11:00 pm, some at 7:00 am**. They will look in our kitchen, living area and bedrooms. There are no trees tall enough to shield us from their view.

If Potomac were a bustling Silver Spring when we chose our lot we would accept this "city" lifestyle...but we thought we lived in a "village."

If you change the zoning and this new facility is built all of us will have to ask ourselves, **"What's next for Potomac?"**

Respectfully,

Dr. and Mrs. Ronald A Paul

Dr. and Mrs. Ronald A. Paul
10827 Lockland Road
Potomac, MD 20854

Attachment 16 F

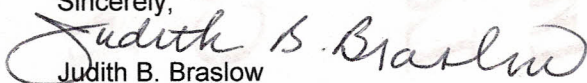
Members of the Montgomery County Planning Board--

My husband and I have been members of Potomac Tennis Club since its inception. At the time we joined, our daughter was a year old (she is now 40) and we lived in New Mark Commons at the intersection of Falls Road and Maryland Avenue. (There was no I-270 exit at Falls Road at that time.) Our travel time to PTC at the time we joined was a maximum of 10 minutes door to door. When we moved from that home 35 years later to Grosvenor Park in Bethesda, it took us anywhere from 15 to 20 minutes each way per trip, an almost doubling of the time. We now live off of Tuckerman Lane and approach the tennis club from Democracy Boulevard. Access to PTC from that direction into Tennis Lane requires navigating the horrible left turn on the curve with heavy traffic heading into Potomac. Sometimes when I leave PTC and want to head to Rockville, making the left turn out of Tennis Lane any time after 8:30 a.m. frequently requires a wait of 2-3 minutes just to head east on Falls Road. So from a pure traffic standpoint approval of any construction that will add to the density of the traffic on Falls Road is not environmentally sound and from everything I have read is contrary to the Master Plan for that area. I cannot imagine that anyone that lives in and around that area or frequents Potomac Village would be in favor of this new construction. Moreover, it requires a zoning change from two large homes to a three story building with 140 units. How can that be in the best interest of the residents of Potomac? Lastly, because a significant proportion of the members are seniors, a facility with har-tru courts (soft surface) is a virtual necessity. Unfortunately, PTC is the only facility with har tru courts anywhere in the vicinity of PTC other than expensive country clubs which are not an option for many of the members. For many of these members, the tennis club is their major place for exercise and the closing of the tennis club will be a hardship for these members.

I would be less than honest if I did not also express my emotional attachment to PTC. Having been a member for close to forty years, I have watched the close bonds of friendship among members, their families and their children. What often starts out as a relationship of just playing tennis with someone of equal ability and compatibility in terms of times available, develop into some very longstanding and deep friendships lasting decades. The PTC is a unique place. More than any other organization with which I have been affiliated in the 50 years I have lived in the Washington area, the PTC membership is a model community. On any given day, Christians, Jews, Muslims, Arabs, Jordanians, French, Argentinians, Indians and Pakistanis play tennis together and interact and have conversation over coffee about everything from the Redskins and Nationals, to the presidential debates, to Syria, Russia, Israel, Palestine, Turkey and every other issue that grabs the morning headlines. While I personally worked for the Federal government for many years and interacted professionally with a very diverse staff, the socialization and connections felt by the PTC community cannot be overstated. It could serve as a model community.

While obviously the owner of the Club has a right to sell her property, as a member of the Planning Board, it seems to me that you have a responsibility to look at all aspects of the sale and make certain it is in the best interest of the community. There are possibilities of the club being sold to a group that will maintain it as a tennis and fitness club, and only if the planning board denies the request of Brandywine for the above stated reasons will that be a possibility. I urge you, therefore, to look at the entire picture and consider were a Certificate of Need still required would this proposed facility be approved. I would think not and therefore you have a responsibility to the community in the larger sense and the neighbors in the smaller sense to disapprove this project. Thank you for your consideration.

Sincerely,


Judith B. Braslow

9/28/15



Office of Zoning and
OCT 01 2015
Administrative Hearings

Michael J. Marchitto, Jr.
Director of Economic Development

Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850

September 28, 2015

My name is Michael Marchitto, and I am the Director of Economic Development for Voorhees Township, New Jersey. I understand that Brandywine Senior Living has proposed a mixed use development intended for your municipality, and I wanted to take a moment to share my experiences after having worked with the Brandywine team.

Brenda Bacon and her team have driven commerce in Voorhees Township, even prior to opening the doors to Voorhees' newest senior housing complex. Brandywine's presence in Voorhees has allowed us to work with the Hampton Inn, which opened its doors in late 2014. The Hilton team chose the Hampton location due to proximity to Brandywine. Local restaurant sales have increased tremendously during the course of the last two years. Rite Aid, which already operated a successful location in town, opened another to be closer to Brandywine (two blocks from the original). During the last year, members of the medical community have sought locations here; this has contributed to the media coining the term "Medical Mile" in reference to the strip of Route 73 on which Brenda and her team built. Local banks, financial planners, florists, and dry cleaners, to name a few, have all reported an increase in profitability, and I know that Brandywine Senior Living was the catalyst.

I feel that the Brandywine team has a commitment to local businesses, one that has forged many successful business relationships in and around town. For this and many other reasons, I am sure that your city's commerce will be enhanced tremendously by their presence. Please contact me with any questions I can answer for you.

Sincerely,

Michael J. Marchitto, Jr., EDP
Economic Development Director
Voorhees Township, New Jersey
mmarchitto@voorheesnj.com
(856) 216-0473

EXHIBIT NO. 53
REFERRAL NO. CD 16-01

Attachment 17

Supplemental Staff Response to Community Concerns

Introduction

An application has been submitted for a Residential Care Facility (over 16 persons), case No. 2016-01 (“Application”) by Brandywine Senior Living at Potomac, LLC (“Applicant”), on a 4.02 acre property located at 10800 Potomac Tennis Lane (“Subject Property”). Staff has received correspondence from the community regarding this Application and has prepared this supplemental report as an attachment to the main staff report, dated 10/02/2015, to be heard by the Planning Board on 10/15/2015 (“Staff Report”). The Staff Report will ultimately be transmitted with attachments to the Hearing Examiners office for a hearing scheduled on 11/6/2015.

