

The Historic Glenn Dale Hospital

FEASIBILITY STUDY

for a Continuing Care Retirement Community

Alexander
Company



March 14, 2018

Rosalyn B. Clemens, Senior Manager Redevelopment and Revitalization
Redevelopment Authority of Prince George's County
9200 Basil Court, Suite 504
Largo, MD 20774

RE: Historic Glenn Dale Hospital Campus
CCRC Feasibility Study

Dear Ms. Clemens,

Thank you for the opportunity to present our feasibility study regarding the potential redevelopment of the Historic Glenn Dale Hospital Campus. Through our extensive history with historic preservation, and experience with the same in Prince George's County, we know what a valued asset this site is to Glenn Dale and the surrounding communities.

Should you have any questions please don't hesitate to contact me.

Sincerely,

The Alexander Company, Inc.

David Vos
Development Project Manager

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What we're trying to achieve here is an economic redevelopment project that's historically significant - something that could become an amenity.

Henry Wixon

PRESIDENT OF THE GLENN DALE
CITIZENS ASSOCIATION

DEVELOPMENT TEAM

The Alexander Company, along with its development team, is pleased to present the findings of the historic Glenn Dale Hospital's feasibility study for adaptive reuse.



The Alexander Company
Developer, Preservation Architect &
Preservationist | alexandercompany.com



Community First Development, LLC
Co-developer | cfdi.ca



Dewberry
Site/Civil Engineering | www.dewberry.com



Southway Builders, Inc.
General Contractor | www.southwaybuilders.com



G.S. Proctor & Associates, Inc.
Consultant | www.gsproctor.com



Meyers, Rodbell & Rosenbaum, PA
Legal | www.mrrlaw.net



Collington Life Care Community
CCRC Provider | www.collington.kendal.org

EXECUTIVE SUMMARY

The Maryland-National Capital Park and Planning Commission (the “Commission”) currently owns property located in Prince George’s County, Maryland, now known generally as the Glenn Dale Hospital Site and consists of approximately sixty (60) developed acres and located at 5201 Glenn Dale Road, Glenn Dale, Maryland.

The Redevelopment Authority of Prince George’s County, on behalf of the Commission, issued a Request for Qualifications (RFQ) on March 18, 2016, Amendment 1 on March 22, 2016, and Amendment 2 on April 13, 2016 (RFQ and Amendments collectively “Solicitation”) to select a qualified development team to conduct an assessment of the Property and determine the feasibility of adaptively reusing the Property as a continuing care retirement community (CCRC) with complimentary uses.

The Alexander Company team responded to the Solicitation and on August 3, 2017, was contracted by the Commission as the qualified developer along with the proposed team that included amongst others:

- **Collington Life Care Community**, a CCRC provider and Kendal Affiliate who serves as the CCRC operator / team member;
- **Community First Development** who serves as the co-developer focusing on the new construction components;
- **Southway Builders** who serves as the adaptive reuse construction manager / estimator;
- **Dewberry Engineering** who serves as the Civil Engineer; and
- **Meyers, Rodell & Rosenbaum** who serves as legal counsel for the team.

The aforementioned team agrees to perform the following scope of work in relation to the Feasibility Study.

PHASE I:

Feasibility Study Timeline and Scope of Work

- Building conditions adaptive reuse assessments
- Land use entitlement analysis
- Identify opportunities / restrictions for building use alterations, infill and site improvements
- Schematic design concept for independent living components
- Schematic design concept for assisted living components
- Schematic design concept site work and ancillary buildings
- Review environmental reports and architectural plans for hard-cost budget numbers
- Create initial CCRC business model / plan
- Obtain terms from lenders and investors
- Obtain contractor pricing and soft-cost budgeting
- Identify potential financing sources
- Create financial projections and amend CCRC business model / plan
- Identify remaining financial gap
- Provide financial projections to stakeholders
- Test the Brecht Associates Glenn Dale Hospital Market Study with lenders and investors
- Create a sustainable redevelopment plan
- Continued stakeholder input
- Determine project feasibility and provide written Feasibility Study Report
- Present Feasibility Study Report to community stakeholders

PHASE II:

Stakeholder Engagement and Outreach

a. The Alexander Company will engage community and government stakeholders in the Feasibility Study process including, but not limited to:

- The Maryland-National Capital Park and Planning Commission;
- Neighboring civic groups;
- The Prince George’s County Historic Preservation Commission;
- The National Park Services;
- Maryland Historical Trust;
- Preservation Maryland;
- Prince George’s County Executive;
- The Prince George’s County permitting and regulatory agencies;
- The Prince George’s County Council; and
- The Redevelopment Authority of Prince George’s County.

b. Engagement of stakeholders will include scheduled meetings and presentations on the progress of the Feasibility Study to solicit input on Feasibility Study deliverables.

The following is an executive summary of the investigations, assumptions and conclusions that were made during Phase I of the agreement.

PROGRAM ANALYSIS

The Market Study prepared by Brecht Associates Inc. for the Redevelopment Authority of Prince George’s County in August 2015 concluded that there was a market depth of:

Market Depth	
Independent Living	247-413 units
Assisted Living	198-396 units
Memory Care	64-129 beds
Nursing Facility	1,700 beds
TOTAL: 445-809 units	
1,764-1,829 beds	

The Market Study went on to recommend a project size with the following unit count:

Brecht Associates Recommendation	
Independent Living	250-300 units
Assisted Living	30 beds
Memory Care	26 beds
Nursing Facility	19 beds
TOTAL: 250-300 units	
75 beds	

Collington/Kendal reviewed the market study, evaluated market risk, factored the 65% entrance fee deposit requirement, and determined that the initial program should be:

Collington/Kendal Recommendation	
Independent Living (Apartments)	184 units
Independent Living (Cottages)	40 units
Assisted Living / Nursing	30 beds
Memory Care	20 beds
TOTAL: 224 units	
50 beds	

ZONING AND ENTITLEMENTS

The Property is currently zoned O-S: Open Space - which provides for areas of low-intensity residential development¹. A special exception would be required for the historic adaptive reuse / planned retirement community. The expectation is that the development would be limited to eight dwelling units per acre or approximately 480 dwelling units.

The steps to obtain the entitlements that would allow the site to be redeveloped, include but are not limited to:

- A preliminary plan of subdivision
- Traffic study
- Natural resource inventory
- Storm water study
- Detailed site plan and a concept plan that includes density, capacity, and uses, all subject to:
 - Staff review
 - Planning board acceptance
 - Hearing examiner position
 - District council approval

HISTORIC TAX CREDITS

To the extent that historic tax credits are used, conformance with the Secretary of Interior's Standards for Rehabilitation must be met². These standards are used by both the National Park Service (NPS) for its review and approval of the Federal Historic Tax Credits (FHTCs) as well as the Maryland Historical Trust for its review and approval of State Historic Tax Credits (SHTCs) and Easement activities.

The FHTC program allows the investor in a certified, rehabilitated structure to claim a tax credit equal to 20% of the Qualified Rehabilitation

¹ See Exhibit A.
² See Exhibit B.

Expenses (QREs) incurred during the adaptive reuse of the structure over a 24-month period (60 months if a phased project)³. The 2017 Tax Reform Bill has diminished the values of these credits by spreading the taxpayer's ability to claim that credit over five years after the project is placed into service (rather than the single year, as it existed before tax reform). There is no limit to the amount of tax credits awarded or claimed under this program. We have assumed the investor pricing on these credits to be \$0.83/dollar.

The SHTC program allows the investor of a certified, rehabilitated structure to claim a tax credit equal to 20% of the QREs⁴; however, state legislation limits the tax credit to \$3 million per owner / developer, project and year. Since a single owner is licensed by the State as a CCRC, it would be limited to the \$3 million cap regardless of any determination by the NPS that the other phases constituted a separate project. The Maryland Historical Trust (MHT) allocates only \$9 million in SHTCs annually under current state legislation. The SHTCs are awarded on a competitive basis; however, historic significance, community impact, and geographic diversity are factored by MHT so that a significant project such as Glenn Dale Hospital, being located outside of Baltimore, would have a high likelihood of being a recipient. The project must commence within 18 months of the award and completed within 30 months. This makes the timing of the application / award difficult to work with under a CCRC scenario where funding sources must be secured to obtain deposits and the licensing process can take up to two years (in light of the 65% deposit requirement). We have assumed investor pricing on these credits to be \$0.71/dollar.

ENVIRONMENTAL

KCI Technologies prepared a limited phase II environmental site assessment, asbestos investigation, and cost estimate for the Commission on April 5, 2013⁵. That report identified the cost of abatement to be \$5,368,971 (if buildings are to be renovated) and \$4,434,072 (if the buildings are to be demolished). These costs were included in the budgets for this Feasibility Study.

³ See Exhibit C.
⁴ See Exhibit D.
⁵ See Exhibit E.

The project will need to be brought to residential-environmental standards in order to be used as a CCRC. Although soil sampling was not conducted, it is assumed that asbestos containing materials (ACMs) contained in window glazing, plaster and other construction materials, have contaminated the surface soils around the perimeters of the buildings. It is also assumed that in addition to soil contamination from current and former underground storage tanks (USTs) there will be locations where heavy metals and other hazardous materials such as lead, mercury, PCBs, and arsenic will be in concentrations above those allowed by the EPA for a residential use.

We anticipate that the redevelopment of the site will involve the enrollment into the Voluntary Cleanup (VCP) or Brownfields Program administered by the Maryland Department of Environment⁶. This will likely require a soils management plan that ensures worker safety and also creates a methodology for storing, removing or capping impacted soils. This program limits the liability of future landowners and also provides incentives in the form of favorable loans and partial property tax abatement. The financial benefit of these programs was not included in the financial analysis and would be considered potential offsets to the mitigation cost to properly abate those materials.

CCRC USE / LICENSING

The Maryland Department of Aging (MDOA) administers the regulation and licensing of CCRCs in the State of Maryland. The process for obtaining a license to construct and operate a CCRC is extensive. The process to apply to the MDOA to conduct a feasibility study includes 18 submissions ranging from business plans, deposit policies, verifications of certifications, and market studies⁷.

The preliminary certificate of registration requires twelve exhibits ranging from financial statements to marketing plans.

The application for initial certificate of registration requires affidavits completed by subscribers verifying that the CCRC applicant has received the signed contracts and deposits for 65% of the proposed independent living units. Collington/Kendal expects that the entrance fees will average \$350,000, requiring an average deposit of \$35,000.

⁶ See Exhibit F.
⁷ See Exhibit G.

PRE-DEVELOPMENT COSTS

ITEM	CATEGORY	COST
Site Plan	Civil	\$380,000
Landscape Plan	Landscape Architect	\$150,000
Historic Consultant	Historic	\$200,000
Surveys	Survey	\$60,000
Final Geo-technical Analysis	Geo-technical	\$75,000
Environmental Studies	Wetlands Consultant	\$50,000
Electric & Com. Utility Design	Utility Consultant	\$100,000
Traffic Signal Study, Design, etc.	Traffic Engineer	\$75,000
Retaining Wall & Bridge Design	Structural Engineer	\$50,000
Organizational Costs	Legal	\$120,000
Land Use / Real Estate Atty.	Legal	\$80,000
Acquisition Cost / Title / Dev.	Acquisition	\$200,000
Investor Commitment Fees / Legal	Syndication Costs	\$75,000
Design & engineering Costs / Fees	Architectural/Engineer	\$2,350,000
Projections and Financial Modeling	Accounting	\$20,000
Environmental Studies	Environmental	\$80,000
Marketing (CCRC Presales)	Marketing	\$2,240,000
Review Fees	County Fees	\$60,000
Building Permit Fees (Land Dev.)	County Fees	\$5,000
MDOT Permits	Traffic Permits	\$3,000
CCRC Licensing	State Licensing Fees	\$65,000
State Tax Credit Application Fees	State Tax Credit Fee	\$50,000
Lender Application/Commitment	Financing	\$350,000
Rezoning Application Fee	County Fees	\$140,000
Appraisals/Market Studies	Appraiser/Market Anly.	\$40,000
Reimbursable Expenses	All	\$75,000
	SUBTOTAL	\$7,093,000
	CONTINGENCY (10%)	\$709,300
	TOTAL	\$7,802,300

“
This is a
project that’s
been a long
time coming.”

Howard Ways

EXECUTIVE DIRECTOR OF THE
PRINCE GEORGE’S COUNTY
REDEVELOPMENT AUTHORITY

DEVELOPMENT SCENARIOS

Although the RFQ requested we evaluate both a CCRC and “related uses,” we’ve determined early on that related uses would not be permitted under a CCRC license. The deed restriction prohibits such related uses and would provide a cloud on the title that would make those uses un-financeable.

We’ve identified three distinctly different development scenarios to determine whether the CCRC use was feasible with or without the adaptive reuse of the historic facilities. The concepts are shown in Exhibit H and financial models in Exhibit I. These options are summarized below.

Option 1: Full Adaptive Reuse

Cost: \$130,865,782 | Gap: \$39,648,303

This option adaptively reuses nearly all of the historic facilities and provides minimal new construction to fulfill the desired program⁸:

- The adult hospital is the only facility that contains eight-foot-wide hallways. This width is required for facilities that house assisted living, memory care, and nursing facility components in light of building code and licensing requirements. The first floor houses the administration offices, meeting rooms, dining facilities and memory care. The second floor houses assisted living and nursing facilities and the top two floors and penthouse hold independent living apartments.
- It was determined that the ground floors of the adult hospital and children’s hospital were not suitable for living units under a quasi-ownership scenario. The ground floors are largely below grade and would not be received warmly in the market. Craft rooms, kitchens, wellness and fitness facilities, and resident storage were placed on those levels.
- The children’s hospital provides a bistro dining facility on the first floor and independent living apartment on the first through third floors and penthouse.

⁸ See Exhibit J.

- The nurse’s dorm and employee buildings were used to provide independent living apartments.
- The power plant and warehouse were used to provide the swimming pool and gymnasium, respectively.
- The duplexes and apartment buildings were mothballed for a future use.

In total there are 210 units/beds and all the administration, recreation and support services are contained within the adaptive reuse of the historic structures. New construction provides 40 apartments and 24 cottages in the area of Utility Drive and Cherry Drive.

The total cost of this option is \$130,865,782. The Kendal analysis reveals the feasible cost of this option to be \$91,217,479, resulting in a financing gap of \$39,648,303.

Option 2: Partial Adaptive Reuse

Cost: \$140,609,557 | Gap: \$53,378,708

This option adaptively reuses the children’s hospital and nurse’s dormitory as planned in option one, but includes a combination of mothballing and demolition to allow for a greater amount of new construction:

- In addition to the duplexes, the adult hospital and employee’s dormitory were mothballed.
- The apartment buildings, power plant and warehouse were demolished to make room for the added new construction.
- The new construction included additional apartments with interior parking and all of the administration, recreation and support services.

There are 84 units in the adaptive reuse of the historic structures. New construction provides 190 units/beds and all of the administration, recreation and support services filling out the balance of the site (while avoiding the front lawns of the children’s and adult hospitals).

The total cost of this option is \$140,609,557. The Kendal analysis reveals the feasible cost of this option to be \$87,230,849, resulting in a financing gap of \$53,378,708.

Option 3: All New Construction

Cost: \$114,294,677 | Gap: \$45,367,112

This option includes the demolition and removal of all existing structures from the site and replaces them with entirely new construction.

In total, there are 274 units/beds and all of the administration, recreation and support services covering roughly two thirds of the site.

The total cost of this option is \$114,294,677. The Kendal analysis reveals the feasible cost of this option to be \$68,927,565, resulting in a financing gap of \$45,367,112.

GAP CLOSING SCENARIOS

CCRC Use

- Property tax abatement (historic and/or VCP)
- Tax incremental financing or PILOT
- Local infrastructure reimbursement / contributions
- New Markets Tax Credits

Non-CCRC Use, Related Use

- Low Income Housing Tax Credits (rental housing)
- HOME funds
- CDBG
- Additional SHTCs under multiple owner / operator scenarios
- 150 units of additional new, for-sale construction housing
 - Additional increment for TIF
 - \$7.5 - \$9 million from lot sales

CONCLUSION

The process of MDOA approving the market study, marketing and obtaining deposits / contracts, and ultimately licensing a CCRC facility in Maryland, under a best-case scenario, can take years to accomplish. An additional two to three years may be required for construction documents, building permits, and construction; this dictates that subscribers are expected to have their deposits held for four to five years or more.

The issues of the timing and limitations of funding sources (e.g. SHTC), interest rate changes, potential for legislative changes regarding availability of tax credits, transition rules, depreciation rules, etc., make financial projections for a project, that cannot realistically be placed in service for five years, unreliable.

Millions of highly speculative dollars would need to be committed in the pre-development / pre-licensing phase for land use entitlements, architecture, engineering, environmental, marketing, applications, and legal costs.

The tax credit investment pool has tightened due to the 2017 Tax Reform. Investments in projects that are viewed as complicated and risky are difficult to attain. The project cannot be taken down in phases to reduce risk because the continuum of care is required under the CCRC licensure. Additional perceived risk will exist because the deed restriction prevents an alternate should the CCRC prove to be financially unstable.

The buildings are in deplorable condition and continue to deteriorate, making any construction and environmental cleanup estimates highly speculative.

It is assumed that all wet-utility infrastructure will need to be replaced as they are likely to be considered a private (former DC) system. Storm facilities will need to be added and Glenn Dale Road likely widened as part of the redevelopment plan.

Without a substantial local contribution, the financial gap in excess of \$39 million will be nearly impossible to attain given the limited financial resources available under a sole CCRC use⁹.

It is our conclusion that the deed restriction¹⁰ requiring the site to be used as open space or a CCRC use makes the project infeasible. Legislation to permit related uses should be obtained to open the doors for other funding sources and a higher density.

9 See Exhibit I.
10 See Exhibit K.

FAQS

Will The Alexander Company develop a turn-key CCRC for Collington Life Care Community to own and operate?

The Alexander Company will perform the adaptive reuse of the historic structures. Upon completion / permanent loan conversion, Collington Life Care Community will assume the managing member role of the partnership, thereby removing The Alexander Company. Community First Development would perform the new construction with Collington Life Care Community as their client.

Is the CCRC licensing process our barrier or is it the funding gap?

It is both. The licensing process requires nearly \$8 million of predevelopment funds. Many of the funding sources (or their terms) can alter or even be eliminated throughout predevelopment and licensing phases. This places an intolerable amount of risk on the developer, regardless of the funding gap.

If the County, through a number of measures, is able to fill the Option 1 funding gap, is a CCRC feasible?

It could be feasible; however, the issue with the CCRC licensing process and funding gap still applies. What happens if the state terminates its historic tax credit program, or an amendment to federal tax reform happens next year? Would the County increase its gap contribution? A developer will take this risk if the project can close in a year or two, by assuming transition rules would grandfather the credits for a limited time. With the CCRC licensing process, the project wouldn't commence for at least three years and nearly \$8 million of predevelopment expenses would have been expended. Also, if units don't pre-sell and a license isn't granted by DPOA, the deed restriction would prohibit a change of course (conversion to rental, or for-sale products), and the at-risk predevelopment expenses could never be recouped.

