

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB
Item No. 11
10-16-03

October 8, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Richard C. Hawthorne, Chief *RCH*
Transportation Planning

FROM: Ronald C. Welke: 301-495-4533 for the Park and Planning Department

SUBJECT: Preliminary Plan No. 1-98056, Great Oaks Redevelopment
Riderwood's Traffic Mitigation Agreement
Fairland/White Oak Policy Area

RECOMMENDATION APPROVAL WITH COMMENTS

The Park and Planning Department recommends that the Trip Mitigation Agreement signed June 29, 1999, be amended from the original Trip Reduction Goal:

1. No more than 142 vehicular trips during any four consecutive 15-minute intervals during the weekday morning peak period between 7:00 a.m. and 9:00 a.m.
2. No more than 88 vehicular trips during any four consecutive 15-minute intervals during the weekday evening peak period between 4:00 p.m. and 6:00 p.m.

to the new Trip Reduction Goal:

1. No more than 289 vehicular trips during any four consecutive 15-minute intervals during the weekday morning peak period between 7:00 a.m. and 9:00 a.m.
2. No more than 179 vehicular trips during any four consecutive 15-minute intervals during the weekday evening peak period between 4:00 p.m. and 6:00 p.m.

DISCUSSION

Prior Planning Board Actions

1. Preliminary Plan No. 1-98056 and Site Plan No. 9-98024, Great Oaks Redevelopment, were approved by the Planning Board on May 28, 1998, for 1,015 housing units (i.e., senior independent-living units, assisted living units, and nursing care beds) and two community center buildings in Montgomery County. Policy Area Transportation Review and Local Area Transportation Review were satisfied under the *FY 1998 Annual Growth Policy's* provision for Full-Cost Developer Participation by implementing an on-site traffic mitigation agreement.
2. At the Planning Board's hearing on April 17, 1997, recommendations were sent to the Board of Appeals for Special Exception Case No. S-2268, Gracefield Village, in Montgomery County (and SE-4266 in Prince Georges' County). The special exception was for a "continuous care retirement community" for residents of an average age of 75 years old. The Board of Appeals granted the special exception for 2,000 independent living units, 272 assisted living units, and 400 skilled nursing care beds in Montgomery County (1,015 units) and Prince Georges' County (1,657 units). Because the Petitioner was Silver Oaks Campus, LLC and Senior Campus Services, LLC, the development is occasionally referred to as "Silver Oaks or "Senior Living Campus", in addition to the special exception name of "Gracefield Village". The retirement community is now known as "Riderwood".

Adequate Public Transportation Facility Credit for Vehicular Trips Generated by the Previous Land Use

The site was previously a facility for 300 developmentally-disabled clients/residents with 615 employees. The facility was owned by the State of Maryland with approximately 20 one-story buildings (including nine residential collages and three infirmary/rehabilitation buildings) and was closed in June 1996. When the facility was in the process of being vacated in 1994, it was at approximately 60% occupancy, and driveway counts from Great Oaks Center were collected for three days. At that time, the Great Oaks Center generated 142 peak-hour vehicular trips during the weekday morning peak period and 88 vehicular trips during the weekday evening peak period.

While the original approval was limited based on a calculation of approximately 60% of facility use and the applicant concurred with this limit, the applicant would have been entitled to 100% of the peak-hour vehicular traffic impact based on 100% occupancy of the then-existing improvements on the site. The applicant has requested a 100% trip credit and Transportation Planning staff concurs with this request.

Amended Trip Reduction Goal

The Trip Reduction Goal is proposed to be amended based on the following:

1. 100% of Great Oaks Center Trips: Modify the Adequate Public Transportation Facility credit for vehicular trips to represent the previous Great Oaks Center with 100% occupancy rather than 60% in 1994.
2. Local Visitor Trips: Discount for vehicular trips by local visitors that are pass-by and diverted trips between home and work during the weekday morning and evening peak periods.
3. Previous Local Residents Trips: Discount for vehicular trips by Riderwood residents who were previously living within the Fairland/White Oak Policy Area.

Policy Area Transportation Review/Staging Ceiling

As of July 31, 2003, the remaining capacity for residential development is still in moratorium with negative 3,544 housing units in *FY 2004 Annual Growth Policy's* transportation staging ceiling in the Fairland/White Oak Policy Area. Consequently the applicant remains limited by any Trip Reduction Goals that may be approved by the Planning Board.

EA:RCW:kcw

cc: Mary Goodman
Wes Guckert
Robert Metz
Michele Rosenfeld

mno to mcpb 1-98056 riderwood tma.doc

Item #11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: October 10, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 16, 2003.