Staff has received ## letters of correspondence for the Application at the time of finalizing the Staff Report, including two letters from the Brickyard Coalition Inc (“Brickyard”), the first dated September 14, 2015, with the supplement dated September 22, 2015 (Attachment 16, A and B of the Staff Report). Additional correspondence came from members of the community following the Brickyard correspondence (Attachment 16, C, D, and G of the Staff Report) which agree with the concerns raised by Brickyard. In these letters, concerns are raised over a possible concentration of conditional uses, conformity with the Potomac Master Plan (“Master Plan”), Transportation adequacy, non-inherent impacts and whether the Application is complete and correct. Staff received one letter from a Tennis Club member asking the Planning Board to consider the public benefit the current Tennis Club is to the Community, and to express concerns over transportation (Attachment 16, F of the Staff Report). Finally, Staff received a letter in opposition from the residents of the only neighboring residential property, 10827 Lockland Road which located to the west of the Subject Property (Attachment 16, E of the Staff Report). Their concerns were over privacy, screening and any other direct impacts the Application may have on their property. The issues raised by the received letters are discussed below along with Staff response to the concerns. Staff received one letter of support of the project, coming from Mr. Marchitto, the Economic Development Director from Voorhees, New Jersey, speaking highly of the Applicant’s product in their township.

Staff Response

Over-Concentration of Conditional Uses

Brickyard’s letter claims there is an over-concentration of conditional uses along the Falls Road corridor in Potomac, with business signs and increased traffic turning that corridor lined with commercial ventures. There are two findings called into question, the first identified by Section 59-7.3.1.E.1.e must find that the Application will not increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the residential nature of the area. The Staff analysis on page 26 of the Staff Report clearly indicates that this Application does not increase the number of conditional uses and rather it replaces a recreational business with a residential use. Furthermore the Site not readily visible to Falls Road and does not create any new turning movements or access points. The second finding called into question is a Master Plan finding and is discussed in the Master Plan Conformance section below.

Master Plan Conformance

Brickyard asserts that the Application is not in conformance with the Master Plan and cites the number of existing conditional uses along Falls Road with all of the business signs visible in front of

various properties. Their letters specifically cite four statements in the Master Plan they believe the Application does not meet:

1. *Avoid an excessive concentration of [conditional uses] along major transportation Corridors.*

This is discussed by Staff in the Master Plan conformance Section 59-7.3.1.E.1.c on page 26 of the Staff Report. Section two, bullet 2 specifically addresses the Master Plan discussion about avoiding excessive concentrations of special exceptions including how it relates to high visibility and roadway safety. Staff analysis affirms that the Application is replacing an existing conditional use, not adding a new one to the neighborhood, the Application is not directly accessing Falls Road therefore the entrance sign will not be visible from Falls Road. Additionally the topography and the Applicant provided landscaping and parking lot screening will effectively screen the Site from Falls road.

2. *Uses that might diminish safety or reduce capacity of roadways with too many access points or conflicting turning movements should be discouraged.*

This Application does not have direct access to Falls Road, instead it has access to Potomac Tennis Lane. Potomac Tennis lane is a dedicated and maintained public road by the Montgomery County Department of Transportation, and the intersection in question already exists therefore it is not creating a new access point. Potomac Tennis Lane is not an extended shared driveway and cannot be reviewed as such. Brickyard's letters also believe the intersection of Potomac Tennis Lane and Falls Road is unsafe and the Application should relocate the intersection. Staff analysis on transportation on pages 11-12 of the Staff Report detail how the Applicant has hired a traffic engineer to study site distance, intersection capacity, trip delay, traffic gaps, observed traffic queue and total queue distance available (Attachments 07 and 08 of the Staff Report). These data were shown both for the existing conditions and for projected conditions after the Application is open and operational. The analysis found that the conditions are more than adequate to continue safe operation of the intersection of Potomac Tennis Lane and Falls Road with the Application open.

3. *Protect the...major transportation corridors and residential communities from incompatible design of conditional uses.*

As stated before, the location of this Application is unique being located at the end of a dead end public road, not directly fronting on Falls Road or any other connected street in the area. The Subject Property is almost totally surrounded by the Falls Road Golf Course and the Manor Care facility, and is almost 700 feet from Falls Road. The Site also sits at a lower elevation than the Manor Care Facility and is behind a berm at the edge of the Golf Course property which reduces potential views of the Site from the neighborhood. Although the building as proposed is three stories tall, the design breaks up the massing with the integrated courtyards and a robust amount of foundation and perimeter landscaping. Also the proposed structure steps down in height as the hillside steps down, keeping all perspectives of the structure the same. The existing structures on the Site are 35 feet tall and not residential in character except for the club house. The proposed structures top floor ceiling is at 36 feet tall and constructed with residential architectural elements such as pitched roofs, chimneys and dormers.

4. *Sites along these corridors are more vulnerable to over-concentration because they have high visibility. Increasing the scrutiny in reviewing conditional use applications for highly visible sites.*

The Subject Property is not highly visible from Falls Road or any other public road except for the Site access on Potomac Tennis Lane. Even so, as described on pages 14-15 of the Staff Report, the Application has met or exceeded every landscaping, and screening requirement in the Zoning Ordinance and will not be highly visible. Staff believes the Brickyard assertion that traffic operations needing higher scrutiny because the Site is highly visible is not the intent of the Master Plan. Nevertheless, the analysis of transportation operations on pages 10 and 11 of the Staff Report, and the Staff response two from above all detail how transportation volumes and operations will not worsen with this Application.

Project Does Not Meet the County Code

The Brickyard letter cites Section 59-3.3.2.E.1.b. *resident staff necessary for operation of the facility are allowed to live onside*; and then states that because the staff are not proposed to live on site that they are failing to comply with the Zoning Code. Subsection b only states staff are allowed to, but does not state that staff are required to live on site. Therefore, Staff does not believe the Application violates the use as defined in the Zoning Code.