If the expectation is that the development density would be limited to eight dwelling units per acre, and the CCRC unit target is 274, is there potentially an Option 1A that would reduce the gap by allowing infill affordable senior or market-rate housing along with a CCRC?

Yes, this option is included in the gap closing scenarios for non-CCRC related uses.

RESIDENTIAL ZONES¹

R-O-S: Reserved Open Space - Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size - 20 acres*

Maximum dwelling units per net acre - 0.05

* Except for public recreational uses, for which no minimum area is required.

O-S: Open Space - Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.

Standard lot size - 5 acres

Maximum dwelling units per net acre - 0.20

R-A: Residential-Agricultural - Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size - 2 acres

Maximum dwelling units per net acre - 0.50

R-E: Residential-Estate - Permits large-lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size - 40,000 sq. ft.

Maximum dwelling units per net acre - 1.08

Estimated average dwelling units per acre - 0.85

¹ Definitions:

Minimum or Standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract--including the typical mix of streets, public facility sites and areas within the 100-year floodplain--expressed as a per-acre average.

Maximum dwelling units per net acre: The number of dwelling units which may be built on the total tract--excluding streets and public facility sites, and generally excluding land within the 100-year floodplain--expressed as a per-acre average.

along key transportation routes. Compatibility with existing neighborhoods is essential. The UC Zone may only be approved for property subject to Subtitle 27A of the county code.

COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is Basic Plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development - Provides for low-density residential development in areas recommended by a Master Plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size - Generally 100 adjoining gross acres

Low .5 - Base density (dwelling units per gross acre) - .5
- Maximum density - .9
- Maximum mixed retirement development density - 8 du/gross acre

Low 1.0 - Base Density (dwelling units per gross acre) - 1.0
- Maximum density - 1.5
- Maximum mixed retirement development density - 8 du/gross acre

R-S: Residential Suburban Development - A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size - Generally 25 adjoining gross acres

Suburban 1.6 - Base density (dwelling units per gross acre) - 1.6
- Maximum density - 2.6
- Maximum mixed retirement development density - 8 du/gross acre

Suburban 2.7 - Base density (dwelling units per gross acre) - 2.7
- Maximum density - 3.5
- Maximum mixed retirement development density - 8 du/gross acre

R-M: Residential Medium Development - A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size - Generally 10 adjoining gross acres
- Medium 3.6
 - Base density (dwelling units per gross acre) - 3.6
 - Maximum density - 5.7
 - Maximum mixed retirement development density - 8 du/gross acre
- Medium 5.8
 - Base density (dwelling units per gross acre) - 5.8
 - Maximum density - 7.9
 - Maximum mixed retirement development density - 8 du/gross acre

R-U: Residential Urban Development - A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size - Generally 5 adjoining gross acres
- Urban 8.0
 - Base density (dwelling units per gross acre) - 8.0
 - Maximum density - 11.9
 - Maximum mixed retirement development density - 8 du/gross acre
- Urban 12.0
 - Base density (dwelling units per gross acre) - 12.0
 - Maximum density - 16.9
 - Maximum mixed retirement development density - 8 du/gross acre

L-A-C: Local Activity Center - A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

	<u>Neighborhood</u>	<u>Village</u>	<u>Community</u>
Minimum tract size	4 adjoining gross ac.	10 adjoining gross ac.	20 adjoining gross ac.
Base resid. density	8 du/gross resid. ac.	10 du/gross resid. ac.	10 du/gross resid. ac.
Max. resid. density	12.1 du/gross resid. ac.	15 du/gross resid. ac.	20 du/gross resid. ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.	8 du/gross ac.

Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

20% Federal Historic Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the [Secretary's Standards for Rehabilitation](#). The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this credit [before you apply](#).

Each year, Technical Preservation Services approves approximately 1200 projects, leveraging nearly \$6 billion annually in private investment in the rehabilitation of historic buildings across the country. Learn more about this credit in [Historic Preservation Tax Incentives](#).

PLEASE NOTE

Public Law No: 115-97 (December 22, 2017) amends the Internal Revenue Code to reduce tax rates and modify policies, credits, and deductions for individuals and businesses. Section 13402 modifies the 20% Historic Rehabilitation Tax Credit, repeals the 10% tax credit for the rehabilitation of non-historic buildings, and provides transition rules for both credits. These and other changes to the Internal Revenue Code may affect a taxpayer's ability to use the 20% tax credit.

Applicants requesting historic preservation certifications by the National Park Service and those interested in the use of the credits are strongly advised to consult an accountant, tax attorney, legal counsel, or the Internal Revenue Service regarding the changes to the Internal Revenue Code related to **Public Law No: 115-97**.



The Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
COMPETITIVE COMMERCIAL APPLICATION INSTRUCTIONS

Revised 6/2016

The Maryland Sustainable Communities Competitive Commercial Tax Credit Application is a three-part application to be used for income-producing properties that 1) are certified historic structures and 2) are undertaking rehabilitation projects with total qualified rehabilitation expenditures that exceed the greater of \$25,000 or 50% of the adjusted basis of the property. The application is to be filled out in accordance with State Finance and Procurement Article, Section 5A-303 of the Annotated Code of Maryland, the regulations set forth in Code of Maryland Regulations Title .05, Subtitle .08, Chapter .08, and the instructions given below.

HISTORIC PRESERVATION CERTIFICATIONS

Competitive state income tax credits are available for a "certified rehabilitation" of a "certified historic structure."

A **Certified Historic Structure** is designated as one of the following:

- Individually listed in the National Register of Historic Places;
- A contributing resource within a National Register Historic District;
- A locally designated structure or contributing resource to a local historic district that MHT determines to be eligible for the National Register; or
- Located within and certified as contributing to the significance of a Certified Heritage Area.

A **Certified Rehabilitation** is repair, restoration or rehabilitation work undertaken:

- Within a 24-month period (selected by the property owner) that ends in the taxable year in which the rehabilitation is completed.
- That exceeds the greater of \$25,000 or the adjusted basis of the property, not including expenditures that are funded, financed, or otherwise reimbursed by State or local grants, grants made from tax-exempt Maryland State or local bond proceeds, Maryland tax credits other than tax credits under this program, or other Maryland State or local financial assistance other than a loan at the interest rate then current on State general obligation bonds.
- In compliance with a plan of proposed rehabilitation (Part 2 application) approved by the Director of MHT.
- In conformance with the Secretary of the Interior's Standards for Rehabilitation.

Filling out the application. This application may be filled out on a computer in Adobe Acrobat Reader as an interactive fillable PDF file. To download the application form, you must right click the link and select "save link as." You must save the PDF on your computer in order to open it. It cannot be opened in a web browser.

AT A GLANCE

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Page 6 Part 3- Request for Certification of Completed Work

Page 7 Claiming the Credit

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Please type or print clearly. Illegible applications will be returned to the applicant. In cases where adequate documentation is not provided, review and evaluation cannot be completed, and the application will be put on hold until adequate documentation is submitted. Once filled out, you must print and mail the completed application form. Be sure to print a copy for your records. Applications may not be submitted by e-mail.

The Maryland Historical Trust's approval of applications and amendments to applications is conveyed only in writing by duly authorized officials of the Maryland Historical Trust (MHT). The decision by MHT with respect to certification is made on the basis of the descriptions in the application forms. In the event of any discrepancy between the application forms and other, supplementary material submitted (architectural plans, photographs, drawings or specifications), the application forms shall take precedence. Originals or copies of photographs, architectural plans, drawings, and other materials submitted with the applications become the property of MHT and may be reproduced without permission.

The applicant, property owner(s), and/or agents are responsible for complying with all federal, state and local laws applicable to the project. This responsibility may include, but is not limited to, compliance with local zoning, building, and life safety codes, review by local historic preservation commissions, and compliance with applicable federal, state, and local licensing, permitting, and environmental requirements. To qualify for the tax credit or refund under the program, property owners must complete the Competitive Commercial Applications.

Part 1 and Part 2 Applications may only be submitted during the open application period as determined by MHT. Applications are competitively rated and ranked and tax credits are awarded in accordance with allocated funds. Notice of certification or denial will be made by MHT to the applicant in writing. A copy of each notification is sent to the Comptroller of Maryland.

PART 1 – EVALUATION OF SIGNIFICANCE

The Part 1 Application is used to determine that a property is a "certified historic structure." Applicants must request one of the following determinations:

- Certification that a structure contributes to the significance of a National Register listed historic district, or of a locally designated historic district determined by the Director of MHT to be eligible for listing in the National Register; or
- Certification that a structure that has been individually designated under local law is eligible for listing in the National Register; or
- Preliminary certification of an individual structure or historic district pending national or local designation (final designation must occur by the end of the calendar year in which the project is completed); or
- Certification by the Maryland Heritage Areas Authority that a structure located in a Certified Heritage Area contributes to the significance of the Certified Heritage Area.

In order to determine if a structure contributes to the significance of a historic district, the Director will apply the Secretary of the Interior's Criteria for Evaluating Significance within Registered Historic Districts (36 CFR § 67.5).

Criteria for Evaluating Significance

- A structure contributing to the historic significance of a district is one which, by location, design, setting, materials, workmanship, feeling, and association, adds to the district's sense of time and place and historical development. A structure not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling, or association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
- Ordinarily, a structure that has been built within the past 50 years may not be considered to contribute to the significance of a district, unless a strong justification concerning its historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

Based upon documentation provided in the Part 1 Application, the Director may issue a certification of non-significance. Certification of non-significance is a judgment that a structure does not contribute to the significance of a National Register or local district, or to a complex of structures individually listed in the National Register or under local law, and is not eligible to receive rehabilitation tax credits under the state program.

Any substantial damage or alteration to a property that occurs after issuance of a Part 1 certification and prior to the Part 3 certification of a completed rehabilitation must be reported promptly to MHT. Part 1 certifications expire 5 years from the date of certification, after which time a new Part 1 must be submitted for subsequent rehabilitations of the same structure.

COMPLETING PART 1

First page of form. This page must be completely filled out and bear the original signature of at least one property owner (additional owners do not need to sign the Part 1 form). If the applicant is not the fee-simple owner of the property, is a long term lessee with a lease term of 15 years or more, or is not the owner at the time of application, the application must be accompanied by a written statement from the fee-simple owner indicating that he or she is aware of the application and has no objection to the request for certification. For lessees of state owned property or other lease terms, contact the MHT office.

Applications with missing information or submitted without an original signature will be considered incomplete and will be placed on hold for 30 days until a complete application is received up until the published application deadline. After such time the entire application submittal will be returned to the applicant without review.

You must check that the property has at least one of the following designations:

- National Register historic district
- National Register individual listing
- Local historic district
- Local individual listing
- Pending National Register or local designation (individual or district)
- Certified Heritage Area

Properties that are located in historic districts must be determined by MHT to be contributing resources and constructed within the period of significance of the historic district.

For all local individual listings, the certification request must include a copy of the official designation notification letter from the local government. Local individual listings and any pending designations must be accompanied by supporting documentation justifying the designation in order for MHT to determine that the property is eligible for listing in the National Register.

Part 1 applications for properties that contribute to a Certified Heritage Area must be accompanied by a copy of the resolution from the Maryland Heritage Areas Authority determining that the structure is significant to the Certified Heritage Area.

Description of physical appearance. Provide information about the major features of the structure on the exterior and interior. Describe the structure in its present condition, not as it was when first built nor as it will be after rehabilitation. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gabled, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features. Fully describe any changes that have been made to the structure since its original construction—for example, additions, porch enclosures, relocation of doors and windows and alterations to the interior. Other buildings on the property such as carriage houses, barns and sheds should also be fully described. (See Special Considerations: Multiple Buildings on page 4.) It should not be necessary, in most cases, for the applicant to do detailed research to describe the structure.

EXAMPLE: "This two-story, gable-roofed, unpainted brick house, rectangular in shape, was constructed in 1921. It features regularly spaced window openings on the first and second floors, 6-over-6 double-hung sash windows and a columned entry portico. On the interior, the first floor is divided by a hall with a staircase and living and dining rooms on either side. The kitchen and butler's pantry are located in the rear. The second floor contains four bedrooms and two bathrooms. There is a garage at the rear of the property that was built at the same time as the house."

Statement of Significance. If located within a historic district, briefly describe the way in which the structure relates to others in the district in terms of setting, scale, material, construction and construction date. Note important figures from the past associated with the building, former uses of the property and the name of the architect or builder, if known. It should not be necessary, in most cases, for the applicant to do detailed research to provide a statement of significance.

EXAMPLE: "The district is an intact grouping of architecturally significant late 19th and early 20th century brick row houses. This building exemplifies traditional row house architecture that featured flat brick facades with refined decoration at the doors, windows and cornice. The structure is similar to its neighbors in size, scale, building materials and style."

Photographs. Interior and exterior photographs must be submitted showing the entire property before rehabilitation, including areas where no work will be undertaken. See Photographic Requirements on page 8 for instructions on preparing and labeling photographs for certification.

Historic District Map. If located in a historic district, provide an official historic district boundary map which defines the boundaries of the historic district and clearly marks where the structure is located within the district. Maps of National Register Historic Districts are available at <http://mht.maryland.gov> under "National Register." Maps of locally designated historic districts are available from your local historic district commission or government.

Certified Heritage Area Map. Provide a map of the official Heritage Area boundary with the location of the property clearly marked. A list of Certified Heritage Areas is available <http://mht.maryland.gov/heritageareas.html>

SPECIAL CONSIDERATIONS

If the property can be described under the following categories, additional information may be necessary. If this information is provided at the outset, the review process should not be delayed.

Moved structures. An applicant must provide additional information to support a Part 1 Application for a structure that has been moved or is intended to be moved. Such documentation must discuss: 1) the effect of the move on the structure's appearance (any proposed demolition, proposed change to the foundation, etc.); 2) the new setting and general environment of the proposed site; 3) the effect of the move on the distinctive historic and visual character of the district or neighborhood to which the structure will be moved; and 4) the method of moving the structure. Such documentation must also include photographs showing the current and previous or proposed environments, including adjacent structures and streetscapes.

Properties less than 50 years old. Properties less than 50 years old are generally considered to not contribute to the significance of a National Register or local district. Properties in this category, however, may be certified as historic structures if: 1) they are shown to be integral parts of an eligible historic district and the historical attributes of the district are considered to be less than 50 years old, or 2) they are exceptionally significant.

Multiple structures. Structures on a single property, where the structures are functionally related historically to serve an overall purpose, such as a residence and carriage house, will be treated as a single structure. This will apply whether the property is individually listed in the National Register, designated individually under local law, or located in a National Register historic district or in an eligible historic district designated under local law. Generally, a single application form may be used to request certification for these structures as historic structures. Documentation, however, must be submitted for every structure included in the overall rehabilitation project.

For instance, if a house and carriage house are both to be certified, a single application may be used, but a description and a statement of significance and full photographic coverage of each structure must be provided. The owner should state explicitly which structures are submitted for certification as historic structures. A sketch map or site plan should be provided showing the current relationship of all structures. A single application may also be made to request certification in cases where a property is composed of structures that were functionally related historically to serve an overall purpose.

In these cases, the complex will be considered for a single certification and any proposed demolition of components will be considered in the review of rehabilitation work. If structures are under separate ownership, however, each owner must submit a separate Part 1 Application.

PART 2 - DESCRIPTION OF REHABILITATION WORK

All proposed rehabilitation projects are reviewed and evaluated for conformance with the Secretary of the Interior's Standards for Rehabilitation (Standards). These ten Standards are broadly worded to guide the rehabilitation of all historic structures. The underlying concern expressed in the Standards is the preservation of significant historic materials and features of structures undergoing rehabilitation.

The Standards apply with equal force to both interior and exterior work. MHT reviews the entire rehabilitation project (including any attached, adjacent or related new construction) rather than just a single segment of work or only work rehabilitating existing features. Certification is based upon whether the overall project is consistent with MHT's conservative application of the Standards.

MHT will notify applicants in writing, whether or not the proposed rehabilitation project is consistent with the Standards and has been awarded the credit.

COMPLETING PART 2

THE PART 2 REHABILITATION PLANS MUST BE APPROVED AND THE APPLICATION CERTIFIED BY MHT PRIOR TO THE INITIATION OF ANY WORK (UNLESS A FEDERAL PART 2 WAS PREVIOUSLY APPROVED).

First page of form. This page must be completely filled out and bear the original signature of at least one property owner (additional owners do not need to sign the Part 2 form). If the applicant is not the fee-simple owner of the property, is a long term lessee with a lease term of 15 years or more, or is not the owner at the time of application, the application must be accompanied by a written statement from the fee-simple owner indicating that he or she is aware of the application and has no objection to the request for certification. For lessees of state owned property or other lease terms, contact the MHT office.

Applications with missing information or submitted without an original signature will be considered incomplete and will be placed on hold for 30 days until a complete application is received. After such time the entire application submittal will be returned to the applicant without review or denied.

Indicate if you are applying for the additional 5% credit for LEED Gold or equivalent certification. The additional 5% credit is only available to projects that select this option on the Part 2 application form and can document this certification.

The Estimated Qualified Rehabilitation Expenditures (QRE) must be reported. The QRE for competitive commercial projects must exceed the greater of \$25,000 or 50% of the adjusted basis of the property. Insurance reimbursement funds, State and local grants, loans, or other state income tax credits are not eligible for the tax credit and must be backed out to calculate the estimated and final QRE. Federal funding, such as Federal energy tax credits and local historic property tax credits do not need to be backed out. Note: the final allowable QRE is capped at the amount approved on the Part 2 application, not to exceed \$15 million.

Detailed description of rehabilitation work. Describe all work that will be undertaken on the property, not simply those portions for which the tax credit will be sought. Begin by describing site work, followed by work on the exterior including new construction, and, finally, work proposed for the interior. In the first paragraph, describe the condition of the feature requiring work and in the second paragraph describe the proposed work and impact. Provide the relevant photograph or drawing numbers where applicable. A separate numbered paragraph should be used to describe each work item and its effect on features or spaces (see example below).

EXAMPLE OF REHABILITATION DESCRIPTION

Number 1	Architectural feature: facade brick	Approximate date of feature: 1920
Describe existing feature and its condition:		
Hard pressed red brick with butter joints in good condition. Mortar mostly sound, but deteriorated and missing around downspouts at east-end of facade.		
Photo no. 3, 6	Drawing no. n/a	
Describe work and impact on existing feature:		
Will selectively hand clean deteriorated joints and repoint with mortar and joint width to match existing (see mortar specifications).		

SUPPLEMENTARY INFORMATION

Photographs. Interior and exterior photos must be submitted showing the entire property before rehabilitation, including areas where no work will be undertaken. See Photographic Requirements on page 8 for instructions on preparing and labeling photographs for certification.

Drawings or sketches. Submit drawings or sketches to show any proposed alterations (such as moving a wall) and new construction. Drawings/sketches must be sufficiently detailed to show both existing wall configurations and anticipated changes. Documentation should include floor plans and, where necessary, sections and elevations. All drawings and sketches submitted with the application should be numbered and should be keyed to the application narrative.

