

Arason & Associates

Land Use Professionals

Jon L. Arason, AICP

P.O. Box 3274

Annapolis, MD 21403

443-852-8840

JonLArason@gmail.com

August 6, 2020

Via E-Mail—snash@annapolis.gov

Dr. Sally Nash, Director
Annapolis Department of Planning and Zoning
145 Gorman Street, 3rd floor
Annapolis, MD 21401

RE: Community meeting for Major Site Design Plan Review (SDP)
Bay Village Independent Living Proposal

Dear Dr. Nash:

Pursuant to City Code Section 21.10.010(B) we have conducted a Community Meeting on the Major SDP for our proposed independent living facility. This was an in-person meeting with all of the necessary precautions in the covid-19 era (see meeting summary). The meeting was held on July 23 on-site. The presentation on the project was video taped, available for uploading onto the DPZ web site. Attached are the following materials required to comply with Community Meeting regulations:

1. Community meeting form
2. Certificate of Publication
3. Affidavit of Mailing Notice
4. Affidavit of Posting
5. Location Map
6. Meeting Hand-outs
7. Sign-in Sheets
8. Summary of Meeting

Sincerely,



Jon Arason
Arason & Assoc.

1. Community meeting form



City of Annapolis
 Department of Planning and Zoning
 145 Gorman Street, 3rd Fl
 Annapolis, MD 21401-2529

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Community Meeting Form

In accordance with Chapter 21.10 of the Annapolis City Code, a community meeting shall be held before submission of an application that requires a certificate of adequate public facilities under Title 22 of the City Code and for a proposed subdivision that will contain a new street.

The purpose of a community meeting is to inform persons and community associations, including but not limited to, homeowners associations, condominium associations, resident associations, and business associations. The prospective applicant shall address the items identified by the Planning and Zoning Director's checklist and receive comments and concerns about the development proposal so that the prospective applicant may become aware of those comments and concerns before submission and formal consideration of the application

Date July 31, 202 Project Name Bay Village Independent Living

Type of project(s) (i.e. residential townhouse, single family, commercial etc.)
Institution for the Care of the Aged

Tax I.D. # 11659200 and 90029199 Tax Map 57A Block _____ Parcel(s) 160 and 159

Ward 7 Alderperson R. Savidge Zoning PM2 Critical Area Yes No

If yes, check designation LDA RCA IDA

Elementary School <u>Hillsmere</u>	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Closed
Middle School <u>Annapolis Middle</u>	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Closed
High School <u>Annapolis High</u>	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Closed

Property Location/Address and intersecting streets:
1951 Bay Ridge Road--on Bay Ridge Road between Edgewood Rd. and Georgetown Rd. extended

Site Design Plan Planned Development Subdivision

Project Description
1951 Bay Ridge Road--on Bay Ridge Road between Edgewood Rd. and Georgetown Rd. extended

Owner GSX Ventres
 Developer GSX Ventres

Community Meeting
 Date 7/23/2020 Time 5:30-7:30 Copy of scaled map of meeting location is attached
 Location and Address 1951 Bay Ridge Road
 Contact Person for Project Jon Arason
 Phone(s) 443 852 8840 Email address jonlarason@gmail.com
 Submitted by Jon Arason
 Phone(s) same Email address same

The meeting shall be held at a location that is reasonably accessible to persons who reside or own property in close proximity to the land that will be subject to the application. A community meeting shall be held not earlier than one year prior to submission of an application and no later than 14 days prior to submission of an application.

Notice is required to be sent to the following 15 days prior to the meeting:

- All parties with a financial or vested interest in the property that is the subject of the application.
- Property owners and tenants of property located within two hundred feet of any property boundary of the proposed development
- The Alderperson representing the Ward for which the project is planned.
- The President or other person in a position of authority of any Community Association, including but not limited to, homeowners associations, condominium associations, resident associations, and business associations whose geographic boundaries lie within 200 feet of the proposed development. The list of associations and their contact information, including the name of the association's president or other person in a position of authority, the association's mailing address, and the association's email address shall be maintained by the Office of the Mayor. Contact information for Constituent Services may be found at <https://www.annapolis.gov/1354/Constituent-Services>

The Applicant shall provide a copy of the written notification and a list of all persons and organizations included in the notice of mailing to the Department of Planning and Zoning prior to the meeting.