Application Is Not Complete

Section 59-3.3.2.E.1.a states *the facility must meet all applicable Federal, State and County certificate, licensure, and regulatory requirements*. The Applicant has expressed that they do intend to meet all of the listed requirements, and the Application is conditioned upon them meeting these requirements prior to issuance of a use and occupancy permit.

Wrong Base Standard

Brandywine believes that Staff should review the traffic impacts of the Application based on the standard method of development use standard for the RE-2 Zone of the Site, which would be the trips generated by two, one-family detached houses. It is Planning Board Policy, written in the LATR/TPAR guidelines, that the existing trips generated by a property can be subtracted from the trips that a proposed use generates when performing the LATR/TPAR analysis. The traffic statement provided by the Applicant explains this and appropriately takes credit for these trips in the traffic statement. Additional analysis was performed by the Applicant and explained by Staff on page 11 of the Staff Report, which shows that transportation is adequate for the Application.

Non-inherent Adverse Impacts

In Brickyard's second correspondence supplementing the first, they discuss non-inherent adverse impacts and what they believe are a couple of non-inherent adverse impacts relevant to this Application. Brickyard claims that the existing intersection of Potomac Tennis Lane and Falls Road is an oddly configured intersection that may or may not be allowed as a new intersection configuration with the Maryland State Highway Administration. Further, Brickyard says the design of the intersection (a T intersection) creates the potential for conflicting turning traffic movements. All 'T'

intersections create the same set-up for potential conflicting turning traffic movements so that in itself is not unique. Although the curve in the road may be unusual, the submitted analysis on sight distance, queue and traffic gaps state there is no inadequacy during the AM, mid-day (2:30pm) or PM peak periods, further reducing the possibility that this intersection is a safety concern. Staff also believes the case precedent Brickyard cited (Montgomery County Vs Butler, and Artis Senior Living) are not synonymous, because they dealt with impacts created by constraints related to site access onto the public road network. The intersection of concern for Brickyard is not the Site access, but rather an existing intersection of two public streets, that is already used under existing conditions and will remain in its current configuration whether this Application is approved or not.

Brickyard also indicates that the lack of existing sidewalks within the defined neighborhood creates a non-inherent adverse impact. Staff does not believe there is anything unique about having incomplete sidewalk connectivity in areas Zoned RE-2, or in areas primarily built prior to current standards that may have required sidewalks (or otherwise in areas that other residential care facilities may be locating as in-fill). This deals with existing conditions well removed from the Subject Property, and the amount of off-site sidewalk that would need to be constructed to connect to any pedestrian generating use is not appropriate for the Applicant to take on with this Application.

Other Correspondence

The letter received from Dr. and Mrs. Paul at 10827 Lockland Road (part of Attachment 16 of the Staff Report) raised issues with the visual and operational impact the Application may have, causing a negative impact to the enjoyment of their property. Their property does directly abut the Subject Property in the western portion of the site. Although the letter is correct that a new three story structure is proposed for the Subject Property, Staff believes the impacts on the Lockland Road property will actually be less than the impacts of the current Tennis Facility. As stated in the traffic analysis section of the Staff Report on page 10, the proposed use only generates 4 additional AM peak hour trips, and actually results in nine fewer PM peak hour trips than the current facility. Also, the predominant parking lot for the Subject Property will be east of the structure, blocking views of the parking lot, its lighting and potential headlight glare from the Pauls. The current facility is also a large white tennis bubble for half the year, whereas the proposed building will be built with the architectural detail of a large residence. The layout of the building puts the smallest building wall directed towards the Lockland Road property, and as figure 5 of the Staff Report shows (page 7), the building height steps down with the hillside rather than remaining as one continuous roof line. The Application is also proposing a screening wall at the end of the service alley to further block vehicle headlights and views of the loading area. The Application also provides landscape plantings along the Subject Property boundaries that meet the screening requirements of the Zoning Ordinance, provides a 6 foot 6 inch high privacy fence, and is reforesting the stream valley in the western portion of the Subject Property. Maintenance of all these screening measures will be the responsibility of the Applicant, not the Paul's. The received letter also suggests the Application is to change the zoning to allow the residential care facility to be constructed, when residential care facilities are actually allowed in the RE-2 Zone, with the added scrutiny of a Conditional Use application.

Correspondence was also received from a current member of the Potomac Tennis Club which operates on the Subject Property. This letter reiterates many of the same concerns raised by the other letters

about the intersection of Potomac Tennis Lane and Falls Road which Staff has responded to before. The letter also asks the Planning Board to look at the public benefit the current Tennis Club provides for the community and asks the Board to consider denying the Application for the benefit of the community. Staff does not believe the Planning Board has the discretion to approve or deny an application based on a private real-estate transaction but rather should base their decision on the facts of the Application and the requirements of the County Code.

Conclusion

Staff appreciates the concerns that the Brickyard Coalition Inc, Dr. and Mrs. Paul, and other community members have raised regarding the Brandywine Application, however the Staff Report thoroughly analyzes all of the necessary findings for a conditional use of a Residential Care Facility in the RE-2 Zone and given that analysis Staff does not believe any of the concerns are either applicable or would warrant denial of the Application.

Attachment 18



October 1, 2015

Stephen Z. Kaufman

301.961.5156

skaufman@linowes-law.com

Erin E. Girard

301.961.5153

egirard@linowes-law.com

Mr. Casey Anderson, Chair, and
Members of the Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Brandywine Senior Living at Potomac, LLC's Application for Conditional Use;
Case No. CU16-01 (the "Conditional Use")

Dear Chairman Anderson and Members of the Planning Board:

On behalf of Brandywine Senior Living at Potomac, LLC ("Brandywine"), the applicant for the Conditional Use, the purpose of this letter is to respond to correspondence that has been submitted to you in opposition to Brandywine's application. As explained more fully below, the assertions made by the parties in opposition are misleading and/ or based on erroneous assumptions and lack sufficient factual basis to negatively affect any of the findings the Planning Board and Hearing Examiner must make to approve of the application. Additionally, as explicitly acknowledged in at least one of the letters, the motives of many in opposition are driven by a desire to retain the existing tennis club, which will close regardless of the outcome of this case,¹ and are therefore self-serving and disingenuous. For those and the reasons set forth below, we respectfully request your positive recommendation of the Conditional Use.