Specifications. In some cases you may need to provide a product manufacturer's cut sheet or specifications for items such as windows, doors or roofing material. These should be attached to the Part 2.

Review Fee. All applications must include a non-refundable initial review fee of \$250 made payable to the Maryland Historical Trust. For projects that are awarded a credit, an additional fee equal to 3% of the anticipated credit amount (minus the initial \$250 fee) must be paid within 90 days.

Failure to pay the fee within 90 days will result in a credit revocation and disqualification from applying to the program for a period of 3 years following the certification expiration.

Application Worksheet. Complete the Application Worksheet and include required attachments (located at the end of the Part 2 Application).

AMENDMENTS

If changes must be made to the scope of work described within an approved Part 2, applicants may submit an Amendment form to add, subtract or change work items. The Amendment form is a separate application form available for download on the MHT website. Attach photographs, drawings and specifications as needed. Any proposed amendments must be reviewed and approved by MHT prior to commencing work.

MARKER REQUIREMENT

All competitive commercial projects are required to install signage indicating the project was funded by the Maryland Sustainable Communities Tax Credit. Applicants must submit an amendment for MHT review and approval of the required signage prior to installation. The marker must be on the exterior of the building (or at a minimum, located internally and accessible to the public) and must remain in place for a minimum of 5 years from the date of the project completion. Documentation of the marker is required for certification of the completed rehabilitation.

SPECIAL REHABILITATION CONCERNS

Areas of special concern have been identified in reviewing and evaluating preservation tax credit projects. See the "Interpreting the Standards" on the National Park Service website www.nps.gov/history/hps/tps/tax/. These bulletins provide further guidance on specific rehabilitation issues. Applicants should take care to address these concerns when undertaking work in any of the areas described below.

New heating, ventilating and air conditioning (HVAC) Indicate what effect the new equipment and ductwork will have on the historic building material. Installation of systems that cause damage to the historic building material or cause visible loss of character may result in denial of certification.

New windows. Owners are strongly encouraged to retain and repair historic windows. Indicate the condition of existing windows (sash, glazing, muntins, etc.) and the reasons for considering replacement. Detailed photographs must be provided to document deterioration. Where replacement of existing windows appears justified by supporting documentation, the replacement sash should match the original in material, size, pane configuration, color, trim details, and planar and reflective qualities. Scaled drawings comparing the existing windows to the replacement windows should be provided. Where historic windows are missing or have been inappropriately replaced, new windows must be of a style

appropriate to the period of significance of the historic building or district. New windows may be based on historic documentation (e.g., historic photographs, or photographs of other buildings of the same period that have retained their historic windows). The use of replacement windows that cause a change in the building's character may result in denial of certification.

Interior partition alteration and interior plaster removal. Indicate existing condition of the interior and document with photographs. Indicate which walls are being considered for alteration or removal. Owners are strongly discouraged from changing floor plans unnecessarily, from removing repairable historic plaster, and from exposing masonry surfaces unless the change is supported by historical evidence.

Exterior masonry repair. Indicate deteriorated areas that require repair and provide evidence that repointing mortar will match the original in composition (e.g., ratio of lime, cement, sand, and any additives), color, texture, and tooling. Owners are encouraged to only repoint those portions of the masonry that require repair.

New additions and new construction. New exterior additions may alter the appearance and form of historic structures and may result in denial of certification. Similarly, new construction, including site work, may affect the relationship of a structure to its site, change the historic landscape, or otherwise damage the historic character of the property or the district.

PART 3 – CERTIFICATION OF COMPLETED WORK

All work must be completed within 30 months of the Part 2 certification or the credit certificate will expire (extensions may be granted at the discretion of the Director of MHT). Upon completion of the rehabilitation project, the owner must submit Part 3 of the application along with the required documentation. The Part 3 must be submitted within 12 months of the project expiration or initial credit will be revoked. The completed project may be inspected by an authorized representative of the Director to determine if the work, as completed, meets the Secretary of the Interior's Standards for Rehabilitation.

First page of form. This page must be completely filled out and bear the original signature and social security number (or tax identification number) of all owners. There is space to include additional owners on the second page. Applications with missing information or submitted without an original signature will be considered incomplete and will be placed on hold for 30 days until a complete application is received.

If the Part 1 certification request was for a pending National Register listing or local designation, verification of the final listing or designation must accompany the Part 3 form. Please provide a copy of the letter from the National Register of Historic Places or the local government notifying you that the property, or the district within which the property is located, has been listed/designated, together with the supporting documentation justifying the listing/designation.

Give the date (M/D/Y) on which the project started and the date (M/D/Y) on which the project was completed. To qualify for rehabilitation tax credits, rehabilitation expenditures must have been approved in advance and incurred within a 24-month period ending with the taxable year the project was completed. Any expenditures for work that was undertaken prior to certification of the Part 2 Application are ineligible for state tax credits. This also applies to projects with previously approved Federal Historic Tax Credit application which are not disqualified for starting work prior to MHT certification.

Provide the total rehabilitation costs for the project. Provide the total ineligible costs attributed to new construction, site work, landscaping, appliances, etc. Provide the total ineligible funding attributed to other state or local sources including grants, loans, or other state income tax credits. Subtract these totals from the Total rehabilitation costs. The resulting number is the Total Qualified Rehabilitation Expenditures (QRE), which may not exceed the estimated QRE in the Part 2 application.

LEED Gold or Equivalent certification. In order to claim the additional 5% credit for LEED Gold or Equivalent certification, the applicant must have applied for and been awarded the additional credit in the Part 2 Application. Documentation of the LEED Gold or Equivalent certification must either be submitted with the Part 3 Request for Certification, or if LEED certification is pending, it must be submitted to MHT at a later date on an Amendment form.

Independent Accountant's Report and Schedule of Rehabilitation Costs. Attach a report from an independent Certified Public Accountant summarizing their examination of the Schedule of Rehabilitation Costs and Calculation of Qualified Rehabilitation Expenditures. This examination must be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Attach supporting schedules and calculations to the report.

Photographs. Interior and exterior photos must be submitted showing the entire property after rehabilitation, including areas where no work was undertaken. Refer to Photographic Requirements on page 8 for instructions on preparing and labeling photographs for certification.

Affordable/workforce housing. If the Part 2 application included a commitment to include affordable/workforce housing, you must attach a report explaining how the completed project meets your Affordable and Workforce Housing commitment.

CLAIMING THE CREDIT

Applicants must claim the credit for the taxable year in which the rehabilitation project was completed. Maryland tax form 502S must be completed and submitted with the income tax return along with the approved MHT Certification Application (Part 3). The 502S form is available from the Comptroller of the Treasury's website- <http://taxes.marylandtaxes.com/>

CREDIT RECAPTURE

If the property is disposed of or if disqualifying work is undertaken on the property within five years (starting with the first year the credit was claimed), a portion of the credit must be recaptured as follows:

Year since credit claimed	Credit recapture
1	100%
2	80%
3	60%
4	40%
> 5	0%

Photographic Requirements

Part 1. Include photographs of the building's site and environment, all of the building's sides, all major interior spaces and features, and representative secondary spaces and features. Sides that are partially blocked by adjacent structures or trees may require photographs to be taken from several different angles or locations for complete documentation. Photographs of interior spaces should be taken with a wide angle from diagonally opposite corners of the room.

This baseline level of photographic documentation is necessary to evaluate the historic and/or architectural significance of a structure and the effect of the proposed rehabilitation on the significance of the structure. It also enables the MHT to verify that no additional work will be completed without prior review and approval. MHT must approve ALL work to the property. Too few photographs of either exterior or interior features may be insufficient to enable an adequate assessment of a project and may delay the review of your application or result in a denial.

Part 2. If submitting Part 1 and Part 2 together, one set of baseline photographs may be used for both. If a Part 1 is not submitted with the Part 2, you must provide a new set of current baseline photographs of the interior and exterior of the structure and its surroundings as described above.

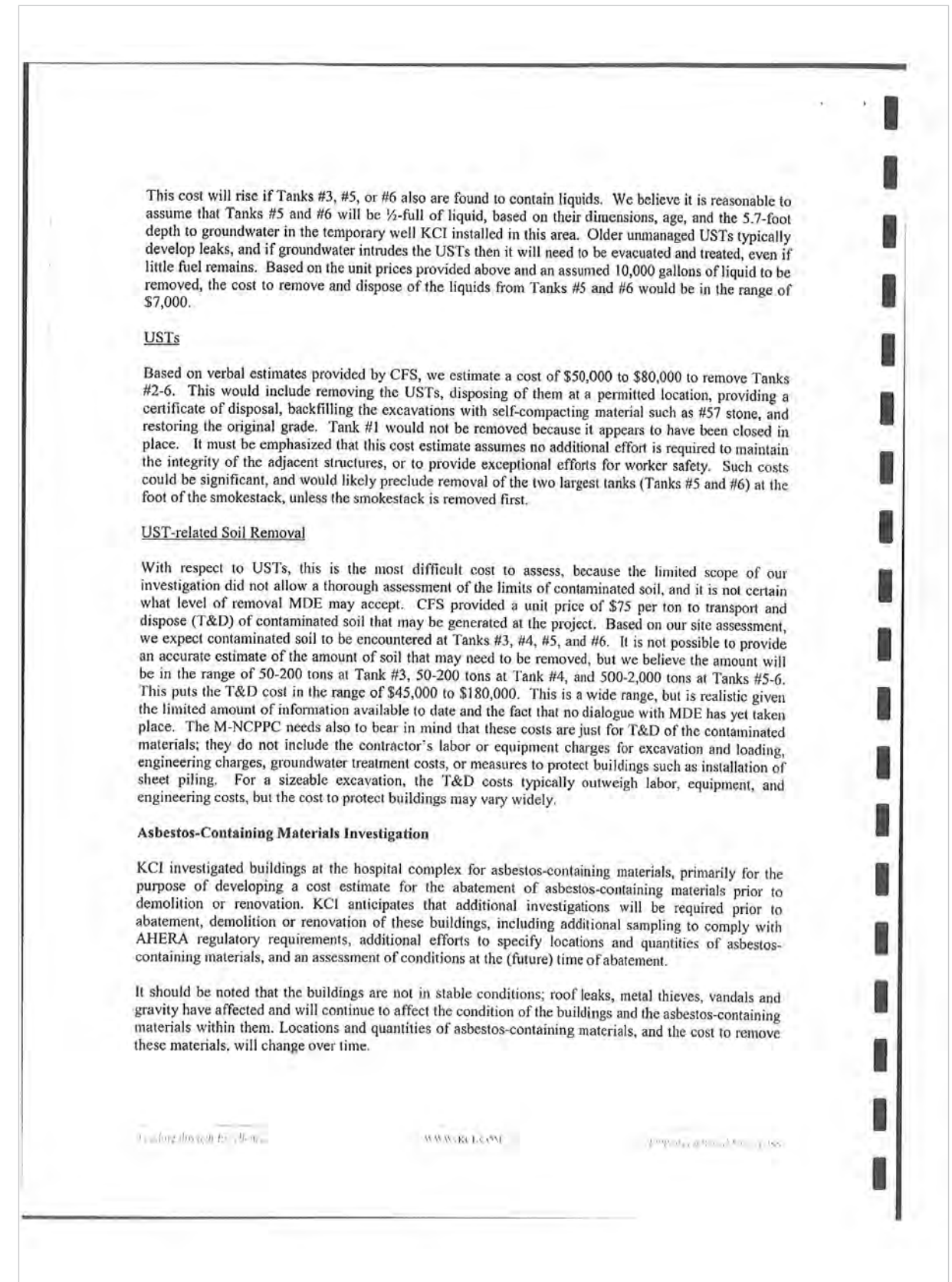
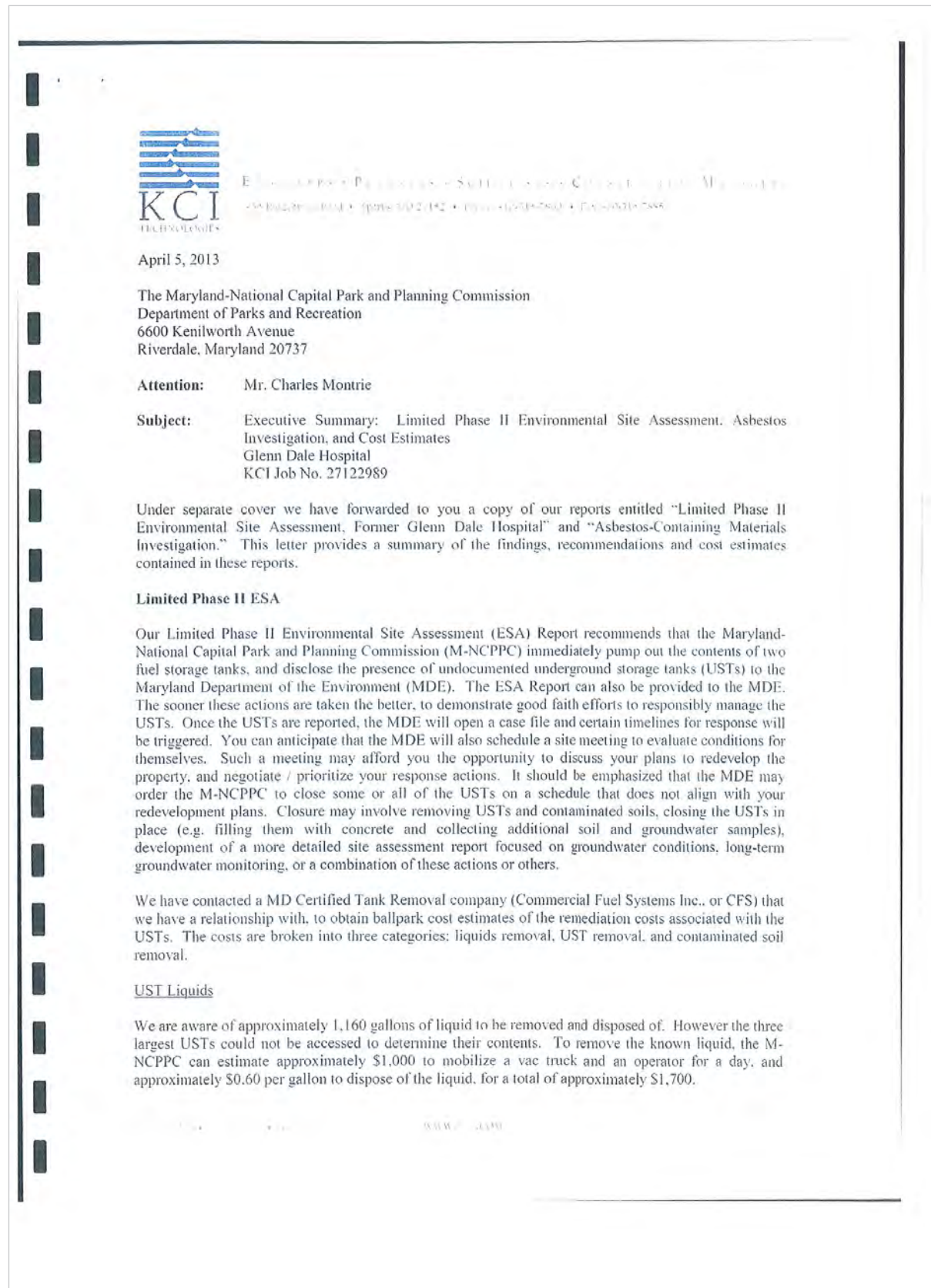
For Part 2 photos, in addition to the Part 1 baseline photos, include details of areas where proposed work will be undertaken. In some cases, it may be helpful to mark directly on the photographs the areas of proposed work. Detailed close-up photographs of specific architectural features affected by the rehabilitation, such as windows, doors, balustrades, trim, etc., may be needed. Submitting several representative photographs of multiple features, such as windows, is acceptable provided the photographs submitted adequately represent the condition throughout the structure.

Part 3. Photos taken of the completed rehabilitation should show the same views as the pre-rehabilitation baseline photographs submitted with the Part 1 and 2, including areas where no work was undertaken. A side-by-side comparison of pre-rehabilitation and post-rehabilitation photographs determines whether the rehabilitation will be certified.

Labeling of Photographs. All photographs must be numbered, dated, and labeled with the property address, the view, (i.e., east elevation), and a brief description of what is shown as follows:

Photo #5	12/5/2014
311 Maple Street Annapolis,21401	
East facade deteriorated brick and windows before rehabilitation	

Photographs should be keyed to the application narrative where appropriate. Color photographs must be printed on 4" x 6" photo paper with a digital copy submitted on CD or thumb drive. Photocopies of photographs are not acceptable. The back of the photographs should be labeled as depicted below, stacked in order, and secured with a rubber band or clip. Please do not mount, tape, glue, or otherwise secure photographs to the application.



Two budgetary cost estimates were calculated for each building. One estimate is based on the assumption that the building will be demolished; the other is based on the assumption that the building will be renovated and re-occupied. The abatement costs are less for buildings that are to be demolished, because required engineering controls are less stringent for buildings to be demolished, and because post-abatement clearance air sampling is not required in buildings to be demolished. Also, non-RACM (Regulated Asbestos-Containing Materials) that may require removal prior to renovation may not need to be removed prior to demolition.

KCI estimates that asbestos abatement costs for all buildings, including professional services required during abatement, will fall in the range between \$4,400,000 and \$5,000,000. This cost estimate is based on the current conditions of the buildings. As the buildings deteriorate further, the costs will likely increase, as more materials become contaminated with asbestos and as fewer portions of the buildings remain structurally sound enough to allow for safe entry for asbestos abatement.

Prior to advertising for renovation or demolition bids, KCI recommends an additional investigation to:

- Collect additional bulk samples in accordance with AHERA sampling protocols;
- Refine the scope of abatement, based on conditions found at the time of abatement;
- Further investigate buried steam pipes to determine if asbestos-containing materials are present, to identify the type of asbestos-containing materials, and to determine the quantity and location of asbestos-containing materials on buried steam pipes;
- Determine location and quantities of asbestos-contaminated debris;
- Identify building components that will require demolition in order to access hidden asbestos-containing materials;
- Assess buildings for structural integrity and determine if asbestos-abatement can proceed safely.

The information obtained from this additional investigation should be used to prepare asbestos-abatement design and contract documents.

KCI recommends that all RACM be removed from buildings prior to demolition. Additionally, KCI recommends that all asbestos-containing materials that will be disturbed during any proposed renovations be removed. All asbestos abatement should be performed by a licensed asbestos abatement contractor in accordance with applicable Federal, State, and local regulations.

KCI appreciates the opportunity to work with you on this project. We look forward to discussing with you the findings in the ESA Report, Asbestos-Containing Materials Investigation, the cost estimate, or other related topics.

