



National Lutheran Communities & Services

The Village at Providence Point—A National Lutheran Community Frequently Asked Questions

Who is National Lutheran Communities & Services?

National Lutheran Communities & Services (NLCS) is a faith-based, not-for-profit with a 126-year-history of serving seniors throughout Maryland, Virginia and Washington, D.C. Currently employing 600+ individuals and serving more than 1700 seniors yearly, NLCS' mission is to provide seniors with a variety of lifestyle, residential and health care options through retirement communities and home care/home health services. NLCS also offsets the cost of care for those who can no longer afford it, approximating \$5 million in benevolent care yearly.

- NLCS currently operates three senior living communities:
 - The Village at Rockville—A National Lutheran Community, Rockville, Md.
 - The Village at Orchard Ridge—A National Lutheran Community, Winchester, Va.
 - The Legacy at North Augusta—A National Lutheran Community, Staunton, Va.
- NLCS also operates the following service organization:
 - myPotential at Home—A National Lutheran Service, provides home care and home health services in Virginia, and home care services in Maryland.

Who is the project team?

The project team is comprised of the following:

- Owner/Developer: National Lutheran Communities & Services, Rockville, Md.
- Project Manager: ARCH Consultants, Ltd., Chicago, Ill.
- Civil Engineer: JBA, Gaithersburg, Md.
- Architect: Perkins Eastman, Charlotte, N.C.
- Land Use Attorney: Lerch, Early and Brewer, Bethesda, Md.

What is the project scope?

The proposed development will be a Continuing Care Retirement Community (CCRC), known as The Village at Providence Point—A National Lutheran Community, which will be a Maryland 501(c)3 not-for-profit organization and is a supported organization of National Lutheran Communities & Services (NLCS). The project will be subject to approval by the Maryland Department of Aging.

National Lutheran Communities & Services has contractual agreements in place to purchase approximately 49 acres of land in Annapolis adjacent to Forest Drive and Spa Road.

The proposed project will be developed as a standalone CCRC, and not part of a larger, mixed-use project. The remainder of the land not purchased by NLCS, minus the Conservation Easement, will remain with the landowner Janet Richardson-Pearson. NLCS has no financial or contractual interest in this land; if the landowner were to pursue any development, it would have to meet the standards and approvals of the City of Annapolis, just like any other project.

Phase 1:

- 205* Independent Living Apartments, not to exceed 45' height
- 16 Cottages
- 6 Duplexes
- 32 Health Care Suites
- Multiple dining venues, common spaces, a swimming pool and fitness areas
- Multi-purpose Chapel open to all faiths

Phase 2-3:

- 120* Independent Living Apartments
- 40 Maison Court Apartments
- 6 Cottages
- 16 Health Care Suites

**Approximate project totals subject to change. These are conceptual plans at this time.*

What will be the approval process with the City?

- NLCS will pursue a Special Exception Approval process with the City of Annapolis. NLCS qualifies for a special exception process because of its narrow use and purpose in providing senior living services, versus the previously considered mixed-use concept. NLCS has used a special exception process in other CCRC developments. The site plan, subdivision and forest conservation plan will all be filed together by Spring 2017.

What about the environment?

The impact on the environment is minimized from previous plans. NLCS intends to implement numerous green measures, including, but not limited to: green roofs, porous pavement, bio-retention, open spaces, and a preservation easement, with consideration for specimen trees.

- The Village at Providence Point is an age-restricted community positioned on a parcel of 49 acres; approximately 36 of those acres will be disturbed during construction. Of those 36 acres to be disturbed, approximately 27 acres of existing forest will be cleared.
- The project will retain 18+ acres of existing forest, never to be built upon. Efforts to retain specimen trees will be prioritized.

- The project will potentially conduct both onsite and offsite reforestation, in order to comply with the Forest Conservation Ordinance. The project proposes to replace specimen trees at a rate of 3:1 for all trees 24" and greater. These replacements will be planted in a combination of landscaped areas within the area disturbed by construction, as well as current non-forested, meadow areas. This recommendation is consistent with the recommendation of the Sierra Club in 2013.
- Stormwater will be treated through Environmental Site Design measures, providing 100% of the required treatment volume onsite.
- A total of 75 acres of land annexed into the City in 2006, will be placed into a Conservation Easement consistent with the annexation agreement. The Conservation Easement is required to be implemented, upon the approval of a Planned Development project by the City.
- There is a City-approved Forest Stand Delineation already in place.

What about traffic?

The traffic impact by the CCRC will be minimal. NLCS commissioned its own traffic assessment conducted by Wells & Associates Transportation Consultants in Annapolis. The preliminary assessment, conducted with 2015 traffic data, found that the proposed CCRC will generate approximately *80 percent less traffic than the previous scope of the mixed-use project* (Crystal Spring Annapolis). As part of the broader approval process, The City of Annapolis will commission its own traffic study for the CCRC.

- The CCRC will provide bus transportation to area locations, including shopping, doctor's appointments and trips to downtown Annapolis. This will further alleviate additional cars on the road.
- The traffic assessment discussed two areas on Forest Drive, which might require some mitigation as part of the development cost. Further discussions with the City will determine the final specifics on this issue.
- The project will also build out Skipper Lane (parallel access road to Forest Drive) within the property's boundaries.

What about school overcrowding?

A CCRC is an age-restricted community for individuals 60+. There will be no impact to local school systems.

What about economic impact and jobs?

The project will create numerous construction phase jobs, equivalent to about 400 full-time positions over the construction period and representing approximately \$50 million in salaries and wages. Approximately 200 full and part-time jobs at the CCRC will be considered once construction is completed. On average, NLCS pays 5% above the competitive medians for

comparable senior living jobs. Once completed, the project will have 500 residents as part of the Annapolis community, supporting local businesses. The CCRC will create approximately \$1.3 million in real estate taxes, yearly.

To learn more and stay up to date on the project, visit www.nationallutheran.org.