

From: [Beall, Mark](#)
To: [Robeson Hannan, Lynn](#); [Soo Lee-Cho](#)
Cc: [Butler, Patrick](#); [Johnson, Nana](#)
Subject: RE: Questions on CU 23-12, Brookstone Senior Living
Date: Thursday, February 15, 2024 8:54:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[EXTERNAL EMAIL]

Good Morning,

Please see my responses below in red. Thank you for your patience and please let me know if you have any additional questions.

Have a great day!



**Thank you,
Mark Beall**
Zoning, Public Projects & Ag Initiatives Section
Zoning Planner | Upcounty Division
Montgomery County Planning Department
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o: 301-495-1330



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Sent: Friday, February 9, 2024 8:38 AM
To: Beall, Mark <Mark.Beall@montgomeryplanning.org>; Soo Lee-Cho <sleecho@bregmanlaw.com>
Cc: Butler, Patrick <patrick.butler@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>
Subject: Questions on CU 23-12, Brookstone Senior Living

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon, all. I have a few questions on the above and wanted to get them to you as far as possible before the hearing. You may answer them before the hearing or be prepared to address them at the hearing. Mark, would you please provide any additional analysis of No. 9 before the hearing?

They are:

1. The zoning is R-200/TDR 3.0. It doesn't look like the Applicant is using the TDRs for this development. In the past, we have added a condition extinguishing the TDRs. Can you confirm and let me know whether you agree/disagree with such a condition.
2. Is the property 5.68 acres or 5.86 acres. There are two different numbers in the Staff Report—is the one on the cover page just a typo?

The one on the cover page is a typo.

3. Usually we put a condition on the maximum number of employees that can be on-site at one time and a condition mandating shift times w/number of employees on each shift because this usually supports the traffic findings. Can this information be summarized and provided? Do the Applicant object to a condition limiting the number of staff, maximum on-site, and shifts?
4. Would the "surety and maintenance agreement" referenced in Condition 5 be between the Planning Department and the site management company or the property owner? Are the independent senior units rentals or ownership?
5. Are any MPDUs proposed for the senior living units? If not, is there a payment to the Housing initiative Fund?
6. The photometric plan doesn't show lighting levels to the edge of the property. Please confirm that footcandles will be 0.1 either by extending the fc to the property line or some other method.
7. The Staff Report mentions a "signage plan". Can you direct me to OZAH's exhibit number for this plan? Will the sign be illuminated? What type of lighting? Does this affect fc at the property line? Do you have timing for illumination?

The Applicant did not provide a Signage Plan. The Conditional Use Plan just shows an entrance sign near the driveway entrance off Valley Stream Avenue. The Staff Report mentions the entrance sign but says the Applicant is to file for a Sign Permit through Department of Permitting Services.

8. Some of the plans submitted are blank (see, Exhibit 28(c), Staff Memos). Is there a reason for this?
9. Inherent/Non-Inherent: we've found that noise is one of the inherent effects of these types of uses (from delivery trucks, waste pick-up, ambulances, etc.) Is there information on the number of deliveries that will be occurring? From Staff, do we have any information on whether noise is inherent/non-inherent and, is there any additional analysis of why the noise/number of deliveries is inherent?

Generally, deliveries are arranged during regular business hours, outside of the peak hours, in consideration of both the on-site residents and the surrounding community. Food deliveries are typically made twice per week by a box truck. All other deliveries are made by USPS, FedEx, and UPS on their standard routes. All laundry, linens etc. is performed in house and requires no outside vendors or deliveries. The noise from deliveries is inherent because it is part of regular operations with this type of business.

Again, if there is information in the file that I have missed, please direct me to the correct exhibit. Thanks in advance for your cooperation on this.

*Lynn Robeson Hannan
Director
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100 Maryland Avenue, Room 200*

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For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>