PUBLICATION OF NOTICE

The applicant shall have published, in a newspaper of general circulation in the city at least fifteen days before the community meeting, notification of such meeting.

Community Meeting Checklist

The following list represents the **MINIMUM** information that must be presented at the Community Meeting. Please confirm with a checkmark that all items have been addressed and the required information provided. This checklist must be submitted with the minutes from the meeting:

1. Project Name (if known)
2. Zoning of the property
3. Impacted schools and whether they are open or closed
4. Number of proposed lots or total square footage if commercial
5. Type of proposed development i.e., residential, commercial, mixed use
6. Approximate road configuration
7. Approximate location of environmental features on the site
8. Impact of the proposed development on the environmental features
9. If the site is in the Critical Area, a delineation of those portions within the IDA, LDA, and/or RCA. A delineation of the 100' buffer if applicable.
10. Conceptual storm water management

A PROSPECTIVE APPLICANT WHO HAS CONDUCTED A COMMUNITY MEETING SHALL PROVIDE A WRITTEN SUMMARY OF THE COMMUNITY MEETING TO THE PLANNING AND ZONING DIRECTOR WITHIN 30 DAYS AFTER THE CONCLUSION OF THE COMMUNITY MEETING, UNLESS ALREADY SUBMITTED WITH THE APPLICATION. THE WRITTEN SUMMARY SHALL INCLUDE A LIST OF MEETING ATTENDEES, A SUMMARY OF ATTENDEE COMMENTS, AN OVERVIEW OF DISCUSSIONS RELATED TO THE DEVELOPMENT PROPOSAL, AND ANY OTHER INFORMATION THE PROSPECTIVE APPLICANT DEEMS APPROPRIATE. THE WRITTEN SUMMARY SHALL BE SUBMITTED WITH THE APPLICATION AND BE MADE AVAILABLE BY THE PLANNING AND ZONING DIRECTOR FOR PUBLIC INSPECTION. ANYONE ATTENDING THE COMMUNITY MEETING MAY SUBMIT A WRITTEN RESPONSE TO THE PROSPECTIVE APPLICANT'S SUMMARY TO THE PLANNING AND ZONING DIRECTOR. IF AN APPLICATION IS NOT FILED WITHIN ONE YEAR AFTER A COMMUNITY MEETING OCCURS, THE PROSPECTIVE APPLICANT SHALL HOLD ANOTHER COMMUNITY MEETING TO BE CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION BEFORE AN APPLICATION IS FILED.

Here is the format for advertising a community meeting:

NOTICE OF COMMUNITY MEETING

In accordance with chapter 21.10 of the Annapolis City Code, a Community Meeting will be held at *(time)* on *(Date)* at *(Location)* Annapolis, MD regarding a Development Proposal for *(description of project and location of project)*. The public is invited to attend. For more information, contact:

(Applicant Name) _____
(Phone) _____
(Email) _____

Here is the format for posting of the property:

The applicant is required to post a "Notice of Community Meeting" sign on the property, which is the subject of the application, at least 15 days prior to the community meeting. *(Please consult the Department of Planning and Zoning as to whether more than one sign will be required.)*

The applicant is responsible for having the sign(s) made as per the following specifications:

- Sign size: 28"x44"
- Sign must be made of a durable water resistant material.

The Applicant shall provide a photograph of the sign(s) after posting, and an affidavit of posting to the Department of Planning and Zoning.