Very truly yours



Jeff Gemand, P.G.
Senior Hydrogeologist
Hazardous Waste Practice

Cc: Tim Miller, KCI Land Development Practice

Asbestos-Containing Materials Investigation Report

or

**Glenn Dale Hospital Complex
5201 Glenn Dale Road
Glenn Dale, Maryland 20796**

Prepared For:

**Mr. Charles Montrie
The Maryland-National Capital Park and Planning Commission
Department of Parks and Recreation
6600 Kenilworth Avenue
Riverdale, Maryland 20737**

Prepared By:

**KCI Technologies, Inc.
936 Ridgebrook Road
Sparks, Maryland 21152
KCI Project: 27122989**

April 5, 2013

Executive Summary

KCI Technologies, Inc. (KCI) was retained by The Maryland-National Capital Park and Planning Commission to conduct a limited investigation of asbestos-containing materials at the former Glenn Dale Hospital property, located at 5201 Glenn Dale Road in Glenn Dale, Maryland.

KCI investigated buildings at the hospital complex for asbestos-containing materials, primarily for the purpose of developing a cost estimate for the abatement of asbestos-containing materials prior to demolition or renovation. KCI calculated separate cost estimates for demolition and renovation scenarios. KCI identified the following asbestos-containing materials:

Building 1 – Copper Hall

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, and transite siding. **Cost Estimate: \$48,600 (demolition) – \$64,700 (renovation)**

Building 2 – Children’s Hospital

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, radiator insulation, fire doors, roofing material, floor tile and mastic. **Cost Estimate: \$768,890 – \$959,840**

Building 3 – Peabody Hall

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, and roofing materials. **Cost Estimate: \$26,480 – \$36,150**

Building 4 – McCarren Hall

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, duct insulation, floor tiles and mastic, and transite siding. **Cost Estimate: \$134,900 – \$156,500**

Building 5 – West Duplex

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, floor tiles and mastic, and transite siding. **Cost Estimate: \$19,050 – \$22,475**

Building 6 could not be found and is presumed to have been demolished.

Building 7 could not be found and is presumed to have been demolished.

Building 8 – East Duplex

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, floor tiles and mastic, and transite siding. **Cost Estimate: \$18,450 – \$21,625**

Building 9 – Adult Hospital

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, ceiling tiles, roofing materials, floor tiles and mastic, vibration dampeners, duct insulation materials, transite hoods, conduit lining, acoustical surfacing, and duct insulation pin mastic. **Cost Estimate: \$1,744,790 – \$2,077,990**

Building 10 – Warehouse and Garage

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, floor tiles and mastic, window glazing, roofing materials and ceiling tiles. **Cost Estimate: \$28,840 – \$67,500**

Building 11 – Heating Plant

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, boiler insulation, stack insulation, floor tiles and mastic, transite window panels, and roofing materials. **Cost Estimate: \$57,025 – \$101,100**

Building 12 could not be found and is presumed to have been demolished.

Building 13 could not be found and is presumed to have been demolished.

Building 14 – Water Softening House

KCI identified asbestos-containing window glazing, and roofing materials. **Cost Estimate: \$500 – \$4,100**

Building 15 – Pump House

KCI identified asbestos-containing roofing materials. **Cost Estimate: \$0 – \$7,500**

Building 16 – Finucane Hall

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, floor tiles and mastic and roofing materials. **Cost Estimate: \$185,200 – \$237,700**

Building 17 – Laundry

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, joint compound, and roofing materials. **Cost Estimate: \$26,080 – \$34,380**

Building 18 – Gibson Hall

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, and roofing materials. **Cost Estimate: \$26,240 – \$35,300**

Building 19 – Hot House

Building 19 has collapsed. KCI identified asbestos-containing window glazing in the debris pile. **Cost Estimate: \$2,000**

Building 20 – Apartment 1

Building 20 has collapsed. KCI has assumed the debris pile to contain friable asbestos-containing materials. **Cost Estimate: \$170,000**

Building 21 – Apartment 2

KCI identified asbestos-containing pipe insulation, pipe fitting insulation, tank insulation, fire door insulation, floor tiles and floor tile mastic, and roofing materials. **Cost Estimate: \$42,560 – \$54,460**

Building 22 – Paint Shop

KCI identified asbestos-containing pipe fitting insulation, transite ceiling panels, window glazing, and roofing materials. **Cost Estimate: \$3,750 – \$7,450**

Building 23 – Incinerator

KCI identified asbestos-containing transite siding and roofing. **Cost Estimate: \$2,000**

KCI also identified buried steam pipes and steam tunnels with asbestos-containing pipe insulation. **Cost Estimate: \$400,000**

Total Cost Estimate (with professional services and 15% contingency): \$4,400,000 – \$5,400,00

Brownfields Redevelopment Initiative

Brownfields Revitalization Incentive Programs was established in February 1997 as part of Maryland's Smart Growth policy. This program is intended to promote economic development, especially in distressed urban areas, by identifying and redeploing underutilized properties. Reusing real property makes efficient use of existing infrastructure while providing an alternative to developing open space that contributes to urban sprawl.

MDE is continuing the Brownfields Site Assessment Initiative using federal funding to conduct site assessments at private and publicly owned Brownfields sites. Eligible sites* may receive funding for the purpose of completing a Phase I and Phase II investigation. These studies are conducted within the purview of the Memorandum of Understanding signed by MDE and Region III of the Environmental Protection Agency (EPA). Therefore, they are acceptable for use as part of a VCP application package. Since 1996, assessments have been conducted at 67 sites and future assessments will depend on the availability of funds.

With certain legal exclusions and additions, the term 'Brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Brownfields Revitalization Incentive Program (BRIP)

A site that qualifies for this incentive program may qualify for real property tax credits as well. The site must be located in a jurisdiction that participates in the BRIP, and owned by an inculpable person. For five years after cleanup, a site may qualify for a real property tax credit between 50% and 70% of the increased value of the site. (In an Enterprise Zone, the tax credit may last for up to 10 years). This credit, combined with other real property tax credits, may not exceed 100% of the tax on the increased value of the site.

Maryland's Voluntary Cleanup Program

Background

The Voluntary Cleanup Program (VCP) was established by the state legislature in 1997 and is administered by the Maryland Department of the Environment (MDE) Land and Materials Administration's Land Restoration Program (LMA-LRP) to provide State oversight for the

voluntary cleanup of properties contaminated with hazardous substances. The goal of the program is to increase the number of sites cleaned by streamlining the cleanup process while ensuring compliance with existing environmental regulations.

A Memorandum of Agreement was signed by MDE and the Environmental Protection Agency Region III to facilitate the voluntary cleanup and redevelopment of contaminated properties. The agreement addresses federal liability of a participant in Maryland's voluntary program by providing that EPA will consider sites (in Maryland's program) of no interest. Eligible properties in Maryland's VCP will fall under this agreement once a No Further Requirements Determination or Certificate of Completion has been issued for the property by MDE. Limited circumstances under which the agreement would not apply are also outlined. This agreement increases certainty for program participants.

Legislation

Maryland [legislation](#) has modified certain requirements for redevelopment through the VCP since inception. These changes became effective October 1, 2004. A summary of changes is listed below:

- Allows oil contaminated sites and sites under active enforcement under specified conditions to be eligible for the VCP
- Increases predictability and efficiencies
- Increases public notification of cleanups; and
- Clarifies liability provisions
- Broadens eligibility for grants and loans administered through the Brownfields Redevelopment Initiative Program (BRIP)

VCP Public Notice Requirements

Upon submission of an application to the VCP, the applicant shall post notice at the property that is the subject of the application. The Department maintains a current [Public Notice of Application list](#) [VCP Application update](#) to the VCP.

VCP Guidance Fact Sheets

1. [Facts About the VCP](#)
2. [VCP Eligible and Ineligible Properties and Applicants](#)
3. [VCP Inculpable and Responsible Person Status](#)
4. [VCP Phase I Environmental Site Assessments](#)
5. [VCP Phase II Environmental Site Assessments](#)
6. [VCP Response Action Plans](#)
7. [VCP Cleanup Criteria](#)
8. [VCP Determinations](#)

9. Withdrawing from the VCP

Additional VCP Information

- [VCP Application](#) (pdf)
- [Overview of VCP Process](#)
- [Create a Map of VCP Project Sites](#)
- [View the September 20, 2005, VCP workshop presentations](#)

Contact Information

Please [email](#) or call the Voluntary Cleanup Program at 410-537-3493.

As of late 2017, there are **38 operating continuing care retirement communities**, known as CCRCs, in Maryland. The CCRCs, both operating and under construction, contain over 16,000 continuing care units, of which over 12,000 are independent living, over 2,000 are assisted living, and over 2,000 are nursing care.

The Maryland Department of Aging is the agency charged with administering the continuing care laws. The primary continuing care laws are located at Title 10, Subtitle 4, of the Human Services Article ("HSA"), Annotated Code of Maryland, and Code of Maryland Regulations (COMAR) 32.02.01, which can be accessed below under the "General Information" section.

Although the legal definition of "continuing care" is complex, in general, "continuing care" exists when all three of the following are present:

1. The consumer pays an entrance fee that is, at a minimum, three times the average monthly fee;
2. The provider furnishes or makes available shelter and health-related services to persons 60 years of age or older; and
3. The shelter and services are offered under a contract that lasts for a period of more than one year, usually for life.

The contract that is entered into between a CCRC provider and a resident is known as a continuing care agreement. Continuing care agreements are legally binding contracts between the provider and the resident that outline the responsibilities between the provider and the resident. Only a portion of the content of continuing care agreements is regulated by the continuing care laws. Much of the content of the continuing care agreements will vary from community to community, as does the scope of the continuing care offered at these communities. For example, some CCRCs may provide full coverage nursing care in an on-site health center at no additional charge to the resident, while other CCRCs may provide priority admission to a nursing facility on a fee-for-service basis.

Entrance fees and monthly fees also vary widely. Generally, these fees are based on the level of care (independent living, assisted living, or nursing care), size of the unit, number of residents living in the unit, and type of contract entered into. Depending on the provider, these fees may or may not cover a wide range of services.

There is financial risk involved in choosing a CCRC, as large sums of money are paid in advance for future services. Also, some continuing care agreements provide for a refundable entrance fee, which may require that the unit be reoccupied (and, possibly, that a new entrance fee be paid by the new occupant) before a refund is paid. There is a risk that these units may not be reoccupied (or a new entrance fee may not be paid) in a timely manner.

State of Maryland

**Department of Aging
Continuing Care**

***Application for Feasibility Study Submission
(Statement of Intent)***

Date Submitted: _____

COMAR Title 32.02.01.02, .04 and .05 fully state the requirements for information to be submitted when applying for approval of a feasibility study.

A provider that intends to apply for approval of a feasibility study shall file a Statement of Intent with the Department at least 30 days before submission of an Application for Feasibility Study Submission. If the Application for Feasibility Study Submission is not filed by the provider within 60 days after the Statement of Intent is filed, a new Statement of Intent shall be filed with the Department at least 30 days before submission of the feasibility study.

Name of Provider:	
Name of Facility:	
County:	
Chief Exec. Officer of the Facility:	
Street Address (mailing):	
City/State/Zip Code:	
Telephone Number:	Email Address:

The following should be marked as indicated and attached to this application in accordance with Regulation .04:

- Exhibit A Whether entrance fees will be refundable or nonrefundable.
- Exhibit B The types of agreements proposed, such as extensive, modified, or fee-for-service, and whether entrance fees will be refundable or nonrefundable.
- Exhibit C The number of proposed additional units, if any, by unit type.
- Exhibit D Whether the provider is proposed to be for-profit or nonprofit.
- Exhibit E The name of the management company, if any, that will operate the facility.

- Exhibit F If applicable, the name of the development company proposing to develop the facility, the marketing consultant, the provider’s attorney, and the preparer of the feasibility study, along with the preparer’s qualifications.
- Exhibit G A statement indicating whether any proposed comprehensive care beds will need a new certificate of need or a new exemption from the certificate of need requirements of MHCC.

The undersigned attests that the information submitted herein is true and accurate.

Notary Statement:

(Signature)

(Title)

Revised 06/18/12

State of Maryland

**Department of Aging
Continuing Care**

Application for Feasibility Study Submission

Date Submitted: _____

Regulation .05 – Feasibility Study Submission

1.	Name of Facility:	
	County:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	Email Address:

2.	Chief Executive Officer of the Facility:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	Email Address:

3.	Proposed Location of Facility (if different than listed in 1.):	
	County:	
	Street Address (mailing):	
	City/State/Zip Code:	

4.	Specific requirements for information to be included in the exhibits are fully stated in COMAR Title 32.02.01.05, Subsections A, B and C. The following should be marked as indicated and attached to this application:
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Exhibit A Purpose of the continuing care retirement community project;

Exhibit B Summary of proposed continuing care retirement community;

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- Exhibit C Summary of the organizational structure of the proposed provider and development team;
- Exhibit D Summary of description of the location of the proposed continuing care retirement community;
- Exhibit E Full description of the site of the proposed continuing care retirement community;
- Exhibit F Summary of any independent living component of the facility;
- Exhibit G Summary of the common and service areas of the facility;
- Exhibit H Summary of any plans for assisted living or comprehensive care units;
- Exhibit I Summary of the services that will be included in the monthly service fee;
- Exhibit J Summary of the ancillary services that will not be included in the monthly service fee;
- Exhibit K Statement describing any plans the provider has to require a subscriber to have long-term care insurance or supplement health insurance coverage;
- Exhibit L Statement describing any plans the provider has to become Medicare or Medicaid certified;
- Exhibit M Statement describing any plans the provider has to offer priority access to health-related services at an offsite location;
- Exhibit N Statement describing any plans to delay the refund of any entrance fees until the resale of a subscriber’s unit;
- Exhibit O A study that demonstrates a market exists for the proposed project;
- Exhibit P A study demonstrating the financial feasibility of the proposed project;
- Exhibit Q Except as provided in §B of this regulation, an actuarial study, prepared or reviewed by a qualified actuary;
- Exhibit R Copy of the proposed deposit agreement between the provider and prospective subscribers governing the disposition of the escrowed funds and the interest earned on them.
Note: See COMAR 32.02.01.01 for a complete definition of Deposit Agreement. Including priority, reservation, waiting list and agreements of similar form and use, regardless of title.
 - 1) A deposit agreement is planned for the use prior to issuance of the Preliminary Certificate of Registration Yes No
 - 2) Use of the deposit agreement is expected to begin on the following date:

- Exhibit S Copy of the proposed escrow agreement between the provider and the depository;
- Exhibit T Proposed payment arrangements under the agreement for both the shelter and health-related benefits;

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- Exhibit U Copy of a certificate of need, or a letter or exemption from the certificate of need requirement, issued by the Maryland Health Care Commission (MHCC) for any proposed comprehensive care beds;
- Exhibit V Form and substance of any advertising campaign or proposed advertisement for the proposed project that is available at the time of filing; and
- Exhibit W Any further information that the Department requires.

5. Filing Fee of \$14,000 for 1 to 99 units; \$20,000 for 100-199 units; \$30,000 for 200–499 units; \$40,000 for 500-999 units; and \$50,000 for 1,000 or more units.

The undersigned attest that the information submitted herein is true to the best of his or her knowledge and that estimates provided are based on commonly acceptable statistical, accounting and other technical standards.

Notary Statement: _____
 (Signature)

 (Title)

State of Maryland
 Department of Aging
 Continuing Care
Application for Initial Certificate of Registration

Date Submitted: _____

1.	Name of Facility and Chief Executive Officer:	
	County:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	Email Address:

2.	Name of Provider and Chief Executive Officer	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	

3.	Total Number of all Living Units Included under this Application for an Initial Certificate of Registration: _____
	Independent Living Units: _____
	Assisted Living Beds: _____
	Comprehensive Care Beds: _____
	List the anticipated licensing date of the Health Center if different from that of the facility: _____

4. The following original completed forms accompany this application to document that the Provider has at least 65% of the independent living units contracted for with a minimum of 10% of the entrance fee paid as a deposit for each contracted unit:

- Verification of Contract and Deposit – Affidavits completed by Subscribers
- Verification of Contracts for Certificate of Registration – Affidavit completed by the Provider
- Copies of all signature pages of the Continuing Care Agreement for which Verification of Contract and Deposit Affidavits are being submitted.

_____ Total number of Agreements for which a deposit of at least 10% of the entrance fee has been collected.

_____ Total dollar amount of entrance fee deposits for executed Agreement.

5. The following exhibits are included with this application:

Exhibit A: Verification from the financial institution of the dollar amount of entrance fee deposits that are maintained in an escrow account.

Exhibit B: A copy of a letter or other document which verifies that closing on construction financing has taken place.

Exhibit C: A copy of a written commitment for permanent long-term financing.

The undersigned attest that the information submitted herein is true and accurate.

Notary Statement: _____
(Signature)

(Title)

(Date)

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Application for Preliminary Certificate of Registration

Date Submitted: _____

COMAR Title 32.02.01.06, Subsection C, fully states requirements for information to be submitted when applying for a Preliminary Certificate of Registration.

1.	Name of Facility:	
	County:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	
State of Incorporation, or governing the formation of the partnership, trust, or limited liability corporation.		

2.	Chief Executive Officer to the Facility:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	

3.	Proposed Location of Facility (if different than listed in 1.):	
	County:	
	Street Address (mailing):	
	City/State/Zip Code:	

4.	Name of Affiliated Parent or Subsidiary Corp. or Partnership:	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	

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5.	The Individual (if provider is an individual):	
	Street Address (mailing):	
	City/State/Zip Code:	
	Telephone Number:	

The following should be marked as indicated and attached to this application:

- Exhibit A The names and occupations of the provider’s officers, directors, trustees, managing or general partners, and non-stock corporation members and an individual having a 10% or greater equity interest or beneficial interest in the provider.
A description of each financial interest in, or occupation with, the provider of each individual identifies in Exhibit A above.
- Exhibit B The names of any individuals listed in Exhibit A having a 10 percent or more interest in any vendor or provider of goods, premises, or services at the facility with a value of \$10,000 or more within any fiscal year including the name and addresses of the business entities; a description of the goods, premises, or services; and the anticipated yearly costs the facility or provider will incur for the goods, premises, or services.
- Exhibit C A copy of any current document as it pertains to the legal organization of the provider, including corporation charter, by-laws, articles of association, membership agreement, trust agreement, partnership agreement or similar instruments or agreements.
- Exhibit D A statement of any current or prior affiliation with a religious, charitable, or other nonprofit organization, and the extent, if any, to which the affiliate organization will be responsible for the financial and contractual obligations of the applicant.
- Exhibit E A brief narrative description of the physical facility.
- Exhibit F Certified financial statements of the provider for the 3 most recent fiscal years for which certified financial statements are obtainable under generally accepted accounting principles; and if the most recent fiscal year ended more than 90 days prior to the date of filing this application, also submit an Income Statement, which need not be certified, for the period from the end of the fiscal year to a date not more than 90 days prior to the date of filing.
- Exhibit G A statement of the current or proposed utilization of any public-funded benefit or insurance program in the financing of care.
- Exhibit H A copy of proposed agreements to be entered into between the provider and subscribers for continuing care and proposed priority admission agreements between the provider and any health care providers, if applicable.

