

Attachment E- Traffic Impact Statement

WELLS + ASSOCIATES

MEMORANDUM



1110 Bonifant Street
Suite 210,
Silver Spring, MD 20910
301-448-1333
WellsandAssociates.com

TO: Lauren Campbell; Montgomery County Planning Department

FROM: Chris Kabatt
Christine Bairan

COPY: Ken Wormald; The Wormald Companies
Patricia Harris; Lerch, Early & Brewer, Chtd.

RE: Transportation Study Exemption Statement,
Heritage Potomac Conditional Use

DATE: November 19, 2021

This memorandum serves as a transportation exemption statement for the conditional use permit application to establish a residential care facility at 10701 South Glen Road in Potomac, Maryland. The site is located on the north side of South Glen Road opposite Norton Road and to the west of the Congregation B’Nai Tzedek.

The Applicant, Heritage Gardens Land, LLC, is proposing a residential care facility with 74 independent living units and 73 assisted living and memory care units, containing 96 beds. The applicant is also proposing an additional development scenario that reduces the independent living units to 64 units and increases the assisted living and memory care to approximately 87 units, containing 105 beds. Previously, a private school operated on the site. The school closed in 2014 and had an enrollment of 95 students, with approved plans for up to 400 students in grades pre-K through 12th Grade.

Vehicular access to the property is provided by a single driveway slightly offset from Norton Road and adjacent to a driveway to Congregation B’Nai Tzedek. Per plans submitted with the Conditional Use application, the driveway would shift to the west to provide separate from Norton Road and the adjacent driveway.

Per the Growth and Infrastructure Policy, the number of person trips associated with the proposed redevelopment is used to determine the level of transportation analysis required for the proposed use. Development projects that will generate at least 50 new weekday peak-hour person trips are subject to the Local Area Transportation Review (LATR) multi-modal tests to determine transportation adequacy. Developments that will generate fewer than 50 new weekday peak-hour person trips must prepare a transportation study exemption statement. The new person trips are calculated by generating trips for the proposed use and subtracting trips generated by the existing use. In this case, the enrolled number of students, 95, was used for the private school

WELLS + ASSOCIATES

MEMORANDUM

use to determine the number new person trips that will be generated by the residential care facility.

As shown in Table 1, the proposed residential care facility with 74 independent living units and 96 assisted living beds (73 assisted living beds and 23 memory care beds) will generate 34 fewer AM peak-hour person trips and 30 additional PM peak-hour person trips. As shown in Table 2, the additional development scenario that reduces the independent living units to 64 units and increases the assisted living and memory care to approximately 87 units, containing 105 beds, will generate the same number of AM and PM peak hour trips (50 and 64, respectively). Since the new trips, proposed use trips minus the existing use trips, is less than 50 peak-hour person trips, the proposed application is exempt from LATR.

If you have any questions or require any additional information during your review of this transportation study exemption statement, please feel free to contact me at 301-971-3416 or via email at clkabatt@wellsandassociates.com.

Table 1
Heritage Gardens
Trip Generation^{1,2}

Land Use	LUC	Amount	Unit	ITE Trip Generation						Montgomery County Growth and Infrastructure Trip Generation														
				AM Peak Hour			PM Peak Hour			AM Peak Hour						PM Peak Hour								
				In	Out	Total	In	Out	Total	Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips	Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips			
Existing																								
Private School (K-8) ³	530	95	Students	36	28	64	12	13	25	63	16	2	3	5	84	25	7	1	1	2	34			
Proposed																								
Senior Adult Housing - Multifamily	252	74	DU	5	10	15	11	8	19	15	6	1	2	3	24	18	8	1	2	3	29			
Assisted Living	254	96	Beds	<u>10</u>	<u>7</u>	<u>17</u>	<u>9</u>	<u>14</u>	<u>23</u>	<u>16</u>	<u>7</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>26</u>	<u>22</u>	<u>9</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>35</u>			
				15	17	32	20	22	42	31	13	2	4	6	50	40	17	2	4	6	64			
Total Trips (Proposed versus Existing)				(21)	(11)	(32)	8	9	17	(32)	(3)	0	1	1	(34)	15	10	1	3	4	30			

- Note:
 1. Trip generation based on ITE Trip Generation Manual 11th Edition
 2. LATR Adjustment Factors and Mode Split Assumptions for the Potomac Policy Area were applied.
 3. "Other" SSP Policy area adjustment factor used for the private school.