←————— 44" —————→

**NOTICE OF
COMMUNITY MEETING**

In accordance with Chapter 21.10 of the Annapolis City Code, a Public Meeting will be held on: *(Date)* _____ at *(time)* _____ at *(Location)* _____, Annapolis, MD

Regarding a Development Proposal for:

For more information, contact:

(Applicant Name) _____

(Phone) _____

(Email) _____

↑
28"
↓

Real Property Data Search

Search Result for ANNE ARUNDEL COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Subdivision - 000 Account Number - 90029199

Owner Information

Owner Name: QSDG MANUFACTURING LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 951 BAY RIDGE RD Deed Reference: /12619/ 00098
 ANNAPOLIS MD 21403-3934

Location & Structure Information

Premises Address: 951 BAY RIDGE RD Legal Description: LTS 9 10
 ANNAPOLIS 21403-0000 951-953 BAY RIDGE RD
 MOSS REST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
057A	0014	0159	36300.02	000			9	2018	Plat Ref:

Town: ANNAPOLIS

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	10,000 SF		17,424 SF	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		LIGHT MANUFACTURING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2018	07/01/2019
			As of
			07/01/2020
Land:	422,800	476,400	
Improvements	330,400	309,700	
Total:	753,200	786,100	786,100
Preferential Land:	0		0

Transfer Information

Seller:	Date:	Price:
LEONARD JR, LAURANCE A	02/27/2003	\$480,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/12619/ 00098	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		
County:	000	07/01/2019	07/01/2020
State:	000	0.00	
Municipal:	000	0.00	
		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search

Search Result for ANNE ARUNDEL COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None**

Account Identifier: District - 06 Subdivision - 000 Account Number - 11659200

Owner Information

Owner Name:	BRIG LLC	Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:	200 WESTGATE CIRCLE STE 500 ANNAPOLIS MD 21401	Principal Residence:	NO
		Deed Reference:	/21605/ 00492

Location & Structure Information

Premises Address:	960 BAY VILLAGE DR ANNAPOLIS 21403-0000	Legal Description:	LT 1 OR 0.8996 ACRE 960 BAY VILLAGE DR BAY VILLAGE
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
057A	0008	0160	36300.02	000			1	2018	Plat Ref: 0350/ 0030

Town: ANNAPOLIS

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	720		0.8996 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2019	07/01/2020
Land:	695,000	781,300		
Improvements	0	0		
Total:	695,000	781,300	752,533	781,300
Preferential Land:	0			0

Transfer Information

Seller: BAY VILLAGE LLC	Date: 10/01/2009	Price: \$2,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /21605/ 00492	Deed2:
Seller: TIRSCHMAN, MARY J	Date: 04/03/2002	Price: \$300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /11387/ 00468	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

2. Certification of Publication



300 E. Cromwell Street
Baltimore, Maryland 21230
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 6714884

Sold To:

Jon Arason - CU80087578
707 Glendon Ave
Annapolis, MD 21403

Bill To:

Jon Arason - CU80087578
707 Glendon Ave
Annapolis, MD 21403

Was published in "The Capital", "Daily", a newspaper printed and published in Anne Arundel County on the following dates:

Jul 08, 2020

LEGAL NOTICE

In accordance with Chapter 21.10 of the Annapolis City Code, a Community meeting will be held from 5:30 pm until 7:30 pm on July 23, 2020 in the construction trailer behind 951 Bay Ridge Road (on Bay Village Dr. next to Starbuck's) regarding a development proposal for a Major Site Development plan for a proposed institution for the care of the aged as defined in the City Code, to be located at 951 Bay Ridge Road. The public is invited to attend. Due to the Covid-19 pandemic, the meeting will be held open house style with limited attendance at any given time. Face masks are required.
7/8/2020 6714884

The Baltimore Sun Media Group

By Shanna Evans

3. Affidavit of Mailing Notice

Affidavit of Mailing Notice

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

(1) The attached notice letter providing the date and location of the community meeting for the development project proposed for 951 Bay Ridge Road and lot 1 Bay Village subdivision was mailed first-class, postage prepaid 15 days prior to the date of the community meeting to property owners and tenants within 200' of subject property, to the alderperson, and to the president or other person in a position of authority on behalf of any homeowners associations, condominium associations, resident associations, and business associations which geographic boundaries lie within 200 feet of the proposed development.

(2) That the list containing the names and addresses of the parties to whom notice was mailed is also attached hereto.