By letters dated September 14, 2015 and September 22, 2015, the Brickyard Coalition ("Brickyard") makes various arguments in opposition to the Conditional Use. These same points are largely echoed in the other letters the Board has received in opposition. Where arguments

¹ While the existing tennis club will close in April 2016, Brickyard's statement in its September 14, 2015 letter that Brandywine is abandoning the existing special exception, and therefore that it should not be considered in this review, is not correct. First, the existing special exception is not Brandywine's to abandon, but rather that of the current owner. Second, the clear provisions of the LATR Guidelines provide that existing uses, regardless of how such use is allowed (whether as a permitted or conditional use), may be included as a baseline for calculating traffic impact. *See* LATR Guidelines, pp. 6, 17.

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October 1, 2015
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from other individuals are additive, rather than duplicative, however, they are addressed separately below.

Overconcentration of Conditional Uses

Brickyard first argues that approval of the Conditional Use would result in an overconcentration of conditional uses along Falls Road, citing to the number of nonresidential uses on Falls Road between River Road and Glen Road.² In making this argument, Brickyard fails to acknowledge that the Potomac Tennis and Fitness Club currently operates on the subject property by grant of a special exception, originally approved in 1975. Thus, approval of the Conditional Use *would not add* another Conditional Use, but rather would replace an existing one. Brickyard also fails to acknowledge that most of the uses it references as nonresidential along Falls Road are located immediately proximate to the intersection of Falls Road and River Road, within the R-200 and PD zones and near the village center, while the properties lining Falls Road approaching its intersection with Glen Road, more proximate to the site, are almost entirely residential. Additionally, the new Conditional Use would be significantly less impactful on the surrounding community than the existing one, with fewer cars travelling to and from the site, enhanced stormwater, tree canopy, landscaping and environmental improvements to the site, and the replacement of a glowing white tennis bubble with an attractive residential-style structure.

With regard to Brickyard's arguments regarding the proximity of the proposed Conditional Use to the adjacent Manor Care facility, as explained in Brandywine's Statement in Support of the Application included in the record, the services provided by Manor Care are distinct and distinguishable from those provided by Brandywine. Manor Care is a skilled nursing facility that, in essence, provides around-the-clock care, either on a short-term or long-term basis, to patients with high care acuity. Brandywine, on the other hand, is a residential community that provides supportive services, including hospitality, socialization, and assistance with activities of daily living. The residents of the Brandywine project could easily transition to the adjacent Manor Care facility should their medical conditions necessitate more intensive nursing home services. In this respect, the uses are complementary, rather than duplicative.

Brickyard further argues that the Conditional Use is inconsistent with the Master Plan language regarding avoiding excessive concentrations of conditional uses along major transportation corridors, later again referencing the need for a higher level of scrutiny for conditional uses along Falls Road. The Conditional Use is not, however, proposed along a major transportation corridor

² It should be noted that the proposed location of the Conditional Use is not along this stretch of roadway, but rather is located on Potomac Tennis Lane, which intersects with Falls Road north of the referenced stretch of Falls Road.

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(even if Falls Road is classified as such), but rather would be located on Potomac Tennis Lane, approximately 500 feet away from Falls Road. In this regard, as a result of the distance, existing vegetation, and relatively low building profile, views of the Conditional Use from Falls Road will be largely, if not entirely, obscured. Regardless, even assuming, *arguendo*, that the Conditional Use was considered to be located within a major transportation corridor, its level of compatibility meets and exceeds all requirements. The level of design for the project goes above and beyond basic requirements to ensure the project is aesthetically attractive and compatible with the surrounding area. As shown on the Conditional Use Plan, applicable setbacks are not only met, but significantly exceeded. Landscape plantings far exceed baseline minimums to ensure appropriate levels of screening and provide visual interest, and the building architecture favors stone and copper accents over basic siding and stucco. The building is designed so as to nestle into the slopes of the site, and eighteen parking spaces are located within the building to reduce site imperviousness and the visual impact of surface parking. Additionally, the height of the building steps down closer to the adjacent residential area. In all of these respects, therefore, the careful site and building design for the Conditional Use satisfies any increased levels of scrutiny.

Finally, when citing to the requirements of the Master Plan, it must be recognized that while the Master Plan does focus on the existence of Conditional Uses in major transportation corridors, it also places great emphasis on the need for additional senior housing in the Potomac Subregion. To this end, the Potomac Master Plan explicitly states “[s]enior housing is appropriate throughout the Subregion wherever zoning permits this use, either by right or as a conditional use.” Potomac Master Plan, p. 38 (emphasis added). Thus, while many conditional uses may rightfully be subjected to heightened scrutiny, it must be recognized to that very point that an explicit goal of the Master Plan is achieved through approval of senior housing projects in the Potomac Subregion.

Traffic Generation and Safety

Brickyard asserts that “Brandywine states they will employ 110 employees in three shifts of approximately 40 employees per shift. That means up to 80 additional persons using Falls Road during morning rush and evening rush hour.” These statements are blatantly untrue. As clearly reflected in the evidence of record, Brandywine will employ a maximum of 110 total full and part time employees, with a maximum of 40 employees on-site at any one time, usually at mid-day. *See* Brandywine’s Statement in Support. As further explained in Brandywine’s Statement Addendum, employee numbers would build over a period of approximately three hours, generally 6 am to 9 am, as employees with varying shifts arrive, and decrease gradually throughout the afternoon, with most departures occurring between 2 pm and 3 pm, outside of the evening peak hours. The number of employees on site ultimately tapers to a typical overnight

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shift of only 7 employees, consisting of nurses and care managers. Therefore, instead of the 80 trips during both the morning and evening peak periods alleged by Brickyard, the clear evidence of record indicates that during the morning peak hours, the Conditional Use would only generate an increase of 4 trips, whereas in the evening peak the use would actually decrease traffic by 9 trips. In this regard, Brickyard's assertions regarding traffic generation are without foundation or merit.