Table 2
Heritage Gardens
Trip Generation^{1,2}

Land Use	LUC	Amount	Unit	ITE Trip Generation						Montgomery County Growth and Infrastructure Trip Generation														
				AM Peak Hour			PM Peak Hour			AM Peak Hour						PM Peak Hour								
				In	Out	Total	In	Out	Total	Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips	Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips			
Existing																								
Private School (K-8) ³	530	95	Students	36	28	64	12	13	25	63	16	2	3	5	84	25	7	1	1	2	34			
Proposed																								
Senior Adult Housing - Multifamily	252	64	DU	4	9	13	9	7	16	13	6	1	1	2	21	16	7	1	2	3	26			
Assisted Living	254	105	Beds	<u>11</u>	<u>8</u>	<u>19</u>	<u>10</u>	<u>15</u>	<u>25</u>	<u>18</u>	<u>8</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>29</u>	<u>24</u>	<u>10</u>	<u>2</u>	<u>2</u>	<u>4</u>	<u>38</u>			
				15	17	32	19	22	41	31	14	2	3	5	50	40	17	3	4	7	64			
Total Trips (Proposed versus Existing)				(21)	(11)	(32)	7	9	16	(32)	(2)	0	0	0	(34)	15	10	2	3	5	30			

- Note:
 1. Trip generation based on ITE Trip Generation Manual 11th Edition
 2. LATR Adjustment Factors and Mode Split Assumptions for the Potomac Policy Area were applied.
 3. "Other" SSP Policy area adjustment factor used for the private school.

Attachment F- Previous Correspondence *

* Staff has included information based upon the previous case CU201909, in addition staff expects additional testimony prior to Planning Board or OZAH hearings

From: [Stephen Smith](#)
To: [Penn, Joshua](#)
Subject: Heritage Gardens
Date: Saturday, December 7, 2019 2:36:41 PM

10520 South Glen Rd.

Potomac, MD 20854

12/7/2019

Joshua Penn

Office of Zoning & Administrative Hearings

751 Twinbrook Parkway

Rockville, MD 20850

Dear Mr. Penn,

I wish to express support for the Heritage Gardens senior living project proposed by the Wormald Companies based upon several characteristics that are preferable to alternatives that would dramatically increase traffic congestion, noise, and disruptive activity.

My position on this proposal is based on the following characteristics:

- A senior living community would produce a quieter and less traffic intensive environment that would be more aligned with the character of our suburban neighborhood.
- The proposed development of structures that would replicate the design of single family homes rather than institutional-style residences would blend in well with the neighborhood architecture.
- The Wormald Companies have addressed environmental concerns with the retention of 80% of the existing forest and compliance with county construction codes.
- The project details an individual living community with abundant services that would produce a safe, comfortable, and nurturing environment for residents.

My family has owned a property located at 10520 South Glen Rd since 1974 with numerous elderly friends and neighbors who would benefit from this option that is preferable to the impersonal and commoditized senior living facilities around the region.

Sincerely,

Stephen W. Smith

From: [Betty](#)
To: LYNN.ROBESONHANNAN@MONTGOMERYCOUNTY.GOV; [Penn, Joshua](#)
Subject: HERITAGE GARDENS POTOMAC
Date: Friday, November 8, 2019 5:11:12 PM

Ms Rosbson and Mr Penn:

We have recently become aware of a proposed independent living community to be built in Potomac. We have lived in Potomac for over 45 years. Because of our age we need to downsize. For several years we have been exploring our options. We would like to stay in the Potomac community where we are familiar with surrounding and especially to be near our children and grandchildren. The plans for Heritage Gardens is perfect. It is in a quiet area near the village and they would be homes and not high rises blending into the community.

We have been talking to several of our friends who are in the same situation and they agree that this sounds like a great option. We think this project would be a good asset for Potomac and it is much needed. We hope you will give it positive consideration.

We have met the developers and have been impressed by their presentation.

Betty and Bill Topercer
8704 Crider Brook Way
Potomac, Md 20854

Guy A. Wassertzug

10922 Broad Green Terrace • Potomac, MD 20854

Phone 301.674.5130 • guyw@infostructures.com

November 14, 2019

Lynn Robeson, Esq.
Zoning Hearing Examiner
Office of Zoning & Administrative Hearings
751 Twinbrook Parkway
Rockville, MD 20850

RE: Heritage Gardens Conditional Use Application, Case No. CU 19-09

Dear Ms. Robeson,

This is a letter of support for the subject use application.

