

VICTORY COURT PROJECT

SITE PLAN APPLICATION

PROJECT DESCRIPTION / SCOPE OF WORK NARRATIVE

Petitioner Victory Housing, Inc., on behalf of a to-be-formed entity, hereby submits this Site Plan Application implementing approved Special Exception Case No. SPX2009-00378, to develop and operate an 86-unit affordable housing community for independent elderly residents in the City of Rockville to be known as “Victory Court.”

The subject property is located in the Rockville Heights subdivision, on a block that is bordered by Maryland Avenue on the west, Fleet Street on the north, Monroe Street on the east and the “Court House Walk” townhouse community on the south. The property is classified in the MXT (“Mixed-Use, Transition”) zone. The proposed senior housing community will be sited on a new lot (to be created in a companion Preliminary Plan of Subdivision application) that consists of approximately 3.47 acres of land owned by Montgomery County, Maryland. Principal access to the property will be from a driveway on Monroe Street.

PARTIES

The owner of the property, Montgomery County, Maryland, entered into an Option to Lease agreement with Victory Housing, Inc. (VHI), the principal sponsor of this project. A formal Ground Lease between the parties will be entered into at a later date.

Victory Housing is the nonprofit housing development arm of the Archdiocese of Washington. VHI’s mission, in part, is to provide housing for low- and moderate-income

independent elderly households. VHI takes the role of developer and owner on all of its developments. It currently operates seven assisted living facilities, including six in Montgomery County. VHI has also developed 13 other properties in the Metropolitan Washington area, including six in Montgomery County.

VHI has an excellent reputation for providing affordable housing for the elderly and is the recipient of numerous state and local awards.

OPERATIONS

The proposed affordable housing community will include a combination of 86 one- and two-bedroom apartments for independent elderly households. Victory Court will include amenities on the ground floor such as a community room, living room, TV room, arts & crafts room, wellness center, computer room, and an exercise room. In addition, residents will have access to a landscaped courtyard and outdoor seating area. A third-party management company will be retained to oversee the daily operation of the community.

However, in Petitioner's experience, a community of the size proposed for Victory Court is anticipated to require the equivalent of three (3) full-time staff positions on-site. Staffing for the community is anticipated to be as follows: one full-time property manager, one part-time assistant manager, one full-time maintenance supervisor, and one part-time janitor. Office hours will be approximately from 9am to 5pm, Monday through Friday.

Finally, residents will be advised that generally move-in/out activities are limited to between the hours of 9am and 5pm in order to minimize potential disturbance to other residents.

COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS

The proposed project complies with all requirements of the Zoning Ordinance as follows:

1. MXT Zone Design Standards

Housing for senior adults and persons with disabilities are permitted by special exception in the MXT Zone with its own development standards set forth in Section 25.15.02.j. Victory Court will comply with all of the specific development standards for the proposed use which are not inconsistent with the Special Design Regulations for the MXT Zone established in Section 25.13.07.g, all of which the proposed buildings satisfies.

2. Layback Slope

Pursuant to Section 25.13.05.b.2(d)(i), the layback slope requirement is not applicable to the MXT Zone.

3. Landscape, Screening and Lighting Manual

The landscape and lighting plans which are part of the Applicant's submission show a rich combination of plantings that both accentuate certain features of the project while screening it from off-site views where appropriate. Lighting fixtures, and their placement, were chosen because of their appropriateness in close proximity to surrounding uses, both residential and non-residential, and for their ability to provide lighting appropriate for

the senior resident population while not causing glare or spillage of light onto adjacent residential properties.

4. Adequate Public Facilities Ordinance

As a senior housing community, Victory Court will have minimal peak-hour trips as supported by the attached Comprehensive Transportation Review Statement, and will have no impact on area schools.

5. Parking

The base requirement for parking spaces for the Victory Court Project is 1 space per 3 units, or 29 spaces. However, based on VHI's experience and the fact that the community will be designed for independent seniors, the Petitioner believes more parking is warranted. Therefore, a total of 52 parking spaces are proposed – 36 surface and 16 structure parking spaces.

6. Shadows

The requirements of Section 25.17.06 relative to shadow regulation are not applicable in the MXT Zone.

7. Signs

A community entrance sign is proposed to be located within the landscaped island located at the main entrance drive off of Monroe Street as indicated on the detailed site plan. This sign will be discreet and appropriate for its location.

8. Public Use Space Requirements

Pursuant to Section 25.17.01.e, projects consisting of entirely affordable housing units and/or housing for senior adults are exempt from the public use space requirements.

9. Impervious Surface Requirements

There are no maximum impervious surface limits applicable in the MXT zone.

SUMMARY

Victory Court will be well-located so that residents can take advantage of the myriad of opportunities available in Rockville, including shopping, personal services, health care, professional services, dining opportunities and cultural sites. The fact that the property will provide housing for independent seniors means that there will be no impact on schools. The project is designed to be complementary with the existing topography and the scale and context of the surrounding community.