



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 128-year-history of serving seniors throughout Maryland, Virginia and Washington, D.C. Currently employing 600+ individuals and serving more than 1900 seniors yearly, NLCS' mission is to honor, inspire and support choice and opportunity in service to seniors. NLCS provides this through a variety of retirement communities and home care/home health services. NLCS also offsets the cost of care for those who can no longer afford it, exceeding \$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 organizations:
 - myPotential at Home—A National Lutheran Service, provides home care and home health services in Virginia, and home care services in Maryland.
 - myPotential Care Center— A National Lutheran Service, provides clinical services to residents, staff, family members and seniors living in, and near, The Village at Rockville.
 - Impact1890—A National Lutheran Service, is a grant-making organization that stewards resources to support seniors aging in place in Delaware, Maryland, Virginia and Washington, D.C.

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: Johnson Bernat Associates, Gaithersburg, Md.
- Architect: Perkins Eastman, Washington, D.C., and Charlotte, N.C.
- Landscape Architect: Mahan Rykiel, Baltimore, Md.
- Land Use Attorneys: Lerch, Early and Brewer, Bethesda, Md., and Hyatt & Weber, P.A., Annapolis, Md.
- Environmental: Wetland Studies and Solutions, Millersville, Md.

- Traffic Consultant: Wells & Associates, Tysons, Va.

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 is subject to approval by the Maryland Department of Aging.

NLCS has contractual agreements in place to purchase approximately 54 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 is approximately 124.5 acres and remains with the landowner Janet Richardson-Pearson. In addition to the 75-acre Conservation Easement provided by Mrs. Richardson-Pearson, there will also be easements put in place for forestry retention and replacement easements. In essence, any future development of the remaining property will not be possible because it is subject to the easement requirements.

Phase 1:

- 225 Independent Living Apartments
- 30 Cottages
- 32 Health Care Suites
- Multiple dining venues, common spaces, a swimming pool and fitness areas
- Multi-purpose Chapel open to all faiths

Phase 2:

- 40 Maison Court Independent Living Apartments
- 8 Duplexes
- 16 Health Care Suites

Project Totals: 265 Independent Living Apartments; 30 Cottages; 8 Duplexes; 48 Health Care Suites

What will be the approval process with the City?

- NLCS submitted a special exception application and a setback variance application in July of 2017. As a result of further refinements to the plan, those plans were withdrawn. Through much of 2018, NLCS worked with the City of Annapolis Planning & Zoning staff and additional stakeholders to engage in a concerted planning process to shrink the

footprint, save additional forested areas, reduce the overall number of planned units, and move the development closer to Forest Drive. After holding another community meeting on January 3, 2019, NLCS subsequently filed a Planned Unit Development site plan on January 22. The submission included a site plan, a preliminary forest conservation plan and a subdivision plan. All of these plans will be reviewed by the City's Planning & Zoning staff and the City's Planning Commission.

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, bio-retention, open spaces, and preservation easements.

- The Village at Providence Point is an age-restricted community positioned within a subdivision totaling approximately 54 acres, of which approximately 35 of those acres will be disturbed during construction. Of those 35 acres to be disturbed, approximately 30 acres of existing forest will be cleared.
- The project will retain all remaining 60.5 acres of existing forest, never to be built upon, through combined conservation and protective easements. Efforts to retain specimen trees will also be prioritized.
- The project will provide onsite reforestation, in addition to the 60.5 acres being preserved, in order to comply with the Forest Conservation Ordinance. Replacement trees will also be planted in landscaped areas within the area disturbed by construction. 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. Stormwater management will be integrated with the landscape so that much of it becomes a feature of the site itself.
- There is a City-approved Forest Stand Delineation already in place.

What about traffic?

The traffic impact by The Village at Providence Point will be minimal. The City of Annapolis commissioned a traffic assessment conducted by STV. The traffic study was based upon a previous configuration of the property which included a higher number of units. Based upon those higher number of proposed units, the project would generate approximately 76 additional trips at the morning peak hour and 82 additional trips at the evening peak hour. Changing the variable to the actual proposed number of units for the retirement community, the traffic generated would be 64 additional trips and 68 additional trips for the morning peak hour and evening peak hour, respectively.

- During the construction phase, parking will be provided for onsite for workers and project management team.

- Bus transportation will be provided 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 identified improvements to the intersection of Forest Drive and Spa Road as an area that can provide relief from traffic congestion. These proposed improvements include, but are not limited to, a right turn only exiting the community from Crystal Spring Farm Drive onto Forest Drive; adding additional turn lanes on Spa Road; changing the lane use on the southbound approach of South Cherry Grove Avenue; and enhancing signalization timing improvements at intersections along Forest Drive. These efforts will work towards improving the overall traffic, compared to the existing conditions.
- The project will also build out Skippers 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+. The Village at Providence Point will have no impact to local school systems.

What about economic impact and jobs?

The project will create numerous construction phase jobs, equivalent to about 200 full-time positions over the construction period and representing approximately \$25 million in salaries and wages. Approximately 200 full and part-time jobs will be created 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 Village at Providence Point will create approximately \$1.7 million in real estate taxes, yearly.

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