Attached are copies of plan drawings for Item #07, #08, #10, #11, #12, and #13. These subdivision items are scheduled for Planning Board consideration on October 16, 2003. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-996007
Evangelical Lutheran Church

Agenda Item #08 - Preliminary Plan 1-02084
Kingsview Village

Agenda Item #10 - Pre-Preliminary Plan 7-04001
North Bethesda Town Center

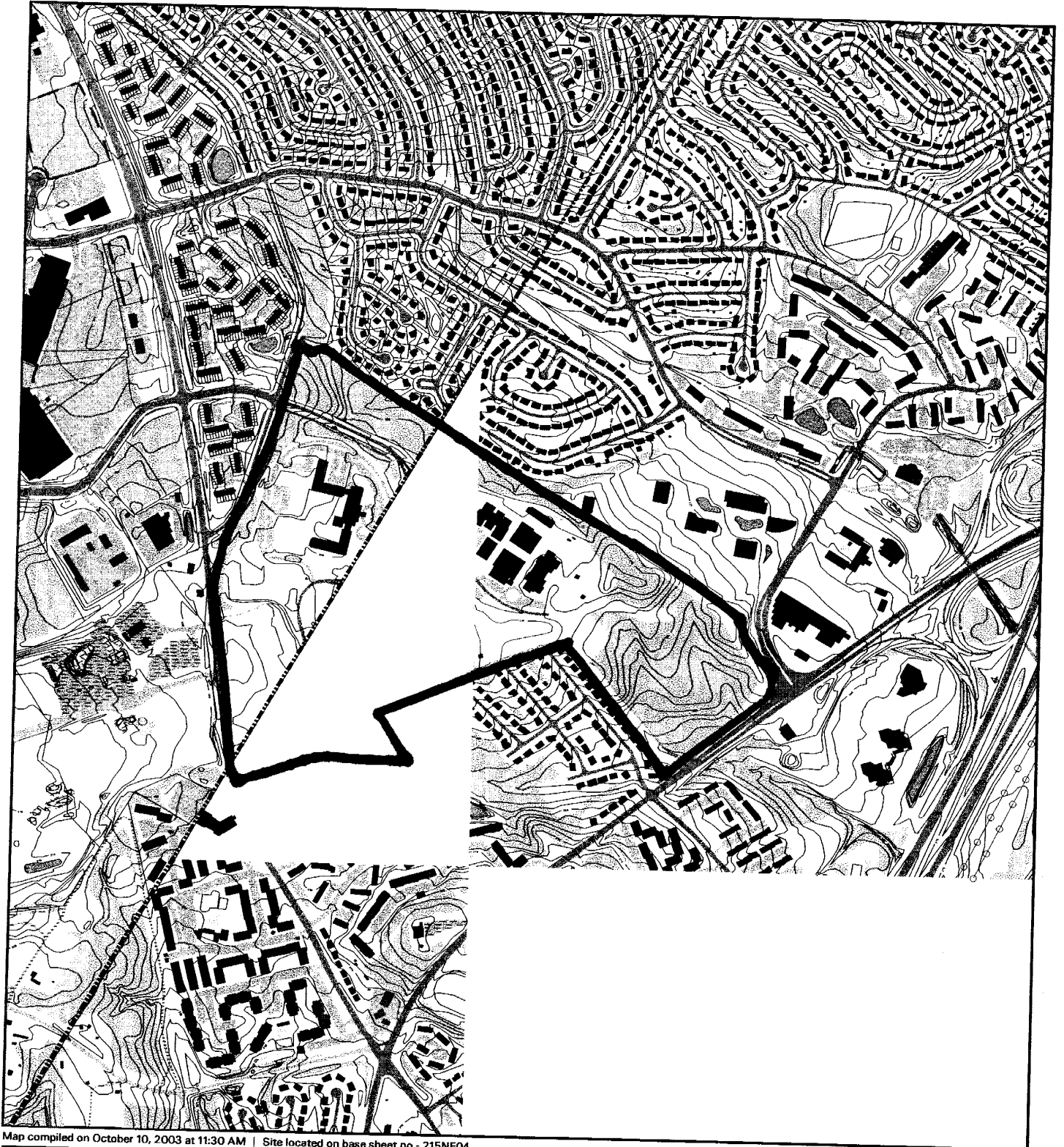
Agenda Item #11 - Preliminary Plan 1-98056A
Great Oaks

Agenda Item #12 - Preliminary Plan 1-01010A
Burnt Mills Shopping Center

Agenda Item #13 - Pre-Preliminary Plan 7-04004
Edgemoor, Lots 22 & 23, Blk.17

Attachment

GREAT OAKS (1-98056)



Map compiled on October 10, 2003 at 11:30 AM | Site located on base sheet no - 215NE04

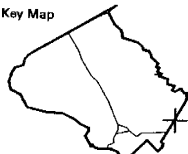
NOTICE

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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

