

S.W. BLOYD PROPERTIES, LLC
555 Concord Street, Unit A
Havre de Grace, Maryland 21078

Re: Conditional Use Application for
5501 Southwick Street, Bethesda

To Whom It May Concern:

S.W. Bloyd Properties, LLC has operated a residential care facility located at 5501 Southwick Street, Bethesda, Montgomery County, since 2016. In May 2023, S.W. Bloyd Properties, LLC purchased the property and has continued to operate a residential care facility for those suffering from early and moderate stages of Alzheimer's or other forms of dementia. Over the past eight (8) years that S.W. Bloyd Properties, LLC has operated the facility, none of the current eight (8) residents have owned or operated personal vehicles. We expect that if we are allowed to increase the residency of the current building to ten (10) residents there will continue to be no owners or operators of automobiles. Accordingly, vehicle traffic generated by the residents is and will remain virtually nil.

With ten (10) residents, we expect that we will have a maximum staffing of three persons during both the daytime and evening shifts and two persons in the overnight shift. Based on past experience at this site, and observations from other facilities in our care system, we expect that at least one (1) employee in each major shift will travel to work on public transportation which is easily accommodated by convenient bus routes on Old Georgetown Road.

There are approximately two (2) deliveries per day to this facility of food stuffs, facility supplies, or personal shopping items ordered by residents. These deliveries generally do not occur during peak travel periods due to the heavy traffic volumes on adjacent streets since NIH is located immediately across Old Georgetown Road from our facility.

Visits from family or friends tend to occur on weekends when traffic on the surrounding road network is reduced.

In summary, the operation of our eight (8) resident care facility at 5501 Southwick Street, Bethesda, to date does not generate more than fifty (50) weekday peak hour person trips and we expect that fact will not change if we can increase the residency to ten (10) persons. Accordingly, we understand that our conditional use application is exempt from having to submit a traffic study.

Thank you for your consideration of these comments.

S.W. Bloyd Properties, LLC


Steven W. Bloyd