The opponents further assert that the Conditional Use would diminish the safety of the Falls Road/ Potomac Tennis Lane intersection in contradiction to the Potomac Master Plan. While they have opined as to the safety and acceptability of this intersection, these opinions have no basis in fact. On the contrary, the sight distance and queuing studies submitted by Brandywine clearly indicate there is adequate and stacking distance at this intersection, and, as noted above, the Conditional Use will actually decrease traffic generated by the property, thus improving upon current conditions.

Compatibility

The next assertion is that, because surrounding uses are two stories and the proposed Conditional Use is three stories, the uses are *de facto* incompatible. This assertion is untrue and neither grounded in precedent nor good planning principles. The maximum height of the proposed building is 50 feet, the same height allowed for adjacent residential structures in the RE-2 zone. In fact, some three story structures do exist nearby, contrary to Brickyard's assertions, and while other nearby structures may technically be two stories in height, many have vaulted ceilings, making the actual heights of the structures closer to the 50 foot maximum. *See* attached pictures depicting nearby residences. Moreover, the maximum height of the proposed building steps down from its high point along the eastern property line adjacent to the golf course, to the residential areas to the west, as shown on the attached cross-section, ensuring a compatible relationship.

Additionally, Dr. and Mrs. Paul have expressed the concern in their letter that Brandywine's employees will be able to look into their residence, which is adjacent to the subject property, because "there are no trees tall enough to shield us from their view." As shown by the attached cross-section, however, care was taken in the design of the residence to ensure it would be shielded from view of the Pauls. Additionally, Brandywine is willing to commit to planting a number of evergreens that are a minimum of 12 feet in height along the shared property line to ensure immediate screening. At those heights, any views of the Paul's property from the windows of the Brandywine residence would be completely screened and obscured.

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Zoning Ordinance Compliance

Brickyard asserts that the Conditional Use does not meet the requirements for a residential care facility because 1) no staff will live onsite, and 2) Brandywine has not submitted all Federal, County and State licensure. With regard to the first assertion, Section 59.3.3.2.E.1.b of the Zoning Ordinance states that “resident staff necessary for operation of the facility are allowed to live on-site.” The language of this provisions does not say “shall” or “must,” but rather is permissive. As such, as a legal matter, resident staff is not required to live on-site as part of the Conditional Use, but rather may do so. On the second issue, Section 59.3.3.2.E.1.a of the Zoning Ordinance states “the facility must meet all applicable Federal, State, and County certificate, licensure, and regulatory requirements.” The Brandywine Conditional Use will do so. This section does not require a showing of compliance prior to approval of the conditional use, nor does any other section of the Zoning Ordinance, nor could it. Federal, State, and County certification cannot, as a practical matter, occur until after approval of the use, as recognized in numerous cases. *See, e.g.* Case No. S-2841, Condition 11, and S-2879, Condition 7 both requiring assisted living applicants to obtain required permits and licenses prior to use and occupancy.

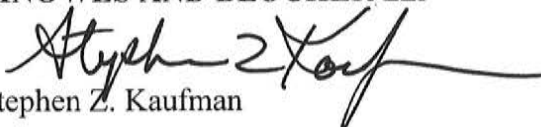
Sidewalks

Finally, the opposition raises concerns over how employees of the Conditional Use who take public transportation will access the site. Brandywine is committed to ensuring reasonable and safe accommodation for transit users, the exact means of which will be determined when the desires and needs of Brandywine’s employees for the future project become more apparent.

Thank you for your attention to this information. We look forward to presenting the Conditional Use to you at your October 15, 2015 hearing and would be happy to address any questions you may have regarding the above at that time.

Sincerely,

LINOWES AND BLOCHER LLP


Stephen Z. Kaufman

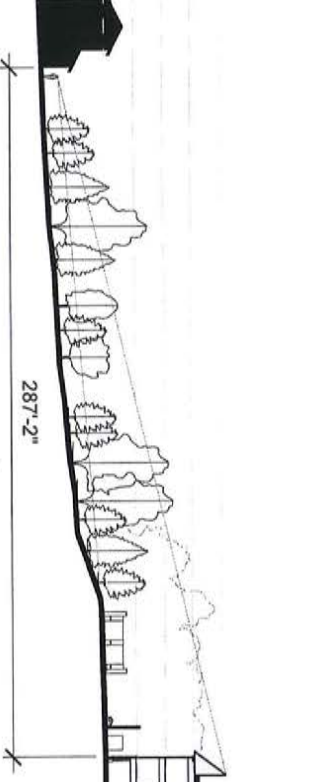

Erin E. Girard

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cc: Brenda Bacon
Kenneth Segarnick
Benjamin Berbert

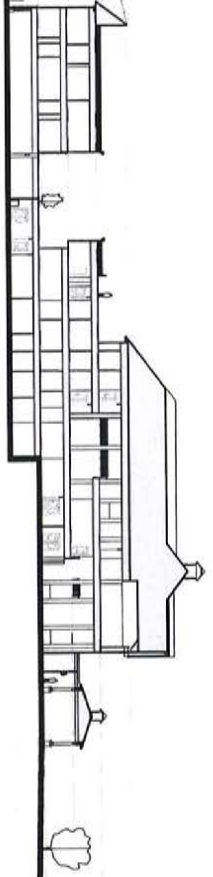
ROOF BEARING
03 LEVEL
02 LEVEL
01 LEVEL
TERRACE LEVEL

EXISTING
RESIDENCE



287'-2"

PROPOSED SENIOR LIVING COMMUNITY



TO POTOMAC
TENNIS LN.