The Continuing Care Contract Review Worksheet must be completed and submitted with the proposed continuing care agreement.

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- Exhibit I A table of the most current fee structure, including escalator or other automatic adjustment provisions.
- Exhibit J The form and substance of any advertising campaign, advertisement or other promotional material for the facility that has not been previously approved by the Department.

If a provider that has submitted a feasibility study desires to advertise a continuing care community before an initial certificate of registration has been issued, the provider shall submit that advertising so it is received by the Department at least 3 working days before the advertising is to be aired, distributed, or otherwise used; the envelope or package in which the submission is delivered shall indicate in prominent type that the contents are proposed advertising materials for a community that does not have an initial certificate of registration.
- Exhibit K A statement explaining any differences between information submitted with this application from information on the application submitted with the Feasibility Study.

A copy of the fully executed escrow agreement, if one was not filed with the Feasibility Study Application; if a fully executed copy does not accompany this application, estimate on the line below when a copy will be filed with the Department.

_____ Date
- Exhibit L A copy of the proposal Disclosure Statement which shall be provided to a prospective subscriber before payment of any part of the entrance fee or, if earlier, the execution of a continuing care agreement.

The initial Disclosure Statement shall be submitted to the Department for review at least 45 days before distributing the statement to any prospective subscribers.
- Other Exhibits Addenda: Additional pertinent information may be labeled as Addendum 1, 2, ...and attached to this application.

The undersigned attest that the information submitted herein is true and accurate.

Notary Statement:

(Signature)

(Title)

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**MARYLAND DEPARTMENT OF AGING
301 WEST PRESTON STREET
BALTIMORE, MARYLAND 21201**

CONTINUING CARE RETIREMENT COMMUNITIES (CCRCs)

Asbury Methodist Village
201 Russell Avenue
Gaithersburg, MD 20877
Mr. Rob Liebreich
Executive Director
(301) 330-3000
Fax No. (301) 216-4054

Asbury-Solomons Island
11100 Asbury Circle
Solomons, MD 20688
Mr. Brad Andrus
Executive Director
(410) 394-3000
Fax No. (410) 394-3008

Augsburg Lutheran Home and Village
6811 Campfield Road
Baltimore, MD 21207
Mr. Glenn Scherer
Executive Director
(410) 486-4573
Fax No. (410) 653-8744

Bayleigh Chase
501 Dutchman's Lane
Easton, MD 21601
Ms. Andrea Lev
Executive Director
(410) 822-8888
Fax No. (410) 820-9438

BayWoods of Annapolis
7101 Bay Front Drive
Annapolis, MD 21403
Mr. Frank McGovern
Executive Director
(410) 263-7297
Fax No. (410) 268-4165

Bedford Court
3701 International Drive
Silver Spring, MD 20906
Mr. Todd Margulies
General Manager
(301) 598-2900
Fax No. (301) 598-8588

Blakehurst
1055 W. Joppa Road
Towson, MD 21204
Mr. Rob Perry
Executive Director
(410) 296-2900
Fax No. (410) 494-8236

Broadmead
13801 York Road
Cockeysville, MD 21030
Ms. Robin Somers, LCSW-C, NHA
Chief Operating Officer
(410) 527-1900
Fax No. (410) 527-0259

Brooke Grove
18100 Slade School Road
Sandy Spring, MD 20860
Mr. Dennis Hunter
Executive Director
(301) 924-2811
Fax No. (301) 924-1200

Buckingham's Choice
3200 Baker Circle
Adamstown, MD 21701
Mr. Michael Conord
Executive Director
(301) 874-5630
Fax No. (301) 631-5491

Carroll Lutheran Village
300 St. Luke Circle
Westminster, MD 21158
Mr. George Oxx
Executive Director
(410) 848-0090 or (410) 876-8113
Fax No. (410) 848-8133

Carsins Run at Eva Mar
1200-C Agora Drive, #314
Bel Air, MD 21014
Ms. Susan F. Shea
Executive Director
(844) 410-4102
Fax No. (410) 823-0598

Charlestown Retirement Community
715 Maiden Choice Lane
Catonsville, MD 21228
Ms. Clara Parker
Executive Director
(410) 247-3400 Ext. 8119
Fax No. (410) 737-8857

Collington Episcopal Life Care Community
10450 Lottsford Road
Mitchellville, MD 20721
Mr. Marvell Adams
Executive Director
(301) 925-9610
Fax No. (301) 925-7357

Diakon Senior Living-Hagerstown
Ravenwood Campus
1183 Luther Drive
Hagerstown, MD 21740

Robinwood Campus
19800 Tranquility Circle
Hagerstown, MD 21742
Ms. Tammy Clabaugh
Executive Director
(240) 420-4119
Fax No. (240) 420-4140

Edenwald
800 Southerly Road
Towson, MD 21286
Mr. Ken Bullock
Acting Executive Director
(410) 339-6000
Fax No. (410) 583-8786

Fahrney-Keedy
8507 Mapleville Road
Boonsboro, MD 21713-1818
Mr. Stephen Coetzee
President/CEO
(301) 733-6284
Fax No. (301) 733-2733

Fairhaven
7200 Third Avenue
Sykesville, MD 21784
Mr. Robert Hays
Executive Director
(410) 795-8800
Fax No. (410) 795-0518

Friends House Retirement Community
17340 Quaker Lane
Sandy Spring, MD 20860
Mr. Kevin Harrington
Executive Director
(301) 924-5100
Fax No. (301) 924-2265

Ginger Cove
Annapolis Life Care
4000 River Crescent Drive
Annapolis, MD 21401
Dr. Edgar E. Mallick, Jr.
Executive Director
(410) 266-7300
Fax No. (410) 266-6144

Glen Meadows Retirement Community

11630 Glen Arm Road
Glen Arm, MD 21057
Mr. Peter Dabbenigno
Executive Director
(410) 592-5310
Fax No. (410) 592-6175

Goodwill Retirement Village

891 Dorsey Hotel Road
Grantsville, MD 21536
Mr. Kevin Miller
Executive Director
(301) 895-5194
Fax No. (301) 895-3704

Heron Point of Chestertown

501 Campus Avenue
Chestertown, MD 21620
Mr. Garret A. Falcone
Executive Director
(410) 778-7300
Fax No. (410) 778-0053

Home for the Aged - Frederick

115 Record Street
Frederick, MD 21701
Mr. Kevin M. Quirk
General Manager
(301) 663-6822
Fax No. (301) 663-5186

Homewood at Frederick

10607 Elliott Parkway
Williamsport, MD 21795
Ms. Candace McMullen
President
(301) 582-1626
Fax No. (301) 582-4896

Homewood at Williamsport

16505 Virginia Avenue
Williamsport, MD 21795
Mr. J. Richard Lenahan
Executive Director
(301) 582-1472
Fax No. (301) 582-1805

Ingleside at King Farm

701 King Farm Boulevard
Rockville, Maryland 20850
Ms. Christine L. Podles
Executive Director
(240) 499-9031
Fax No. (240) 499-9015

Lutheran Village at Miller's Grant

9531 Frederick Road
Ellicott City, MD 21042
Paula L. O'Neill
Executive Director
(410) 465-2005
Fax No. 410-461-8936

Maplewood Park Place

9707 Old Georgetown Road
Bethesda, MD 20814
Mr. Scott McAlister
General Manager
(301) 571-7400
Fax No. (301) 571-7411

Maryland Masonic Homes

300 International Circle
Cockeysville, MD 21030
Ms. Tammie Houck
Administrator
(410) 527-1111
Fax No. (410) 527-1379

Mercy Ridge

2525 Pot Spring Road
Timonium, MD 21093
Mr. Thomas E. Clements
Executive Director
(410) 561-0200
Fax No. (410) 561-0400

North Oaks

725 Mount Wilson Lane
Pikesville, MD 21208
Ms. Susan Chrissley
Interim Executive Director
(410) 484-7300
Fax No. (410) 484-1058

Oak Crest Village

8800 Walther Boulevard
Parkville, MD 21234
Mr. Mark Roussey
Executive Director
(410) 665-1000
Fax No. (410) 657-3504

Riderwood Village

3150 Gracefield Road
Silver Spring, MD 20904
Mr. Gary Hibbs
Executive Director
(301) 572-8316
Fax No. (301) 572-1300

Roland Park Place

830 W. 40th Street
Baltimore, MD 21211
Ms. Teresa Snyder
President
(410) 243-5800
Fax No. (410) 243-2054

The Village at Rockville

9701 Veirs Drive
Rockville, MD 20850
Mr. Jason Gottschalk
Executive Director
(301) 424-9560
Fax No. (301) 424-9574

Vantage House

5400 Vantage Point Road
Columbia, MD 21044
Ms. Meriann Ritacco
Executive Director
(410) 964-5454
Fax No. (410) 964-8439



	Building Type	Units	Total Sq. Ft.
	Existing Buildings		
	New Construction High Density		
	New Construction		
	Mothballed		

EXHIBIT H / Option 1

Historic Glenn Dale Hospital Campus | p. 60



	Building Type	Units	Total Sq. Ft.
	Existing Buildings		
	New Construction High Density		
	New Construction		
	Mothballed		

EXHIBIT H / Option 2

Historic Glenn Dale Hospital Campus | p. 61



EXHIBIT H / Option 3

EXHIBIT I / Sources and Uses

SOURCES	OPTION A	OPTION B	OPTION C
Kendal Hard Cost	\$ 42,350,000	\$ 42,350,000	\$ 42,350,000
Kendal FF&E	\$ 950,000	\$ 950,000	\$ 950,000
Kendal Soft Costs	\$ 30,553,807	\$ 31,577,437	\$ 25,627,565
FHTC Equity	\$ 15,233,672	\$ 10,223,412	\$ -
SHTC Equity	\$ 2,130,000	\$ 2,130,000	\$ -
Gap	\$ 39,648,303	\$ 53,378,708	\$ 45,367,112
Total	\$ 130,865,782	\$ 140,609,557	\$ 114,294,677

Justifiable (Feasible) Cost \$ 91,217,479 \$ 87,230,849 \$ 68,927,565

USES	OPTION A	OPTION B	OPTION C
Site / Environmental	\$ 15,028,719	\$ 15,028,719	\$ 15,028,719
New Construction	\$ 18,994,448	\$ 45,045,323	\$ 64,027,095
Adaptive Reuse	\$ 63,926,540	\$ 32,807,291	\$ -
Mothball	\$ 1,412,268	\$ 9,392,638	\$ -
Demolition	\$ -	\$ 416,880	\$ 4,285,860
FF&E	\$ 950,000	\$ 950,000	\$ 950,000
Soft Costs	\$ 30,553,807	\$ 36,968,706	\$ 30,003,003
Total	\$ 130,865,782	\$ 140,609,557	\$ 114,294,677

PROGRAM	STORIES	AREA (GSF)	FLOOR PLATE (GSF)	PARKING GSF	EFFICIENCY	RESIDENTIAL SF	CORE SPACE SF	# OF UNITS	AVERAGE UNIT SIZE	AVG UNIT GSF INCLUDING PARKING
Apartment Building	4	31,360	7,840	7,840	75%	17,640	5,880	12	1,470	2,613
Cottage 1	1	1,815	1,815		100%	1,815		1	1,815	1,815
Cottage 2	1	1,980	1,980		100%	1,980		1	1,980	1,980
Assisted Living	3	16,710	5,570		90%	15,039	1,671	30	501	557
Memory Care	3	9,000	3,000		89%	8,010	990	20	401	450
Amenities/Off/Dine	1	14,000	14,000		0%					

PROGRAM	STEEL PKNG GARAGE / PODIUM / 50% OPEN	QTY	TOTAL RES SF	TOTAL COST	WOOD FRAMED	COST/SF WOOD	TOTAL WOOD COST	TOTAL COST	UNITS	COST/UNIT	COST/NSF
Apartment Building	7,840	95	\$744,800	23,520	\$115	\$2,704,800	\$3,449,600	12	\$287,467	110	\$195.56
Cottage 1			1,815	\$125	\$226,875	\$226,875	\$226,875	1	\$226,875	125	\$125.00
Cottage 2			1,980	\$125	\$247,500	\$247,500	\$247,500	1	\$247,500	125	\$125.00
Assisted Living			16,710	\$205	\$3,425,550	\$3,425,550	\$3,425,550	30	\$114,185	205	\$227.78
Memory Care			9,000	\$205	\$1,845,000	\$1,845,000	\$1,845,000	20	\$92,250	205	\$230.34
Amenities/Off/Dine			14,000	\$205	\$2,800,000	\$2,800,000	\$2,800,000		200		

OPTION 1	QTY OF BLDGS	TOTAL UNITS	TOTAL GSF	TOTAL RES NSF	TOTAL PKG SF	TOTAL COST NOT DISCOUNTED	% DISCOUNT FOR ECONOMIES	TOTAL COST	TOTAL COST PER UNIT	TOTAL COST PER NSF
Apartment Building	4	48	125,440	70,560	31,360	\$13,798,400		\$13,384,448	\$278,843	\$107
Cottage 1	16	16	29,040	29,040		\$3,630,000		\$3,630,000	\$226,875	\$125
Cottage 2	8	8	15,840	15,840		\$1,980,000		\$1,980,000	\$247,500	\$125
Assisted Living										
Memory Care										
Amenities/Off/Dine										
TOTAL:	72	170,320	115,440	31,360	\$19,408,400			\$18,994,448	\$753,218	

EXHIBIT I / Ellisdale Budget

OPTION 2	QTY OF BLDGS	TOTAL UNITS	TOTAL GSF	TOTAL RES NSF	TOTAL PKG SF	TOTAL COST NOT DISCOUNTED	% DISCOUNT FOR ECONOMIES	TOTAL COST	TOTAL COST PER UNIT	TOTAL COST PER NSF
Apartment Building	10	120	313,600	176,400	78,400	\$34,496,000		\$31,908,800	\$265,907	\$181
Cottage 1	16	16	29,040	29,040		\$3,630,000		\$3,448,500	\$215,531	\$119
Cottage 2	8	8	15,840	15,840		\$1,980,000		\$1,881,000	\$235,125	\$119
Assisted Living	1	30	16,710	15,039		\$3,425,550		\$3,254,273	\$108,476	\$216
Memory Care	1	20	9,000	8,010		\$1,845,000		\$1,752,750	\$87,638	\$219
Amenities/Off/Dine	1		14,000			\$2,800,000		\$2,800,000	\$200	
TOTAL:	194	398,190	244,329	78,400	\$48,176,550			\$45,045,323		

OPTION 3	QTY OF BLDGS	TOTAL UNITS	TOTAL GSF	TOTAL RES NSF	TOTAL PKG SF	TOTAL COST NOT DISCOUNTED	% DISCOUNT FOR ECONOMIES	TOTAL COST	TOTAL COST PER UNIT	TOTAL COST PER NSF
Apartment Building	15	180	470,400	264,600	117,600	\$51,744,000		\$46,569,600	\$258,720	\$176
Cottage 1	32	32	58,080	58,080		\$7,260,000		\$6,534,000	\$204,188	\$113
Cottage 2	8	8	15,840	15,840		\$1,980,000		\$1,980,000	\$247,500	\$125
Assisted Living	1	30	16,710	15,039		\$3,425,550		\$3,082,995	\$102,767	\$205
Memory Care	1	20	9,000	8,010		\$1,845,000		\$1,660,500	\$83,025	\$207
Amenities/Off/Dine	2		28,000			\$5,600,000		\$4,200,000	\$150	
TOTAL:	270	598,030	361,569	117,600	\$71,854,550			\$64,027,095		

EXHIBIT I / Ellisdale Budget

EXHIBIT I / Southway Budget

SCHEME BREAKDOWN					
BREAKDOWN OF AREAS	RENOVATE (SF)	MOTHBALL (SF)	RAZE (SF)	UNIT COUNT	TOTAL (SF)
Option 1	398,846	34,740		216	428,586
Assisted Living				39,674 SF	
Memory Care				39,900 SF	
Option 2	162,799	231,047	34,740	112	428,586
Assisted Living					
Memory Care					
Option 3			428,586		428,586
Assisted Living					
Memory Care					

COST BREAKDOWN						
BREAKDOWN OF AREAS	BASE COSTS	MOTHBALL	ENVELOPE	UNIT COSTS	RAZING	TOTALS
Option 1	\$15,028,719	\$1,412,268	\$23,558,630	\$40,367,910		\$93,513,025
Assisted Living				\$6,219,925		
Memory Care				\$6,925,573		
Option 2	\$15,028,719	\$9,392,638	\$11,875,782	\$20,931,509	\$416,880	\$57,645,528
Assisted Living						
Memory Care						
Option 3	\$15,028,719				\$4,285,860	\$19,314,579
Assisted Living						
Memory Care						

EXHIBIT I / Sitework Budget

CATEGORY	AMOUNT
SITE PREPARATION	
Clearing & Demolition	\$625,000
Earthwork & Grading	\$1,400,000
Soil Management Plan	\$260,000
Sediment Control	\$325,000
Subtotal	\$2,610,000
SITE UTILITIES	
Sanitary Sewer	\$1,100,000
Water	\$950,000
Storm Sewer/Facilities	\$2,150,000
Subtotal	\$4,200,000
SITE IMPROVEMENTS	
Curb, sidewalks, aprons	\$600,000
Streets & Parking (Paving)	\$1,125,000
Striping & Street Signs	\$85,000
Retaining Walls & Railings	\$225,000
Dry Utilities	\$1,050,000
Subtotal	\$3,085,000
LANDSCAPING & RECREATION	
Landscaping	\$400,000
Site Furnishings & Recreation	\$150,000
Subtotal	\$550,000
MISCELLANEOUS	
Monument & Direc. Signage	\$100,000
Environmental	\$4,483,719
Subtotal	\$4,583,719
SUBTOTAL - HARD COSTS:	\$15,028,719

EXHIBIT I / Soft Costs

ALLOCATIONS	
Acquisition	0%
Construction	69.25%
Permits / Testing	1.65%
Utilities Connection Fees	1.95%
Professional Fees	6%
Insurance and Taxes	0.65%
Legal, Finance, Other	5.5%
Contingency	6.925%
Developer Fee	8.0750%
TOTAL:	100%

SOFT COST SUMMARY			
Total New Unit Count	64	190	274
Apartments	40	116	184
Cottages	24	24	40
Assisted Living	-	24	40
Memory Care	-	20	20
Amenities	-	14,000	28,000

USES	OPTION A	OPTION B	OPTION C
Acquisition	\$ -	\$ -	\$ -
Construction	\$ 99,361,975	\$ 102,690,851	\$ 83,341,674
Permits / Testing	\$ 1,639,473	\$ 1,694,399	\$ 1,375,138
Utilities Connection Fees	\$ 1,937,559	\$ 2,002,472	\$ 1,625,163
Professional Fees	\$ 5,961,719	\$ 6,161,451	\$ 5,000,500
Insurance and Taxes	\$ 645,853	\$ 667,491	\$ 541,721
Legal, Finance, Other	\$ 5,464,909	\$ 5,647,997	\$ 4,583,792
Contingency	\$ 6,880,817	\$ 7,111,341	\$ 5,771,411
Developer Fee	\$ 8,023,479	\$ 8,292,286	\$ 6,729,840
TOTAL SOFT COSTS:	\$ 30,553,807	\$ 31,577,437	\$ 25,627,565