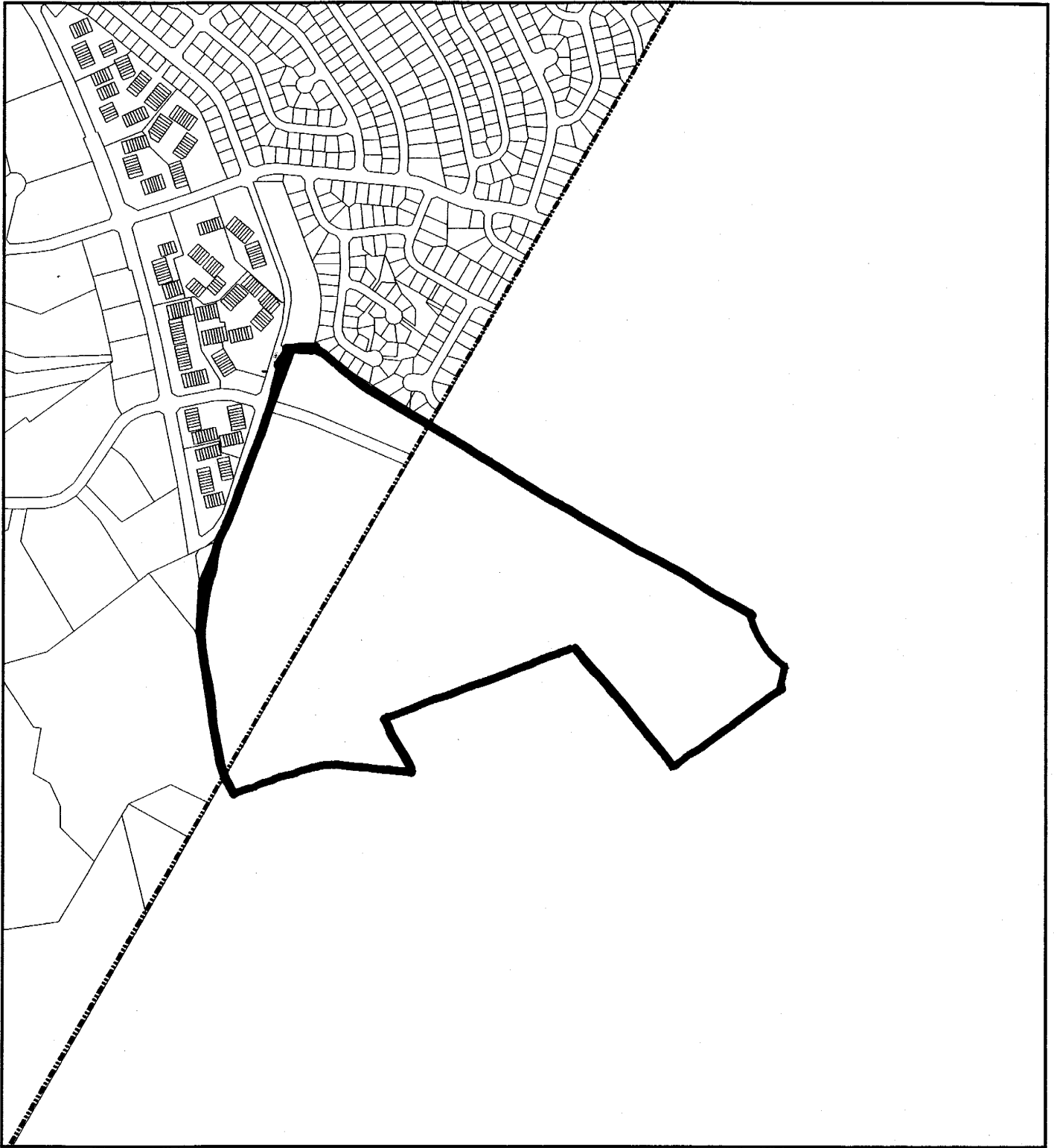
Key Map



Research & Technology Center



GREAT OAKS (1-98056)



Map compiled on October 10, 2003 at 11:58 AM | Site located on base sheet no - 215NE04

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Key Map



N



Research & Technology Center



Special
Exception for
Great Oaks
Redevelopment

3900 Greenfield
Road

Stier City
Corpus, LLC
Stier Capital
Development, LLC

Stier City
Corpus, LLC
Stier Capital
Development, LLC

**S.E. SITE PLAN
COVER SHEET**

CHK
Architects
Planners, Inc.

LAI
Landscape
Associates, Inc.

DMW
DMW, McCune
Walker, Inc.