ROOF BEARING
03 LEVEL
02 LEVEL
01 LEVEL
TERRACE LEVEL



10839 Lockland Rd



© 2015 Google
© 2015 Google

10824 Lockland Road

39°02'02.61"N, -77°12'25.07"W, elev: 370



10823 Lockland Rd

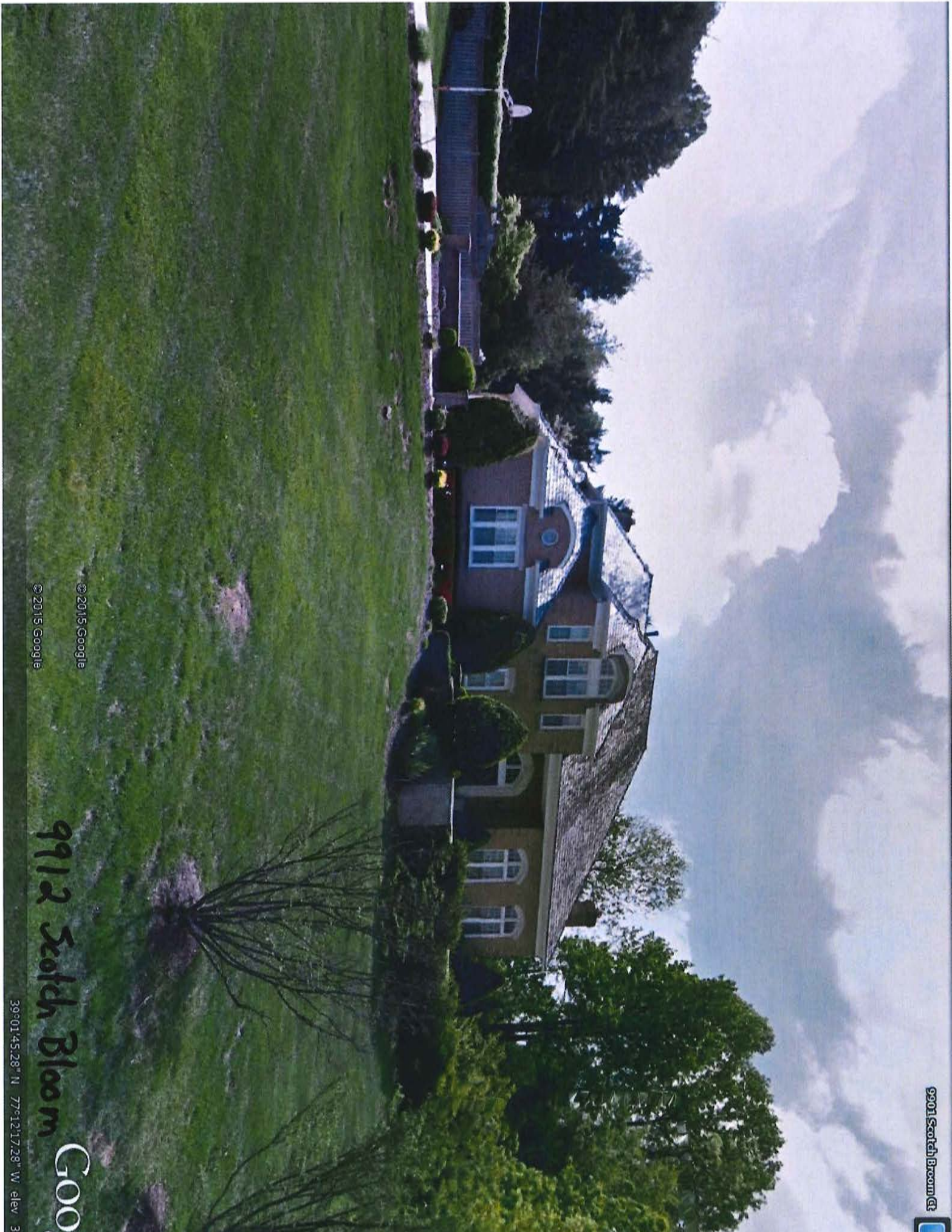


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10823 Lockland Road

39° 01' 59.91" N 77° 12' 8.52" W elev. 395

9901 Scotch Broom Cir



© 2015 Google

© 2015 Google

9912 Scotch Bloom
GOOGLE

39°01'45.28" N 77°12'17.29" W elev 396



August 17, 2015

Ms. Katherine Nelson
Area 3 Planner
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

**Re: Forest Conservation Tree Variance Request
Brandywine Senior Living at Potomac
10800 Potomac Tennis Lane
Potomac, Maryland
NRI/FSD #420151380
VIKA # VM1954B**

Dear Ms. Nelson:

On behalf of the applicant, Brandywine Senior Living at Potomac, L.L.C., we are submitting this Tree Variance Request to comply with the Natural Resources, Title 5, Section 5-1607 of the Maryland Code that requires the Applicant to file for a variance to impact the critical root zone or remove trees that either have a diameter-at-breast-height (DBH) of 30" or greater, or trees that are 75% of the diameter of the county champion for that species if a project did not receive Preliminary Forest Conservation Plan Approval prior to October 1, 2009. This request proposes impacts to a total of six (6) specimen trees with 30" DBH or greater associated with the redevelopment of the subject property, as discussed below, with all six (6) trees proposed for preservation.

The property that is the subject of this request is currently improved with the Potomac Tennis and Fitness Club, which consists of a clubhouse, fitness facility, tennis courts, and surface parking. Existing improvements extend into the stream valley buffer on the Property and partially cover the critical root zones of five of the six specimen trees. The Applicant proposes to redevelop the Property with a luxury residential care community with 140 beds in conformance with goals and objectives of the Potomac Master Plan. This redevelopment will also allow the Applicant to remove existing improvements that impact the stream valley buffer and specimen trees, but this removal will, of course, require temporary impacts for demolition, stabilization, and planting. The outcome, however, will be greatly improved environmental conditions for the long-term health of the stream and specimen trees.



Natural Resources Inventory #420151380 for this redevelopment project was approved in May, 2015. This Tree Variance Request is accompanying the submission of the Preliminary Forest Conservation Plan being submitted concurrently with the Conditional Use Plan that will be reviewed by the Office of Zoning and Administrative Hearings.

Table 1, below, lists the specimen trees as they are identified on the Forest Conservation Plan and provides the respective proposed impacts.