EXHIBIT I / Total Budget

OPTION 1	
Site / Environmental	\$ 15,028,719
New Construction	\$ 18,994,448
Adaptive Reuse	\$ 63,926,540
Mothball	\$ 1,412,268
Demolition	\$ -
FF&E	\$ 950,000
Soft Costs	\$ 30,553,807
TOTAL:	\$ 130,865,782

OPTION 2	
Site / Environmental	\$ 15,028,719
New Construction	\$ 45,045,323
Adaptive Reuse	\$ 32,807,291
Mothball	\$ 9,392,638
Demolition	\$ 416,880
FF&E	\$ 950,000
Soft Costs	\$ 31,577,437
TOTAL:	\$ 135,218,287

OPTION 3	
Site / Environmental	\$ 15,028,719
New Construction	\$ 64,027,095
Adaptive Reuse	\$ -
Mothball	\$ -
Demolition	\$ 4,285,860
FF&E	\$ 950,000
Soft Costs	\$ 25,627,565
TOTAL:	\$ 109,919,239

EXHIBIT I / Tax Credits

OPTION 1			OPTION 2		
DESCRIPTION	QREs		DESCRIPTION	QREs	
Site / Environmental	\$ 5,004,563		Site / Environmental	\$ 5,004,563	
New Construction	\$ -		New Construction	\$ -	
Adaptive Reuse	\$ 63,926,540		Adaptive Reuse	\$ 32,807,291	
Mothball	\$ 1,412,268		Mothball	\$ 9,392,638	
Demolition	\$ -		Demolition	\$ -	
FF&E	\$ -		FF&E	\$ -	
Soft Costs	\$ 21,425,735		Soft Costs	\$ 14,382,330	
TOTAL:	\$ 91,769,107		TOTAL:	\$ 61,586,822	
T/C %	20%	\$ 18,353,821	T/C %	20%	\$ 12,317,364
FHTC Equity	0.83	\$ 15,233,672	FHTC Equity	0.83	\$ 10,223,412
State Historic Tax Credit	\$ 3,000,000		State Historic Tax Credit	\$ 3,000,000	
SHTC Equity	0.71	\$ 2,130,000	SHTC Equity	0.71	\$ 2,130,000

OPTION 3		
DESCRIPTION	QREs	
Site / Environmental	\$ -	
New Construction	\$ -	
Adaptive Reuse	\$ -	
Mothball	\$ -	
Demolition	\$ -	
FF&E	\$ -	
Soft Costs	\$ -	
TOTAL:	\$ -	
T/C %	20%	\$ -
FHTC Equity	0.83	\$ -
State Historic Tax Credit	\$ -	
SHTC Equity	0.71	\$ -

EXHIBIT I / Building Data

ADULT UNIT		GROUND FLOOR	
LOWER LEVEL			
Residential	0 S.F.	Residential	0 S.F.
Commercial	0 S.F.	Commercial	27,808 S.F.
Storage	0 S.F.	Storage	10,577 S.F.
Mechanical	7,782 S.F.	Mechanical	122 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	7,782 S.F.	Floor Gross Developable Area	38,507 S.F.
Floor Non-usable Area	322 S.F.	Floor Non-usable Area	1,167 S.F.
Floor Unfinished Area	3,619 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	11,723 S.F.	Floor Gross Building Area	39,674 S.F.
FIRST FLOOR		SECOND FLOOR	
Residential	18,575 S.F.	Residential	31,965 S.F.
Commercial	20,000 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	0 S.F.
Mechanical	122 S.F.	Mechanical	122 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	38,697 S.F.	Floor Gross Developable Area	32,088 S.F.
Floor Non-usable Area	1,203 S.F.	Floor Non-usable Area	1,203 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	39,900 S.F.	Floor Gross Building Area	33,290 S.F.
THIRD FLOOR		FOURTH FLOOR	
Residential	30,868 S.F.	Residential	30,868 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	0 S.F.
Mechanical	122 S.F.	Mechanical	122 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	30,990 S.F.	Floor Gross Developable Area	30,990 S.F.
Floor Non-usable Area	1,203 S.F.	Floor Non-usable Area	1,203 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	32,193 S.F.	Floor Gross Building Area	32,193 S.F.

EXHIBIT I / Building Data Continued

ADULT UNIT CONTINUED		BUILDING TOTAL	
FIFTH FLOOR			
Residential	11,582 S.F.	Residential	171,665 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	10,577 S.F.
Mechanical	0 S.F.	Mechanical	8,394 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	11,582 S.F.	Floor Gross Developable Area	190,637 S.F.
Floor Non-usable Area	1,242 S.F.	Floor Non-usable Area	7,542 S.F.
Floor Unfinished Area	533 S.F.	Floor Unfinished Area	4,152 S.F.
Floor Gross Building Area	13,358 S.F.	Floor Gross Building Area	202,331 S.F.

EMPLOYEE BUILDING - ADULT UNIT		FIRST FLOOR	
LOWER LEVEL			
Residential	0 S.F.	Residential	6,666 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	6,832 S.F.	Storage	0 S.F.
Mechanical	0 S.F.	Mechanical	0 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	6,832 S.F.	Floor Gross Developable Area	6,666 S.F.
Floor Non-usable Area	347 S.F.	Floor Non-usable Area	513 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	7,179 S.F.	Floor Gross Building Area	7,179 S.F.

SECOND FLOOR		THIRD FLOOR	
Residential	6,666 S.F.	Residential	6,666 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	0 S.F.
Mechanical	0 S.F.	Mechanical	0 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	6,666 S.F.	Floor Gross Developable Area	6,666 S.F.
Floor Non-usable Area	513 S.F.	Floor Non-usable Area	513 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	7,179 S.F.	Floor Gross Building Area	7,179 S.F.

EXHIBIT I / Building Data Continued

EMPLOYEE BUILDING - ADULT UNIT CONT.		NURSE'S BUILDING - ADULT UNIT	
BUILDING TOTAL		LOWER LEVEL	
Residential	19,998 S.F.	Residential	4,647 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	6,832 S.F.	Storage	0 S.F.
Mechanical	0 S.F.	Mechanical	1,057 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	26,830 S.F.	Floor Gross Developable Area	5,704 S.F.
Floor Non-usable Area	1,886 S.F.	Floor Non-usable Area	465 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	28,716 S.F.	Floor Gross Building Area	6,168 S.F.

FIRST FLOOR		SECOND FLOOR	
Residential	5,704 S.F.	Residential	5,704 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	0 S.F.
Mechanical	0 S.F.	Mechanical	0 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	5,704 S.F.	Floor Gross Developable Area	5,704 S.F.
Floor Non-usable Area	465 S.F.	Floor Non-usable Area	465 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	6,168 S.F.	Floor Gross Building Area	6,168 S.F.

THIRD FLOOR		BUILDING TOTAL	
Residential	3,912 S.F.	Residential	19,966 S.F.
Commercial	0 S.F.	Commercial	0 S.F.
Storage	0 S.F.	Storage	0 S.F.
Mechanical	0 S.F.	Mechanical	1,057 S.F.
Parking	0 S.F.	Parking	0 S.F.
Floor Gross Developable Area	3,912 S.F.	Floor Gross Developable Area	21,022 S.F.
Floor Non-usable Area	238 S.F.	Floor Non-usable Area	1,633 S.F.
Floor Unfinished Area	0 S.F.	Floor Unfinished Area	0 S.F.
Floor Gross Building Area	4,150 S.F.	Floor Gross Building Area	22,655 S.F.

EXHIBIT I / Building Data Continued

NURSE'S BUILDING - CHILDREN'S UNIT	
LOWER LEVEL	
Residential	1,069 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	1,136 S.F.
Parking	0 S.F.
Floor Gross Developable Area	2,205 S.F.
Floor Non-usable Area	498 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	2,703 S.F.

FIRST FLOOR	
Residential	6,407 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	6,407 S.F.
Floor Non-usable Area	465 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	6,872 S.F.

SECOND FLOOR	
Residential	4,944 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	4,944 S.F.
Floor Non-usable Area	465 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	5,408 S.F.

THIRD FLOOR	
Residential	1,780 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	1,780 S.F.
Floor Non-usable Area	324 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	2,104 S.F.

BUILDING TOTAL	
Residential	14,200 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	1,136 S.F.
Parking	0 S.F.
Floor Gross Developable Area	15,336 S.F.
Floor Non-usable Area	1,752 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	17,088 S.F.

CHILDREN'S UNIT	
LOWER LEVEL	
Residential	11,582 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	11,582 S.F.
Floor Non-usable Area	1,242 S.F.
Floor Unfinished Area	533 S.F.
Floor Gross Building Area	13,358 S.F.

EXHIBIT I / Building Data Continued

CHILDREN'S UNIT CONTINUED	
LOWER LEVEL	
Residential	19,668 S.F.
Commercial	0 S.F.
Storage	7,247 S.F.
Mechanical	12,214 S.F.
Parking	0 S.F.
Floor Gross Developable Area	39,129 S.F.
Floor Non-usable Area	2,138 S.F.
Floor Unfinished Area	1,638 S.F.
Floor Gross Building Area	42,905 S.F.

FIRST FLOOR	
Residential	27,050 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	27,050 S.F.
Floor Non-usable Area	1,228 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	28,278 S.F.

SECOND FLOOR	
Residential	26,724 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	26,724 S.F.
Floor Non-usable Area	1,281 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	28,005 S.F.

THIRD FLOOR	
Residential	19,430 S.F.
Commercial	0 S.F.
Storage	0 S.F.
Mechanical	0 S.F.
Parking	0 S.F.
Floor Gross Developable Area	19,430 S.F.
Floor Non-usable Area	964 S.F.
Floor Unfinished Area	0 S.F.
Floor Gross Building Area	20,394 S.F.

BUILDING TOTAL	
Residential	92,872 S.F.
Commercial	0 S.F.
Storage	7,247 S.F.
Mechanical	12,214 S.F.
Parking	0 S.F.
Floor Gross Developable Area	112,333 S.F.
Floor Non-usable Area	5,974 S.F.
Floor Unfinished Area	4,748 S.F.
Floor Gross Building Area	123,055 S.F.

PROJECT TOTAL	
Residential	318,701 S.F.
Commercial	0 S.F.
Storage	24,656 S.F.
Mechanical	22,801 S.F.
Parking	0 S.F.
Floor Gross Developable Area	366,158 S.F.
Floor Non-usable Area	18,787 S.F.
Floor Unfinished Area	8,901 S.F.
Floor Gross Building Area	393,846 S.F.

EXHIBIT I / Program

ADULT HOSPITAL UNIT (MEMORY CARE, COMMON AMENITIES AND ASSISTED LIVING)								
FLOOR	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
LL	11,723	0	0	0	0			
0	39,674	0	0	0	0			
1	39,900	24	24	0	0	330		
2	33,290	30	14	16	0	450	550	
3	32,193	28	0	17	11		764	980
4	32,193	22	0	17	5		735	964
5	13,358	4	0	0	4			1,190
TOTAL	202,331	108	38	50	20	374	686	1,018
			35%	46%	19%			

EMPLOYEE BUILDING - ADULT UNIT								
FLOOR	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
0	7,179	0	0	0	0			
1	7,179	6	0	3	3		651	651
2	7,179	6	0	2	4		677	677
3	7,179	6	0	2	4		677	677
TOTAL	28,716	18	0	7	11		666	670
			0%	39%	61%			

NURSE'S BUILDING - ADULT UNIT								
FLOOR	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
0	6,168	0	0	0	0			
1	6,168	5	0	3	2		626	999
2	6,168	4	0	1	3		671	1,146
3	4,150	4	1	1	2		620	967
TOTAL	22,655	13	1	5	7		634	1,053
			8%	38%	54%			

EXHIBIT I / Program Continued

EMPLOYEE BUILDING - CHILDREN'S UNIT								
FLOOR	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
0	2,703	0	0	0	0			696
1	6,872	5	0	1	4			984
2	5,408	4	0	1	3			665
3	2,104	2	0	0	2			612
TOTAL	17,088	11	0	2	9		648	792
			0%	18%	82%			

CHILDREN'S HOSPITAL UNIT								
FLOOR	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
LL	14,762	0	0	0	0			
0	28,142	0	0	0	0			740
1	28,278	23	2	8	13	640	753	1,012
2	28,005	21	3	8	10	640	700	986
3	20,394	16	2	8	6	640	700	929
4	3,474	0	0	0	0			
TOTAL	123,055	60	7	24	29	640	718	986
			12%	40%	48%			

DESIRED PROJECT PROGRAM (KENDAL)							
# OF UNITS	UNIT MIX						
	STUDIO	1 BR	2 BR	2 BR 2BA DELUX	2 BR 2 BA W/DEN	2 BR 2 BA W/DEN 2	
274	46	88	76	40	16	8	

EXHIBIT I / Program Continued

OPTION 1: FULL ADAPTIVE REUSE AND LIMITED NEW CONSTRUCTION								
HISTORIC ADAPTIVE REUSE	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
			393,846	210	46	88	76	374
			22%	42%	36%			

OPTION 1: FULL ADAPTIVE REUSE AND LIMITED NEW CONSTRUCTION								
NEW CONSTRUCTION	HOUSING TYPE	# OF UNITS	UNIT MIX					
			2 BR 2 BA DELUX	2 BR 2 BA W/DEN	2 BR 2 BA W/DEN 2	2/2/DEL AVG SF	2/2/DEN AVG SF	2/2/DEN 2 AVG SF
			Apartment	40	40	0	0	1,400
Cottage	16	0	16	0		1,650		
Cottage	8	0	0	8			1,800	
TOTAL	64	40	16	8	1,400	1,650	1,800	

OPTION 2: LIMITED ADAPTIVE REUSE (EAST SIDE ONLY) & NEW CONSTRUCTION								
HISTORIC ADAPTIVE REUSE	GSF	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	STUDIO AVG SF	1 BR AVG SF	2 BR AVG SF
			30,813	84	8	31	45	374
			10%	37%	54%			

OPTION 2: LIMITED ADAPTIVE REUSE (EAST SIDE ONLY) & NEW CONSTRUCTION								
NEW CONSTRUCTION	HOUSING TYPE	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	2BR 2BA DELUX	2BR 2BA W/DEN	2 BR 2 BA W/DEN 2
			Apartment	116		45	31	40
Cottage	16					16		
Cottage	8						8	
Assisted Living	30	14	16					
Memory Care	20	20						
TOTAL	190	34	61	31	40	16	8	

EXHIBIT I / Program Continued

OPTION 3: ALL NEW CONSTRUCTION								
NEW CONSTRUCTION	HOUSING TYPE	# OF UNITS	UNIT MIX					
			STUDIO	1 BR	2 BR	2BR 2BA DELUX	2BR 2BA W/DEN	2 BR 2 BA W/DEN 2
			Apartment	184	12	56	76	40
Cottage	32		16			16		
Cottage	8						8	
Assisted Living	30	14	16					
Memory Care	20	20						
TOTAL	274	46	88	76	40	16	8	

EXHIBIT I / Kendal Analysis

\$ 108,007,233 381,651 \$ 283.00 CA greenfield site without parking or site
 \$ 6,488,067 381,651 \$ 17.00 add for site costs
 \$ 114,495,300 CA construction cost \$ 300.00 cost per sf
 200 IL units
 \$ 520,433.18 construction cost per unit

\$ 974,000.00 average entry fee 80% refundable, type B
 53% cost/average entry fee

\$ 4,434.00 average monthly fee type B
 \$ 117.37 cost/average monthly fee

\$ 88,524,505 Glenn Dale Proforma Should be about \$108 million at \$250/s.f.
 \$ 224 IL units
 \$ 395,199 construction cost per unit

Entry Fees

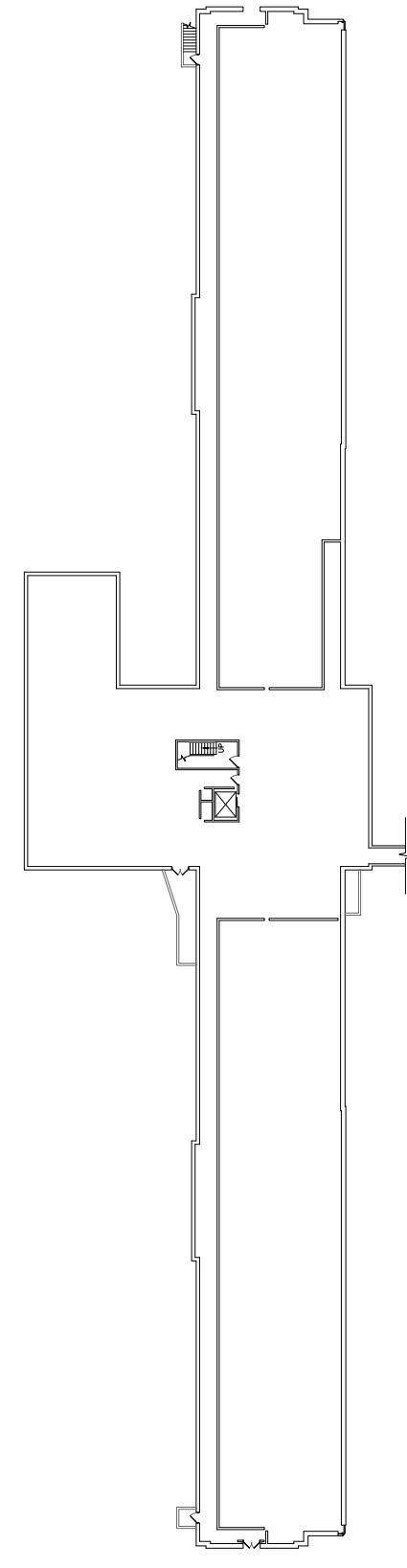
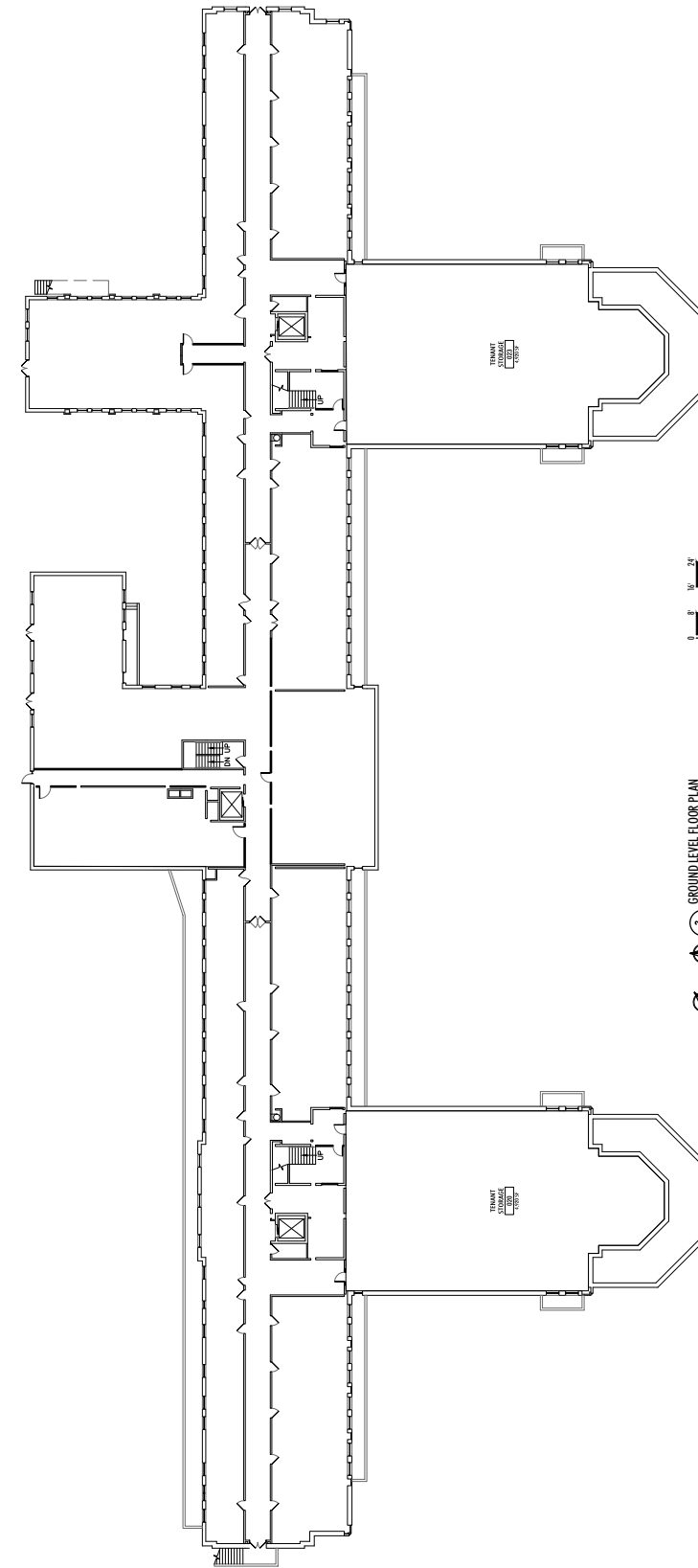
Collington \$ 240,000 90% refundable, type C
 Riderwood \$220,000 90% refundable, type C
 Millers Grant \$280,000 90% refundable, type C
 Average \$246,667 90% refundable, type C
 160% cost/average entry fee