Signature of Affiant:



Printed Name of Affiant:

JON AMSDEN

Complete Address of Affiant:

707 LLEWELLYN AVE

ANNAPOLIS MD 21403

Date: July 31, 2020

July 8, 2020

To whom it may concern:

You are a property owner within 200 feet of a development parcel at 951 Bay Ridge Rd., Annapolis, MD. A proposal will be put forth for an age restricted independent living development/institution for the care of the aged at this location. The application will be in the form of a Major Site Design Plan.

Chapter 21.10 of the Annapolis City Code requires a Community Meeting with written notification to property owners within 200 feet of this proposal. We will be holding a Community Meeting (open house style) on July 23, 2020 from 5:30 to 7:30 PM in the construction trailer on Bay Village Dr. behind 951 Bay Ridge Road. Face masks will be required.

For information, contact:

Jon Arason
443-852-8840
jonlarason@gmail.com

BRIG LLC
200 Westgate Circle, Ste 500
Annapolis, MD 21401

QSDG MANUFACTURING LLC
951 Bay Ridge Rd
Annapolis MD 21401

BRIG LLC c/o CVS# 4225-02/OCC
EXP DEPT
1 CVS Drive
Woonsocket, RI 02895

SOUTHLAND CORP C/O TAX DEPT
25856
PO BOX 711
DALLAS, TX 75221

GFS REALTY
C/O AHOLD FINANCIAL SERVICES
PO Box 6500
Carlisle, PA 17013

Samaras Grandchildren Property LLC
Foreman Daphne et al
1478 Catbriar Way
Odenton, MD 21113

ANNAPOLIS NECK LLC
6508 Old Farm Court
Rockville, MD 20852

CS Bay Village Assoc LLC
c/o Integra Care Corp
6600 Brooktree Ct, Ste 1000
Wexford, PA 15090

Mr. Stuart Pittman
County Executive
44 Calvert St
Annapolis, 21401

Ms. Lisa Branning Rodvien
Arundel Center
44 Calvert St.
Annapolis, MD 21401

4. Affidavit of Posting

Affidavit of Posting Notice

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

- (1) That I directed the posting of the notice sign for the Community Meeting on July 23, 2020 at 5:30 pm on the property located adjacent to 951 Bay Ridge Road.
- (2) That the sign was posted on July 8, 2020 as evidenced by the attached date and time stamped email from Theodore Henry to me.
- (3) That the sign was monitored and continuously remained posted up through the date of the meeting.
- (4) That the sign was posted on the lot adjacent to 951 Bay Ridge Road, visible from Bay Ridge Rd. ROW.

Signature of Affiant:



Printed Name of Affiant:

JOHN ANASOJ

Complete Address of Affiant:

707 GLENDON AVE

ANNAPOLIS, MD 21403

Date: July 31, 2020

From: Theodore Henry ted@tjhproperties.com
Subject: Public Notice
Date: July 8, 2020 at 2:56 PM
To: jonlarason@gmail.com



Hi Jon

Sign is up:-)

Stay safe.