I have been reviewing the discussion, looking at the site plans, and reading the websites regarding the proposed Heritage Gardens property. As a neighbor *whose property abuts* the proposed development, I have taken particular interest in the impact of this project.

For those who don't remember, the 4th Presbyterian Church ran a school there for many years. The school closed due to funding issues, but this property was *already* a busy one and it predated many of the newer houses built in this area. It also operated as a summer camp, so year-round there was plenty of activity on this property and there were lots of people coming in and out. Just before its closing, the property was already approved for K-12 operation and 400 students.

Looking at the proposed development information on www.savetheglen.org and www.heritagepotomac.com, as well as knowing the property layout pretty well, I see the following:

- This is a HUGE property with a lot of setback from South Glen Road. There is still going to be a lot of distance between the proposed houses and the road so the single-family character of the community won't be affected.
- Speaking of the houses, they homes look like 20 one-story single family homes spread out across 30+ acres. These are luxury homes and do not like tract housing by any stretch.
- This property is literally *in my backyard* so I have particular concerns about the tree buffer. I see that the plan preserves 80% of the existing forest and that a tree will be planted for every tree removed.
- This property is planned as senior living, which we need more of in the area. Compare this with other senior living options in Potomac (which were also built on RE-2 zoned parcels) and you will see that this plan looks a lot less institutional than those options. Also, due to county regulations, there will be legal covenants enforcing the senior living aspect of this (you have to be 62 years old to buy the property). The idea is to "retire in place" rather than go to an institution.

Finally, I'm told that private schools are looking at this property (which as I said before, already received approval once). Compare this proposal with that option (a lot of traffic at all hours, Friday night light sports events, and plenty of speeding teenagers coming in and out of the property), and I think this is a much better option. The property is getting developed no matter what, and I think this proposal is respectful of the parcel and is low-impact compared to what else could end up here.

In summary, as a neighbor directly impacted by the proposed development, I am in support of this application. I'm available at guyw@infostructures.com or via cell at 301.674.5130 should you have any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy Wassertzug', with a long horizontal flourish extending to the right.

Guy Wassertzug

CC: Josh Penn

From: [Susanne Lee](#)
To: [Penn, Joshua](#); "[ginnybarnes@juno.com](#)"
Cc: [Bawer, Ken](#); [Nelson, Katherine](#); [Tesfaye, Elsabet](#); [rick@magginconstruction.com](#); [Marie](#)
Subject: Re: CU 19-09 Heritage Gardens
Date: Wednesday, November 20, 2019 3:40:52 PM
Attachments: [CU 19-09 Motion to Dismiss.pdf](#)

Hi Josh -

Thanks so much for reaching out to us regarding possible additional comments from WMCCA. We provided extensive comments during our previous meeting with the staff. Many were consistent with the Development Review Committee notes and analysis. Our initial examination of the applicant's revised application indicates that many of those same issues remain. Furthermore, we recently filed the attached Motion to Dismiss which, if granted by the Hearing Examiner, will be dispositive. As a result, we have no plans to submit additional comments at this time.

Susanne

From: Penn, Joshua <joshua.penn@montgomeryplanning.org>
Sent: Thursday, November 14, 2019 10:14 AM
To: susannelee1@hotmail.com <susannelee1@hotmail.com>; 'ginnybarnes@juno.com' <ginnybarnes@juno.com>
Subject: CU 19-09 Heritage Gardens

Susan and Ginny,

I am the packager for CU 19-09 Heritage Gardens which is scheduled for the Planning Board on January 9th, 2019. I know you previously met with staff over the concerns WMCCA has about the project. I wanted to reach out and ask if you all would like to formalize any comments to be included in the Planning Board Staff Report. While the final posting date is not until December 27, the internal review process of the draft document begins on December 6, 2019. I just wanted to afford you every opportunity to have your comments fully integrated into the Staff Report.

Please feel free to share this email and my contact information with anyone who might have an interest in the case.

Thanks!

Joshua Penn
Planner Coordinator
Montgomery Planning Department
Maryland-National Capital Park & Planning Commission
(301) 495-4546
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Joshua.Penn@montgomeryplanning.org