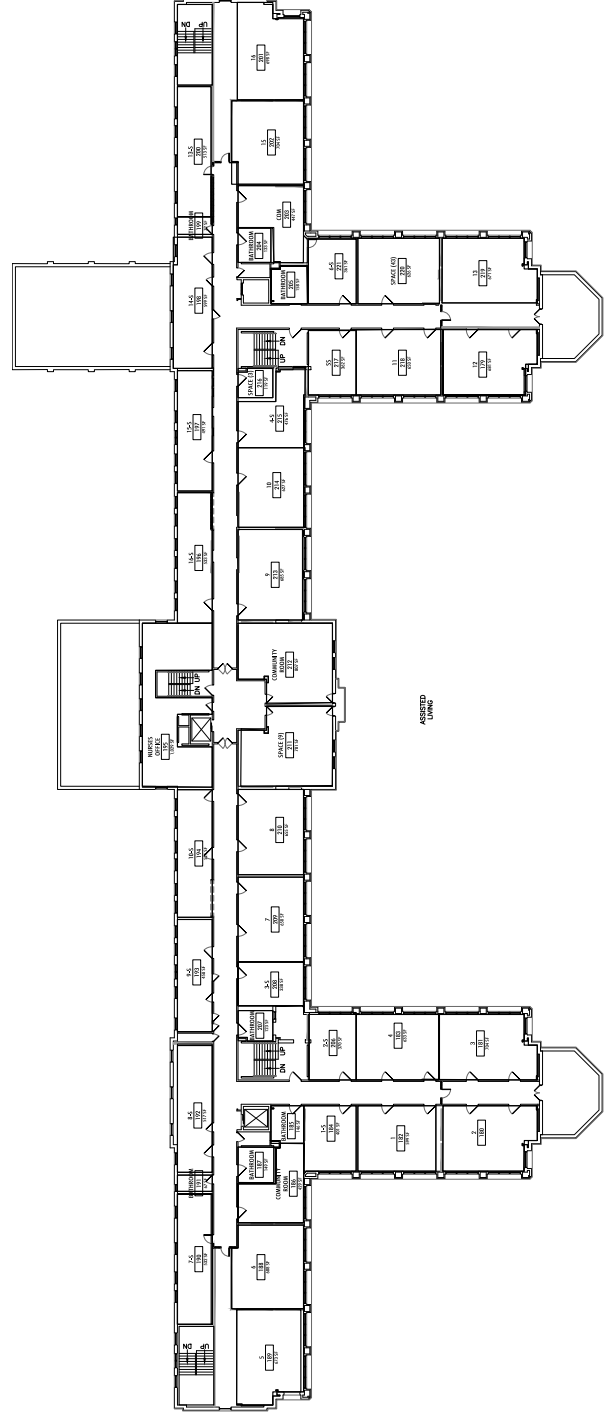
Monthly Fees

Collington \$2,359
 Riderwood \$2,050
 Millers Grant \$2,655
 Average \$2,355
 \$167.87 cost/average monthly fee

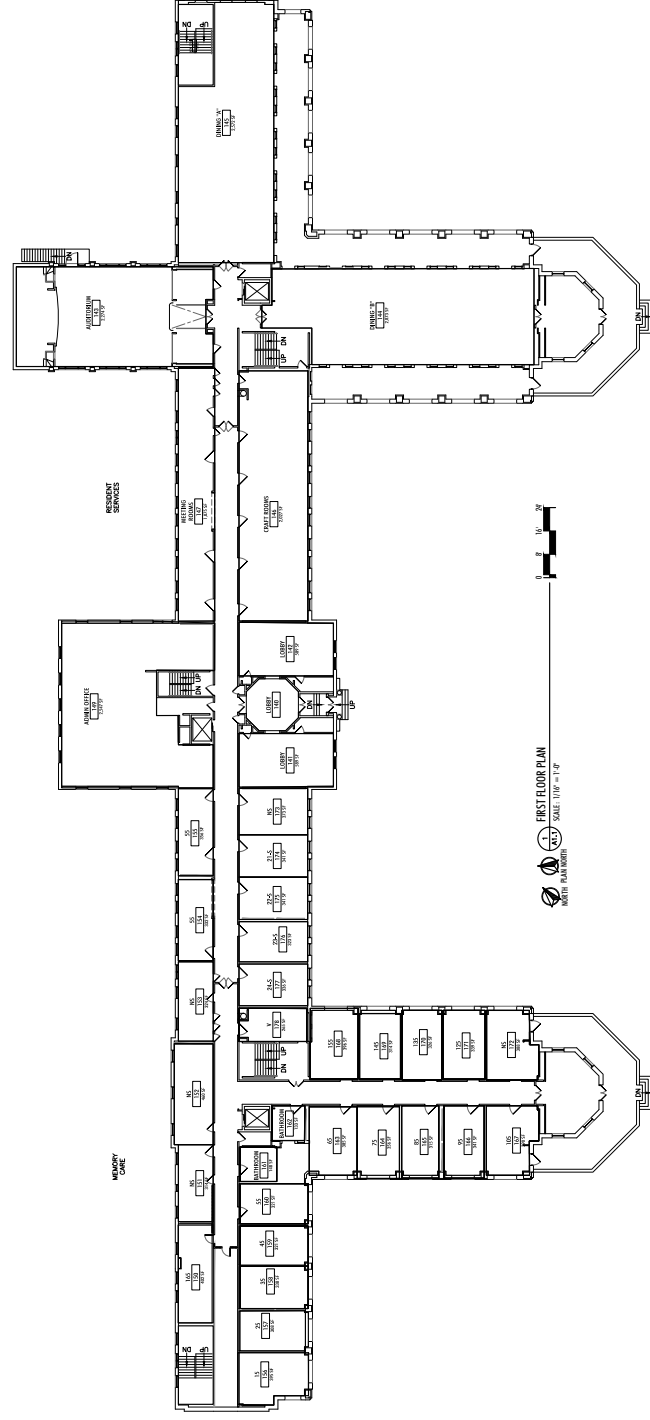
	Cost/EF	EF	Cost/Unit	Units	Total Cost
Acceptable Cost	55%	\$246,667	\$135,667	220	\$29,846,707
	55%	\$350,000	\$192,500	220	\$42,350,000

New product should be able to attain this entry fee amount



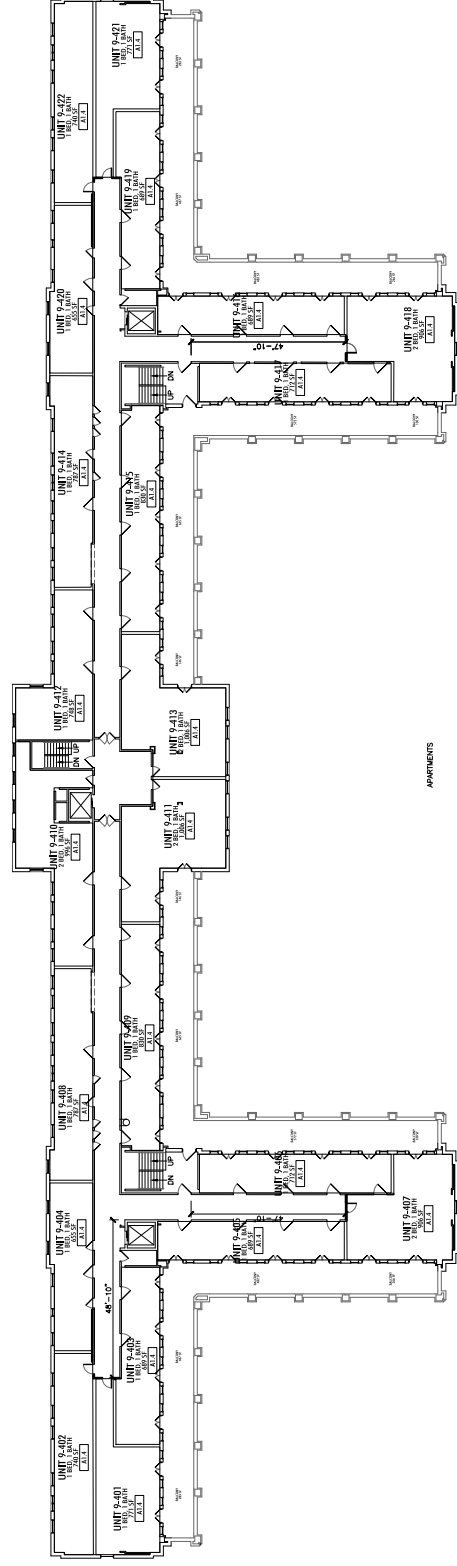


NORTH
 SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN



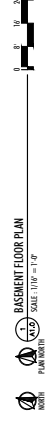
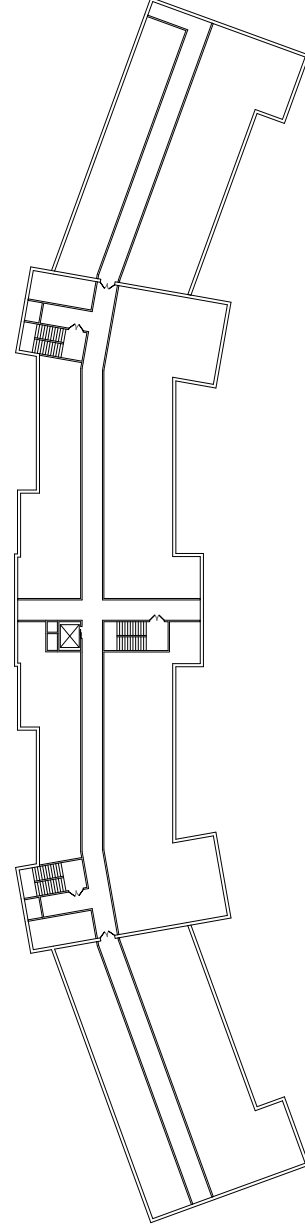
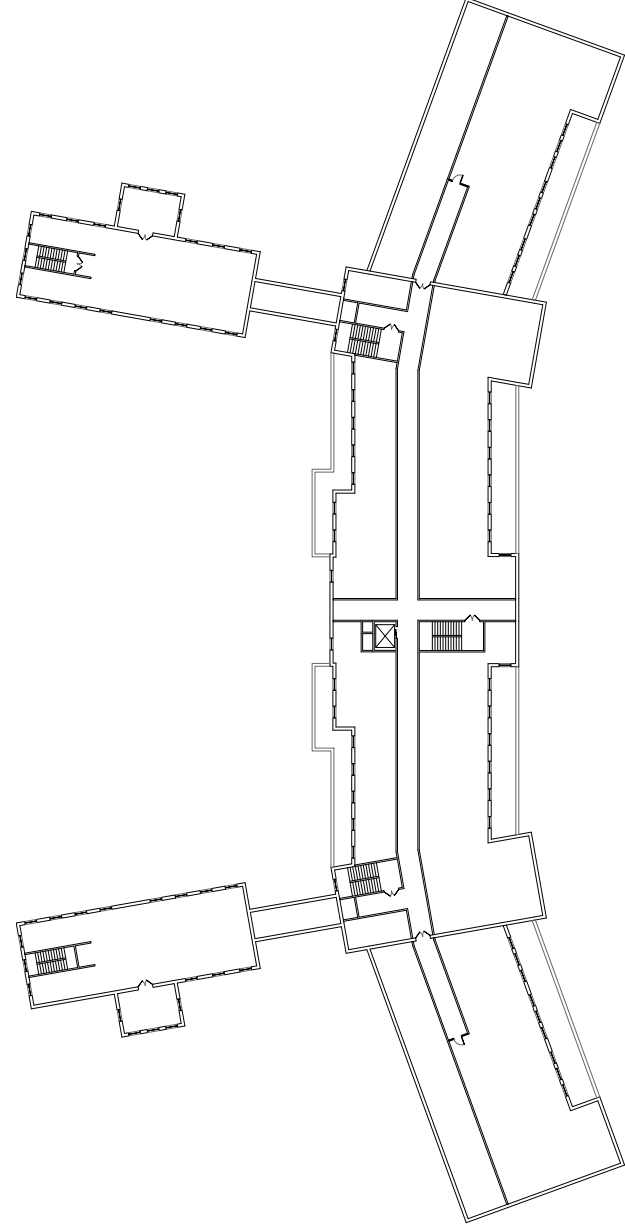
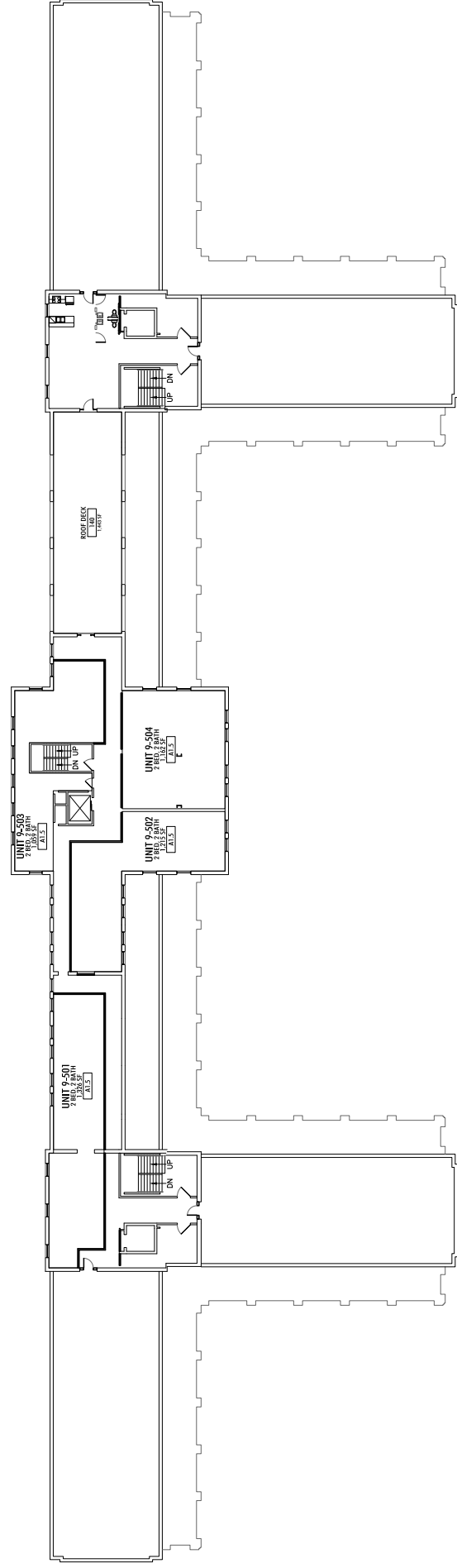
NORTH
 SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN

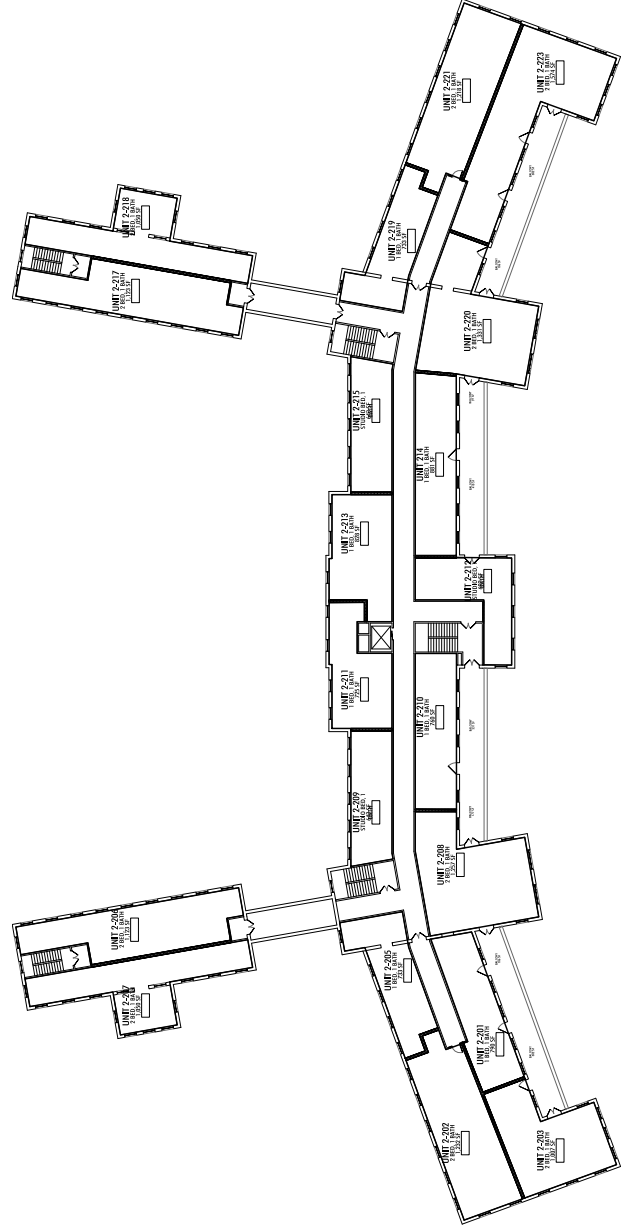
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NORTH
 SCALE: 1/8" = 1'-0"
FOURTH FLOOR PLAN

