Leisure World Administration Building and Clubhouse I
Site Plan No. 820170120

Leisure World of Maryland - Silver Spring, MD
Site Vicinity Map

Location:
Aspen Hill Master Plan area

Zoning:
Planned Retirement Community (PRC)

Size:
Leisure World has 600-plus acres; Subject Property has 11.62 acres.
Subject Property
Existing Site Conditions

- 384-space parking lot
- Clubhouse
- Main entrance
- Administration Building
- N. Leisure World Blvd.
Site Visit Photos
Location of proposed Administration Building
Proposal Overlay
Proposal

(1) New 20,555 sf, Administration building with (1.A.) plaza at main entrance;

(2) Modify existing 384-space parking lot for a pedestrian-friendly walkway;

(3) Modify two Clubhouse entrances for vestibules for 1,315 sf additions, main entrance to Clubhouse stays as is; one at Clubhouse Grill and the other at the Terrace Room entrance;

(4) At completion of the new Administration building, demolish the original building for a 71-space parking lot;

(5) Construct a new drop-off/pick-up loop with new van/accessible handicap parking spaces;

(6) At-grade covered pedestrian bus stop for shuttle bus services; and

Other improvements: new hardscape, landscape, loading space & stormwater management facilities.
Plaza design at the Administration building’s main entrance
Required landscaping at 71-space parking Lot
Circulation Plan
New Administration Building Illustrative Rendering

West elevation looking East
Proposed Administration building’s South elevation

Administration building’s North elevation
Proposed Administration building’s East elevation

Second-level deck with stairs
Community Outreach

- The Applicant has met all proper signage, noticing, and submittal requirements.

- Staff received over 130 e-mails from Leisure World residents as of the date of the staff report. These are found in the five appendixes to the report.
Staff Report clarifications and revisions

Page 1 under the Description:

- Size: 11.602 acres;

Page 5 under the Site Vicinity and Context

The 6160-acre Leisure World property...

At the top of Page 6:

Leisure World is developed as an age-restricted, gated, planned retirement Community with approximately 5,725659-units (existing and maximum number of allowed units) in “mutuals”....

Also on Page 6 in the last sentence in the same paragraph as above:

All Leisure World amenities, including the internal private streets are maintained by the Leisure World Community Corporation (LWCC), or the respective mutual association.
Staff Report corrections continued

Page 8, Figure 3:

Identifies the 289-space parking lot and it should read the 384-space parking lot;

Page 15 in the Data Table:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Tract Area:</strong> Sec. 59.8.3.5.C.1.</td>
<td>At least 25 acres</td>
<td>11.692 acres</td>
</tr>
<tr>
<td><strong>Setbacks (feet) Sec.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Building and Lot Line Setback Sec. 59.8.3.5.C.3.b</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Green Area Sec. 59.8.3.5.C.4.b</td>
<td>50% of GTA</td>
<td>67% +/-</td>
</tr>
<tr>
<td>Maximum Building Height (feet) Sec. 59.8.3.5.C.5</td>
<td>100’</td>
<td>36’</td>
</tr>
<tr>
<td>Minimum Off-Street Parking Sec. 59.8.3.5.C.6.a</td>
<td>187</td>
<td>380</td>
</tr>
<tr>
<td>Minimum Landscaped Area Sec. 6.2.9.C (1) (a)</td>
<td>5% of total parking lot area</td>
<td>69%</td>
</tr>
<tr>
<td>Minimum Tree Canopy Sec. 6.2.9.C (2)</td>
<td>Minimum 25% coverage at 20-years growth</td>
<td>28%</td>
</tr>
</tbody>
</table>
Required Findings

The 10 required findings under Section 59.8.3.5.D.1 *Retained Zones from the Previous Ordinance*, have been met as discussed in the Staff Report.

Recommendation

Approval of the Leisure World Administrative Building and Clubhouse I Site Plan No. 820170120 with the required findings and conditions.
Leisure World Champion Japanese Pagoda Tree
Montgomery County Champion Pagoda tree