Table 1

Tree #	Botanical Name	Condition	D.B.H. (in.)*	CRZ SF	CRZ Impact SF	CRZ Impact %	Disposition
2	Quercus rubra	Good	36	9,161	1,616	17.64	SAVE
4	Quercus rubra	Fair	32	7,238	1,527	21.10	SAVE
6	Quercus alba	Good	32	7,238	1,030	14.23	SAVE
7	Quercus alba	Good	31	6,793	1,901	27.99	SAVE
12	Ulmus rubra	Good	32	7,238	1,916	26.47	SAVE
13	Platanus occidentalis	Good	33	7,698	103	1.34	SAVE

The assessment below was performed by VIKA Maryland, LLC at the time of the field work for the NRI as a visual, at-grade-level inspection with no invasive, below grade, or aerial inspections performed at the time. Decay or weakness may be hidden out of sight for large trees. The Preliminary FCP provides a more detailed assessment and delineates the respective locations of each tree.

Tree # 2

36" Red Oak (*Quercus rubra*): Tree 2 is located off-site on the Falls Road Golf Course +/- 3 feet from the northwest property line and +/- 22 feet from the limits of disturbance.

- **Field Condition:** Good
- **Proposed CRZ Impact:** moderate at 17.64% due to the location of the limits of disturbance (LOD) for the site redevelopment. This tree will be impacted by the removal of existing tennis courts. The area will be redeveloped with a micro bio-retention basin for stormwater management and enhancement of water quality, as well as a necessary public safety turnaround.
- **Disposition:** Tree 2 is specified to be preserved.

Tree # 4

32" Red Oak (*Quercus rubra*): Tree 4 is located off-site on the Falls Road Golf Course +/- 21 feet from the northwest property line and +/- 27 feet from the LOD.

- **Field Condition:** Fair: trunk damage, signs of bore damage
- **Proposed CRZ Impact:** moderate at 21.10% due to the location of the LOD for the site redevelopment. Disturbance to the critical root zone of this tree is required to remove the existing tennis court and fence which are currently within the CRZ. The area will be planted and a portion will be used for a community garden.
- **Disposition:** Tree 4 is specified to be preserved.



Tree # 6

32" White Oak (*Quercus alba*): Tree 6 is located off-site in an existing Category I forest conservation easement on the Falls Road Golf Course +/- 19.5 feet from the northwest property line and +/- 28 feet from the LOD for the site redevelopment.

- **Field Condition:** Good
- **Proposed CRZ Impact:** moderate at 14.23% due to the location of the LOD for the site redevelopment. The tree is within the stream valley buffer and the critical root zone is currently impacted by a paved tennis court and fencing, which will be removed to restore the stream valley buffer to natural state. The proposed demolition work within this tree's critical root zone is specified to be performed under the supervision of an arborist with techniques to limit impacts to the tree roots. Most of the area will then be placed in a Category 1 Forest Conservation Easement with protective fencing along the edge.
- **Disposition:** Tree 6 is specified to be preserved.

Tree # 7

31" White Oak (*Quercus alba*): Tree 7 is located off-site in an existing Category I forest conservation easement on the Falls Road Golf Course +/- 7.5 feet from the northwest property line and +/- 17 feet from the LOD.

- **Field Condition:** Good
- **Proposed CRZ Impact:** moderate at 27.99% due to the location of the LOD for the site redevelopment. The tree is within the stream valley buffer and the critical root zone is currently impacted by a paved tennis court and fencing, which will be removed to restore the stream valley buffer to natural state. The proposed demolition work within this tree's critical root zone is specified to be performed under the supervision of an arborist with techniques to limit impacts to the tree roots. Most of the area will then be placed in a Category 1 Forest Conservation Easement with protective fencing along the edge.
- **Disposition:** Tree 7 is specified to be preserved.

Tree # 12

32" Slippery Elm (*Ulmus rubra*): Tree 12 is located off-site in an existing Category I forest conservation easement on the Falls Road Golf Course +/- 3 feet from the northwest property line and +/- 21 feet from the LOD for the site redevelopment.

- **Field Condition:** Good
- **Proposed CRZ Impact:** moderate at 26.47% due to the LOD for the site redevelopment. The tree is within the stream valley buffer and the critical root zone is currently impacted by a paved tennis court, concrete wall, and maintenance shed, which will be removed to restore the stream valley buffer to natural state. The proposed demolition work within this tree's critical root zone is specified to be performed under the supervision of an arborist with techniques to limit impacts to the tree roots. This area will then be placed in a Category 1 Forest Conservation Easement with protective fencing along the edge.
- **Disposition:** Tree 12 is specified to be preserved.

Tree # 13

33" American Sycamore (*Platanus occidentalis*): Tree 13 is located off-site on a private residential property +/- 30 feet from the southeast property line and LOD for the site redevelopment.

- **Field Condition:** Good



- **Proposed CRZ Impact:** limited at 1.34% due to the location of the LOD for the site redevelopment. A very small area at the outer limits of the critical root zone will be disturbed, to install protective fencing at the edge of the Forest Conservation Easement proposed in this area.
- **Disposition:** Tree 13 is specified to be preserved.

We submit the following rationale in support of the request for a Forest Conservation Tree Variance.

To grant the requested variance, the Planning Board must find that the request:

1. Describes the special conditions peculiar to the property which would cause the unwarranted hardship;

The Property has a markedly unique shape resulting in a confined building envelope due to required setback areas. The building area is further limited as a result of the required stream valley buffer along the north side of the Property and wetlands buffers to the west, as shown on the approved NRI. These constraints largely dictate building and parking placement. Given the fact that there are existing improvements within critical root zone areas of the impacted trees, impacts to these trees as part of any redevelopment of the site are unavoidable. The Applicant proposes to remove the existing structures and pavement that have been constructed within the stream valley buffer and critical root zone areas, but all of the variance trees will be saved and the environmental conditions for these trees will be improved by the addition of forest, pervious areas, and micro bio-retention facilities to filter stormwater runoff. The proposed demolition work within this tree's critical root zone is specified to be performed under the supervision of an arborist with techniques to limit impacts to the tree roots. Not allowing the removal of the tennis courts and existing structures would present unwarranted hardship to the applicant and prevent redevelopment of the site in a logical and sustainable manner with greater protections for the impacted trees.

2. Describes how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

The inability to impact the subject trees would substantially impact the buildable area and redevelopment potential of the Property and not allow the Applicant to improve environmental quality on site and for the subject trees. The impact to the trees is minor and tree protection measures will be provided to minimize impacts to ensure that the trees will survive. To not allow the removal of the existing tennis courts and structures would deprive the Applicant of the opportunities enjoyed by neighboring and similar properties that do not have such unique site constraints – as described above – and prevent redevelopment of the site and restoration of the stream valley buffer.