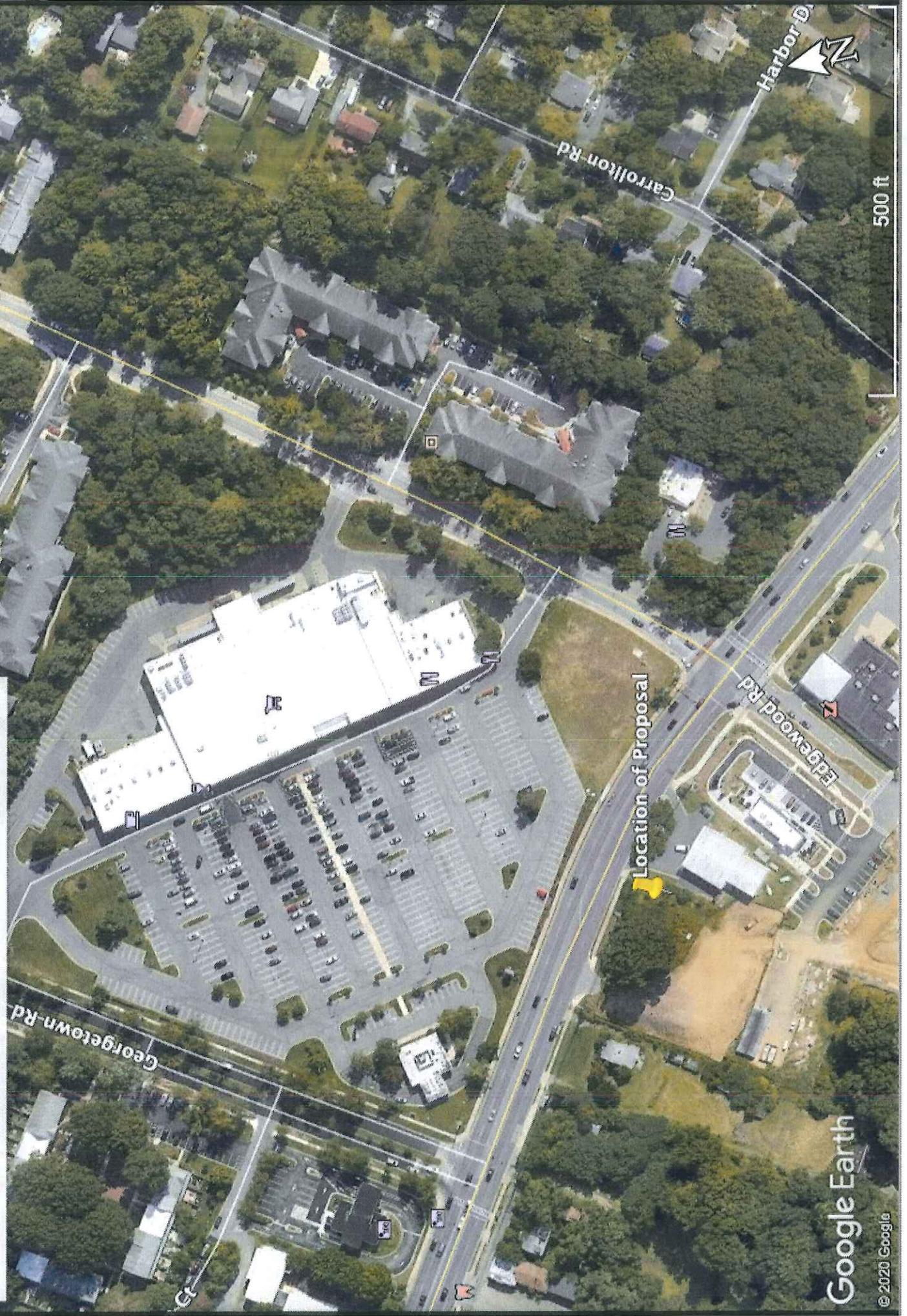
Ted



5. Location Map

Bay Village Independent Living Proposal

Legend



Google Earth

© 2020 Google

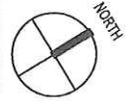
6. Meeting Hand-outs



BAY VILLAGE - SUITES ANAPOLIS, MD

1" = 100'-0"