**The Traffic
Group, Inc.**

**Liberman &
Richter LLP**

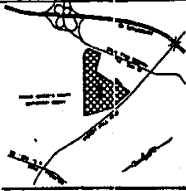
**OMalley, Miles,
Nylen & Gilmore**

1" = 20'

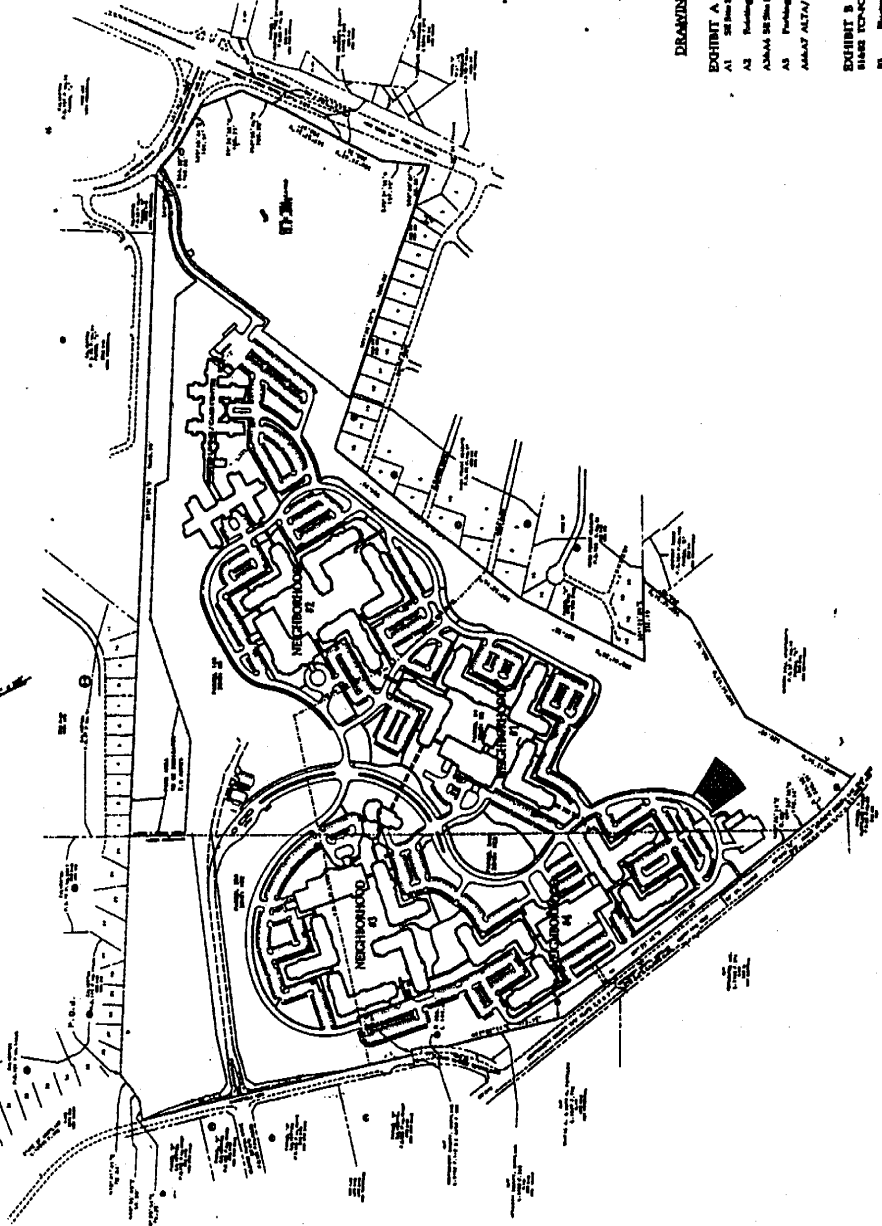
JULY 11, 1997

NO.	DATE	BY	REVISION

EXHIBIT A1



VICINITY MAP
P.L. CO. MAPS AND SURVEYING, L.P.
P.L. CO. 144 WEST 101 STREET, SUITE 200
HOUSTON, TEXAS 77057
PHONE: 713.865.7400
FAX: 713.865.7401



DRAWINGS INDEX

- EXHIBIT A**
- A1 SE Site Plan Cover Sheet
- A2 Parking Conditions
- AJMM SE Site Plan
- A3 Parking Compounds
- AJMM ATCA/ACDRI Land Use Theory
- EXHIBIT B**
- B488 TDR-CP
- B5 Business Landscapes Plus
- B6 Landscapes Tidelines
- B9 Neighborhood 1 Business Landscapes Plus
- B6 Neighborhood 2 & 3 Business Landscapes Plus
- EXHIBIT C**
- C1 Site Section 101 & 5
- C2 Site Section 102 & 4
- C3 Typical Foundation for Auxiliary Buildings
- C4 Classroom Buildings
- C5 Access Living Facility & Case Center

8 98034

CO-PLANNERS
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Item # 1