3. Verifies that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and

The concept storm water management plan incorporates environmental site design (ESD) to the maximum extent practicable (MEP), according to the latest revision to Chapter 5 of the MDE Stormwater Management Design Manual, and will significantly enhance stormwater controls on the Property. Water quality treatment will be provided by the installation of five micro bio-retention basins and 7 micro bio-retention planters that provide the full required PE for the



project. Moreover, the redevelopment will increase tree canopy and green areas on the Property and reduce impervious area in the stream valley buffer and throughout the site, increasing permeability and improving water quality in the watershed. Therefore, impacting the critical root zone of six off-site specimen trees that will be preserved, will not adversely affect water quality. In fact, water quality and quantity control will be greatly improved.

4. Provides any other information appropriate to support the request.

The variance requested is not based on any conditions or circumstances which result from the actions of the Applicant and will not confer a special privilege on the Applicant that would be denied to others. Rather, as discussed above, the granting of the variance will prevent the deprivation of Applicant's rights. None of the variance specimen trees are located on the subject property. Their critical root zones will be impacted due to their proximity to the property line, the fact that existing improvements need to be removed, and cannot be avoided with the redevelopment of the subject property. All of the trees will be preserved. Removal of paved areas and structures within the critical root zones and stream valley buffer will improve the hydrology of the site. In fact, most of these impacts are necessary to improve environmental conditions on and around the site, including the areas of the impacted trees' critical root zones.

It is also important to note that the redevelopment of the Property as proposed will achieve several recommendations of the Master Plan which calls for "... development and redevelopment [that] must respect and enhance the Subregion's environmental quality, while helping to build communities and resources that will serve existing and future generations of residents."

The proposed development will achieve environmental goals by providing stormwater management in accordance with the latest standards incorporating bio-retention areas, environmentally sensitive landscape techniques, and forest planting in the stream valley buffer, all of which will stabilize and enhance the natural hydrology of the site.

Redevelopment of the Property also addresses the shortage of elderly housing within the Potomac Subregion and provides housing designed to meet the need within its boundaries, as called for in the Master Plan. The Master Plan indicates that "senior housing is appropriate throughout the Subregion wherever zoning permits this use, either by right or as a special exception use."

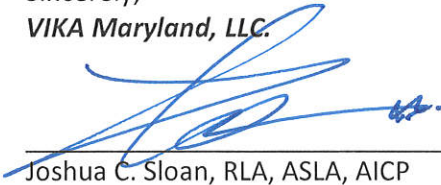
The proposed Residential Care Facility is designed to be compatible with the surrounding community, incorporating design elements and materials reflective of the architecture in the area. It addresses the need for senior housing and provides environmentally sensitive development that enhances the existing landscape, forests, hydrology and natural ecosystem.



Thank you for your consideration of this Tree Variance request. We believe that the supporting information provided with this letter justifies the variance to impact the critical root zone of six (6) specimen trees that are to be preserved. If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

Sincerely,

VIKA Maryland, LLC.

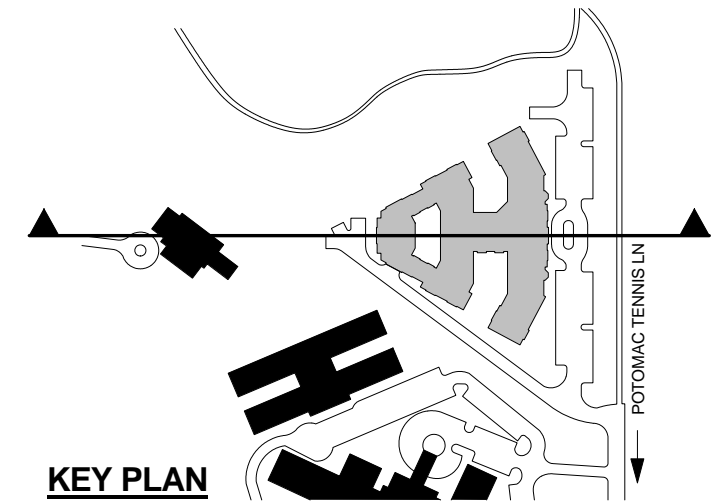
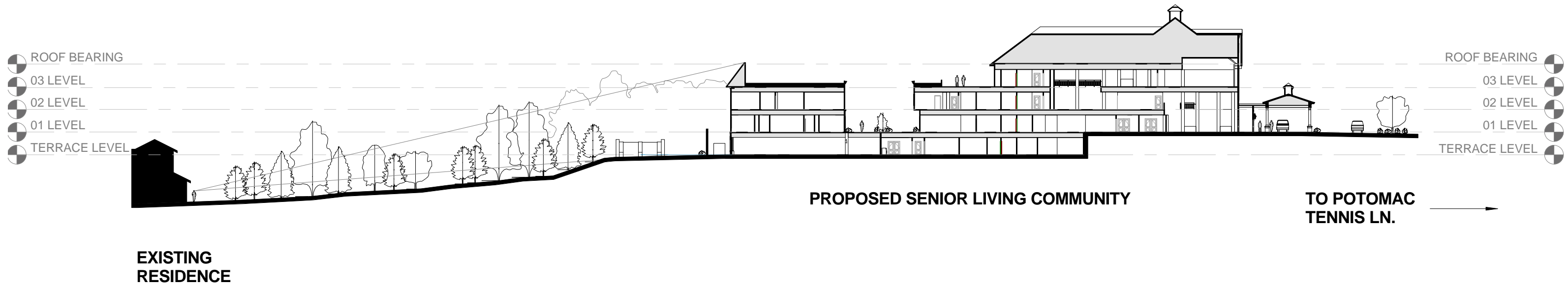


Joshua C. Sloan, RLA, ASLA, AICP
Director of Planning and Landscape Architecture



Extended Site Section

Brandywine Senior Living at Potomac



Attachment 21

- Property boundaries
- Roads
- Subject Property
- Neighborhood