0 25 50 100
GRANT ARCHITECTS
KSBA ARCHITECTS
REVISION: SEPT. 03, 2019



BAY VILLAGE - SUITES

ANNAPOLIS, MD

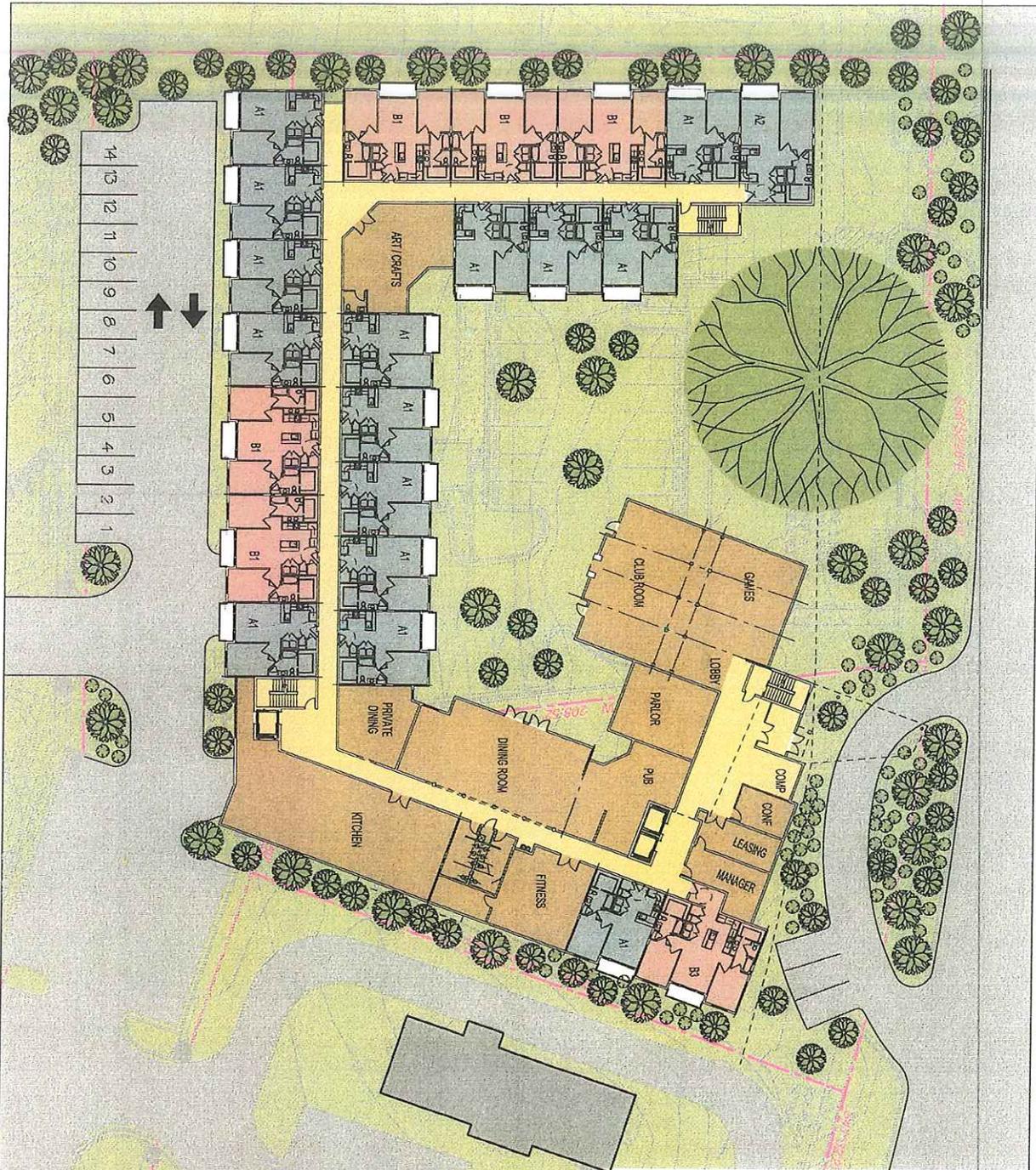
0' 10' 30' 60' 80'

GRANT ARCHITECTS REVISION: JUL. 14, 2020
KSB&A ARCHITECTS

NORTH
1" = 30'-0"

AREA, APARTMENT & BED COUNT SUMMARY:

AREA	ONE BEDROOM				TWO BEDROOM				APTS.	BEDS
	A1	A2	A3	A4	B1	B2	B3	B4		
GROUND FLOOR :	40	351	-	-	-	-	-	-	-	-
FIRST FLOOR :	32	420	15	1	0	0	5	0	1	22
SECOND FLOOR :	32	000	25	1	1	1	2	6	1	39
THIRD FLOOR :	32	000	25	1	1	1	2	6	1	39
TOTAL AREA :	136	771								
APARTMENTS :	65	3	2	2	4	17	2	3	2	100
BEDS :	65	3	2	2	4	34	4	6	4	124



FIRST FLOOR PLAN



BAY VILLAGE SUITES

GRANT ARCHITECTS

7. Sign-in Sheets

Community Meeting
Bay Village
Independent Living Proposal
July 23, 2020

Sign In/Comment Sheet

Name: LUY OPENSHAW

Address:

Email: LA OPENSHAW@VERIZON.NET

Comment: REPRESENTING:
ANNAPOLIS NECK PENINSULA FEDERATION
BAY RIDGE CIVIC ASSOCIATION

Community Meeting
Bay Village
Independent Living Proposal
July 23, 2020

Sign In/Comment Sheet

Name:

MICHAEL J HIGGINS

Address:

2077 Somerville Rd

Email:

mhiggins@hogancompanies.com

Comment:

8. Summary of Meeting

Bay Village Independent Living Proposal
Community Meeting
July 23, 2020
5:30-7:30
Meeting Summary

The developer of the proposed Bay Village Independent Living Project intends to submit for site design plan (SDP) approval in the fall. Prior to submittal of an SDP application there is a requirement to conduct a Community Meeting to gain public input into the project.

The meeting was held in a trailer on the otherwise vacant lot adjacent to 951 Bay Ridge Rd. Because of constraints posed by covid-19 the meeting was designed to act as an open house wherein attendees could come and go over the course of two hours to limit the number of people in the trailer at any one time.

Precautions taken included:

- face mask requirement
- an UV entry portal to kill viruses on clothing
- separate sign-in sheets for each attendee with disposable pens for each attendee
- adequate spacing of chairs
- hand sanitizer

Attendees from the project team were: Jon Grant, AIA, NCARB, President and Michelle McGregor, COO, Managing principle from GSX Ventures—the developer; Terry Shuman, P.E. from Bay Engineering; and Jon Arason, Principal from Arason & Associates. Also in attendance were John Degen, Executive Operations Officer, Bay Village who will be managing the facility and Jay Moore, Senior VP of Development from Oppidan—a firm that will be involved in the development.

Two members of the public were in attendance at 5:30, one of which represented both the Bay Ridge Community Association and the Annapolis Neck Peninsula Federation.

The meeting began shortly after 5:30 pm.

Jon Grant presented the project using a number of project boards. He gave background about the function in an independent living facility; amenities for the residents; how this project would inter-relate with the assisted living facility across Bay Village Dr; how the project will interface with other residents of the area, e.g. make dining passes available to the public; and his desire to tie the various other senior projects together with a common shuttle.

He then presented the site plan. His presentation included the need to save the tree and the cooperation with Lidl to provide a vehicular connection into the Lidl site from Bay Village Dr. He also went over the design of the building both interior and exterior.

Finally he discussed how a project of this type will have minimal impact on traffic compared to other permitted uses in the PM2 zone.

This is a senior project so it will have no impacts on schools.

Terry Schuman then went over the preliminary plans for stormwater management. Much of the stormwater will be managed as part of the overall Bay Village development, but there will need to be additional on-site management for a portion of the site.

Jon Arason noted that the site was zoned PM2 and that a code amendment was being pursued to allow 'institutions for the care of the aged' in that zone. The presentation lasted around one-half hour.

Questions/concerns from those in attendance were:

1. Traffic.

We noted that we have done a preliminary traffic impact analysis (TIA) which indicated no significant impact on traffic especially compared to volumes associated with a restaurant. We noted that as we move forward we will continue to address traffic concerns and traffic is a component of the Adequacy of Public Facilities (APF) review process.

2. Emergency Medical Services.

We noted that since most of the residents would probably come from the area that we anticipate no additional impacts. Also, residents if independent living would have access to the nursing serviced provided in the assisted living facility across the street. We also noted that a determination of EMS impacts would be made by the appropriate agency through the APF process.

3. Stormwater management.

We noted that much of the site's stormwater management is covered by the stormwater management plan of the entire Bay Village development. Mr. Schuman said that plans are preliminary, but he was confident that stormwater could be managed effectively.

4. LEED Certification

The building will be designed and built to appropriate LEED standards.

5. Citizen participation going forward.

One attendee wanted to ensure an ability to review and comment on lighting and sidewalk plans. This is not a problem.

6. General observations/questions on setbacks and the connection with Lidl.

The presentation was videotaped by 410 Films—an Annapolis business.

The meeting stayed open until 7:30 but no additional members of the public attended.