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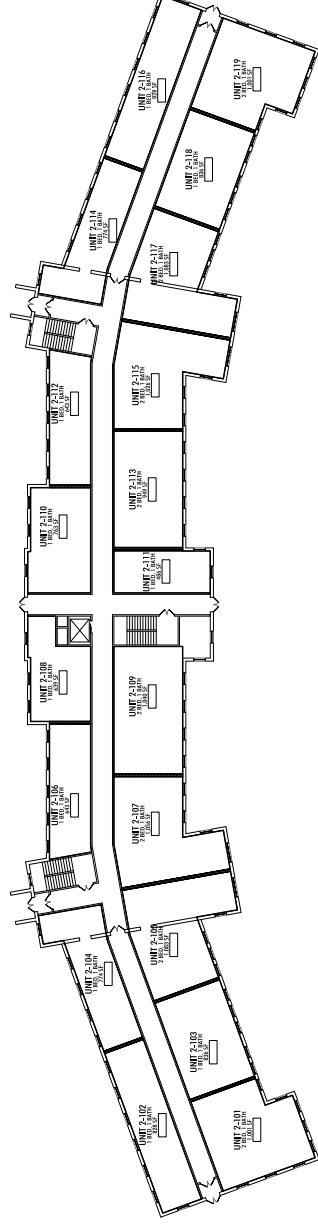




SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

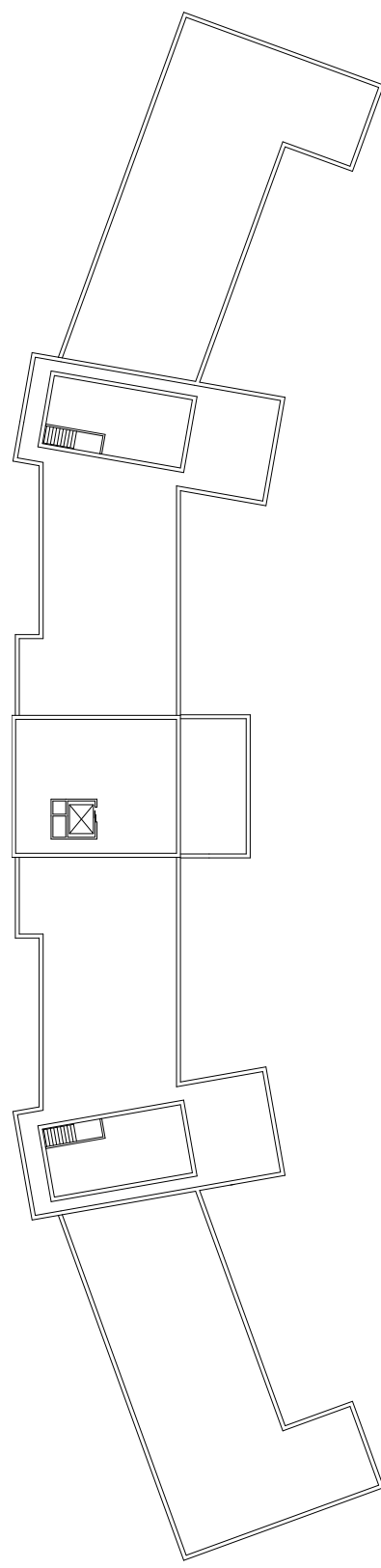


FIRST FLOOR PLAN
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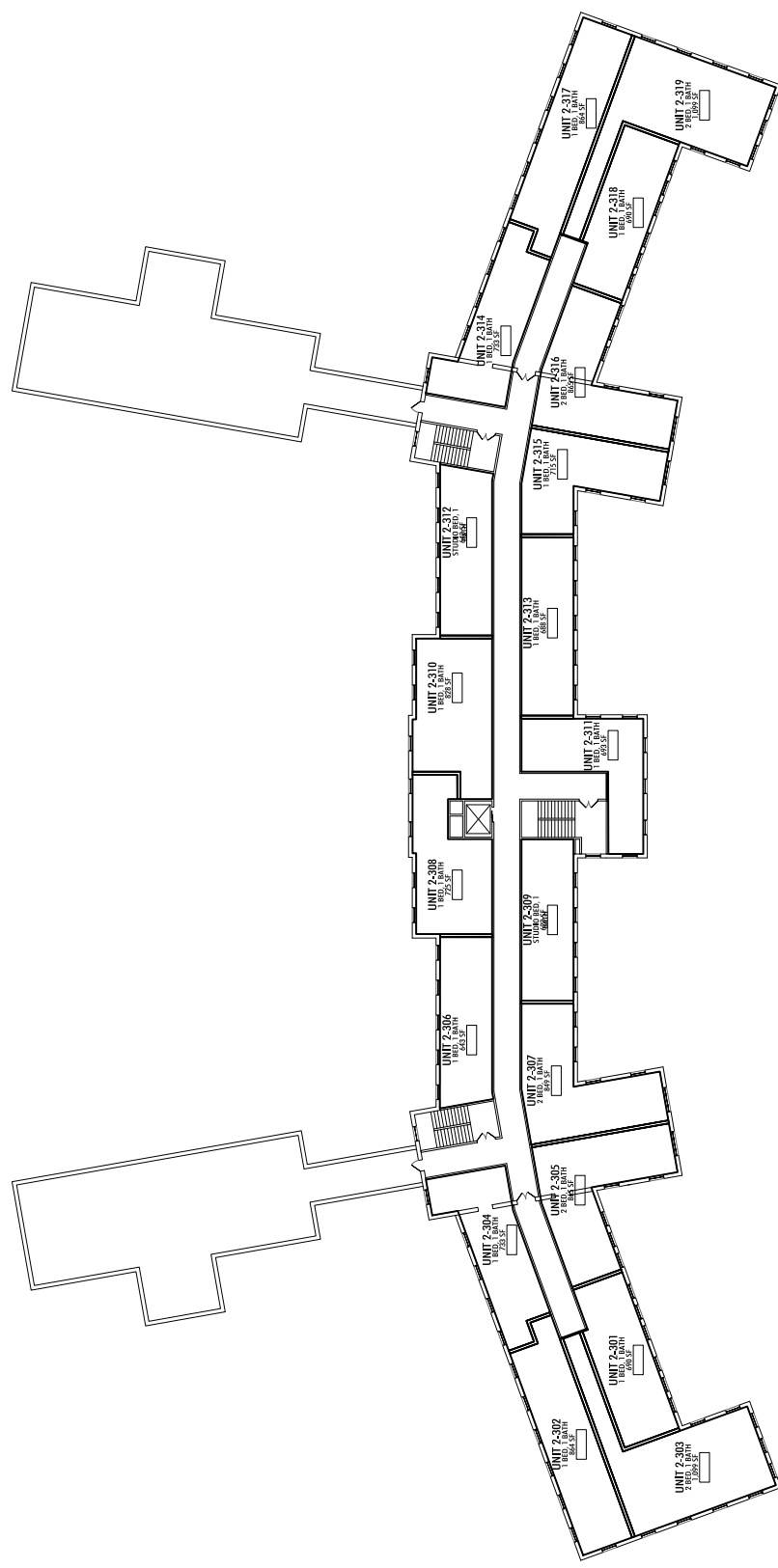


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Prepared for: NorthPointe LLC, 1000 Children and Seniors Community, Proj. No. 137/2018

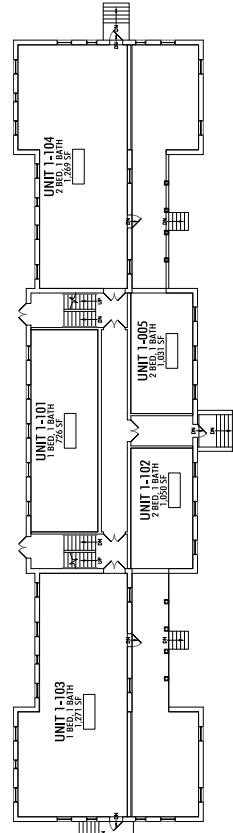


FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



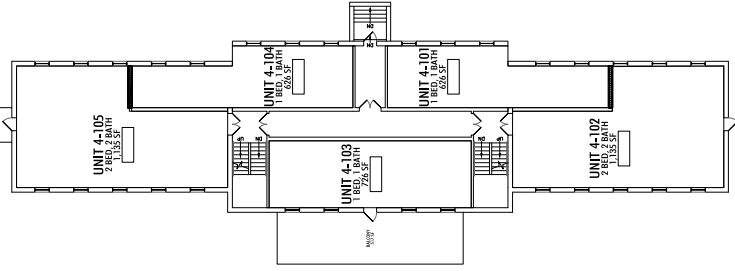
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Historic Glenn Dale Hospital Campus, Proj. No. 137/2018



NURSES HOME - CHILDREN'S UNIT

APARTMENTS
4 - 1 BEDROOM
6 - 2 BEDROOM



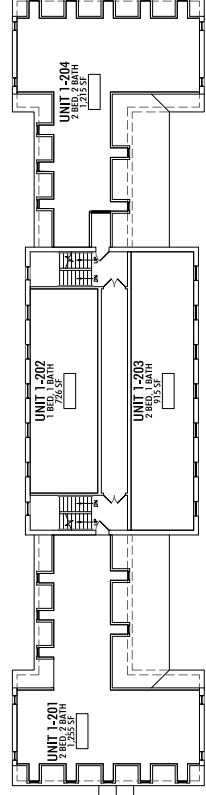
NURSES HOME - ADULT UNIT



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

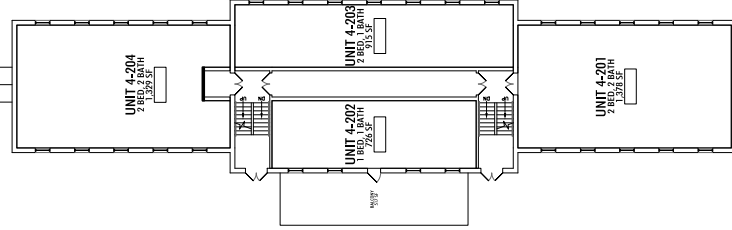
EXHIBIT J / Nurse's Dorm

Historic Glenn Dale Hospital Campus | p. 88



NURSES HOME - CHILDREN'S UNIT

APARTMENTS
2 - 1 BEDROOM
6 - 2 BEDROOM



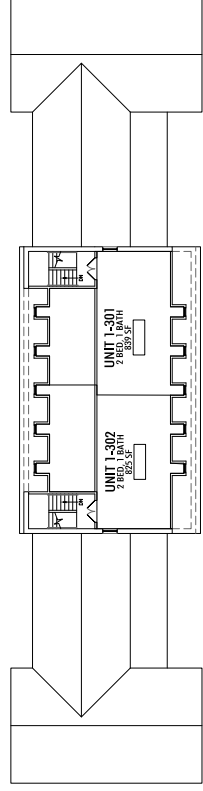
NURSES HOME - ADULT UNIT



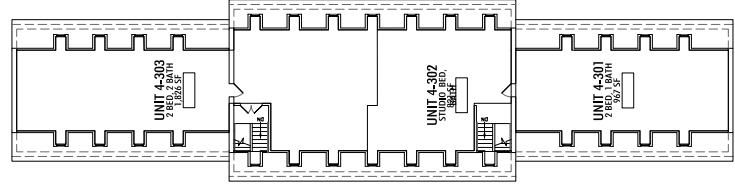
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXHIBIT J / Nurse's Dorm

Historic Glenn Dale Hospital Campus | p. 89



NURSES HOME - CHILDREN'S UNIT

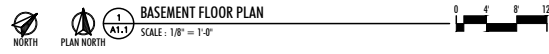
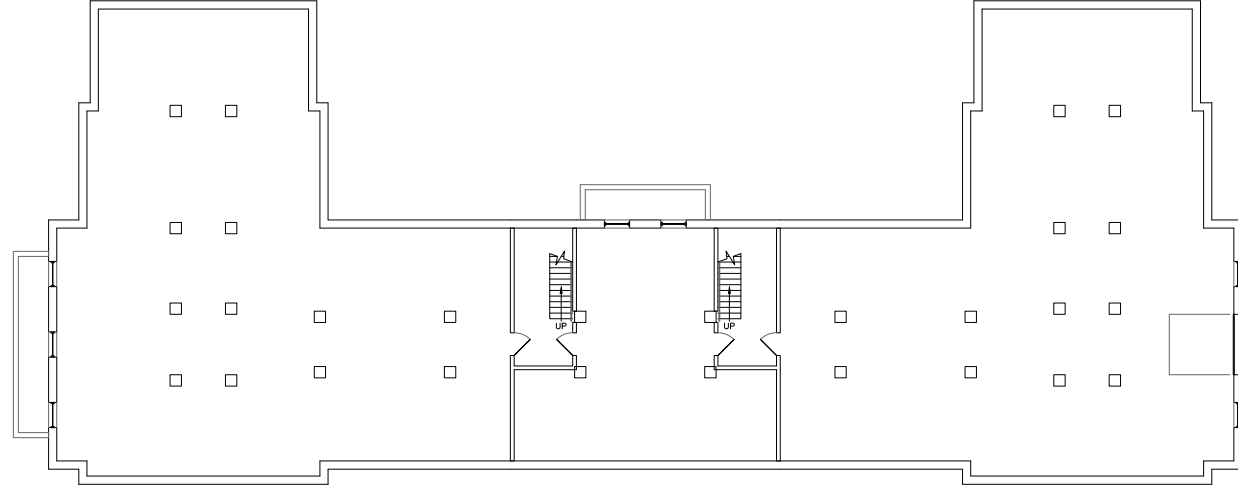


NURSES HOME - ADULT UNIT

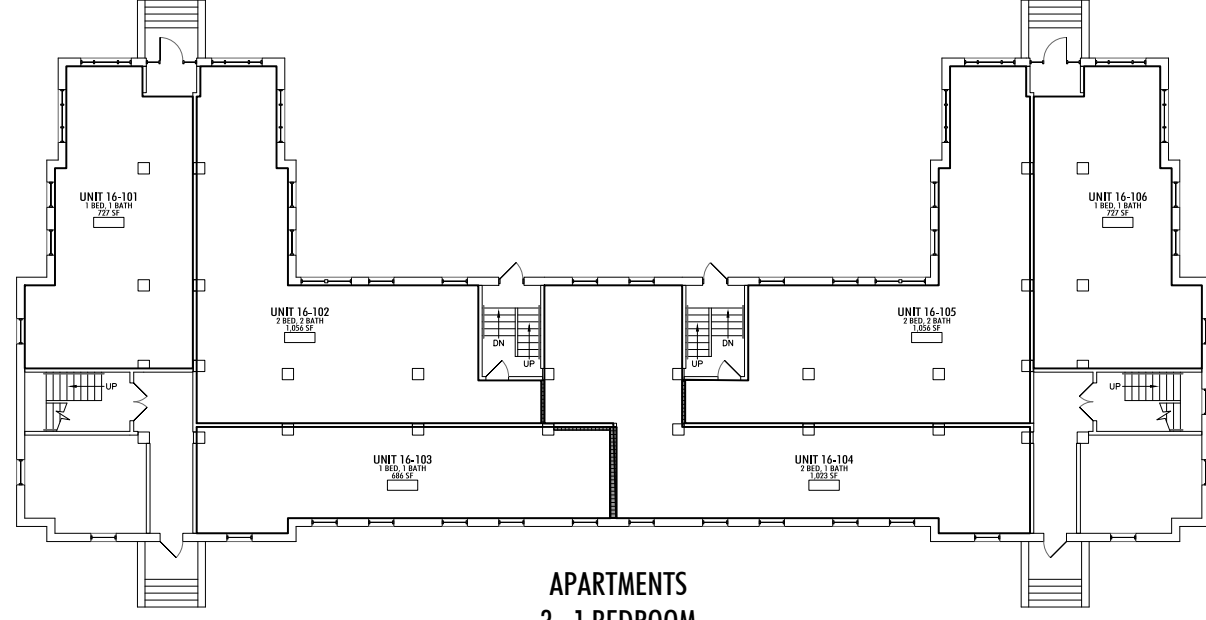
- APARTMENTS
 1 STUDIO
 1- 1 BEDROOM
 4- 2 BEDROOM



THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"

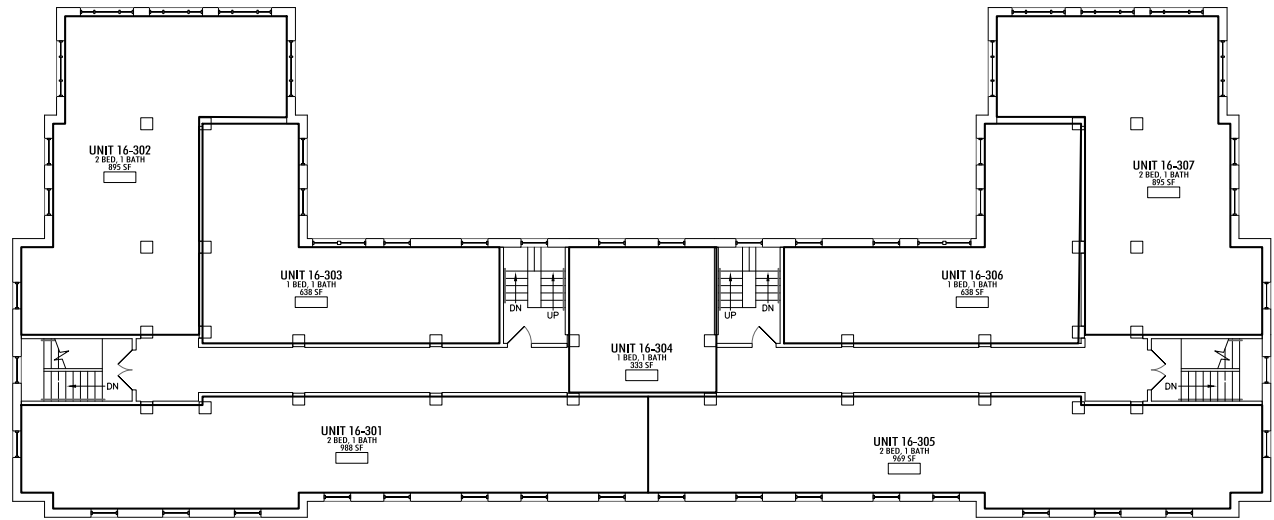


BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

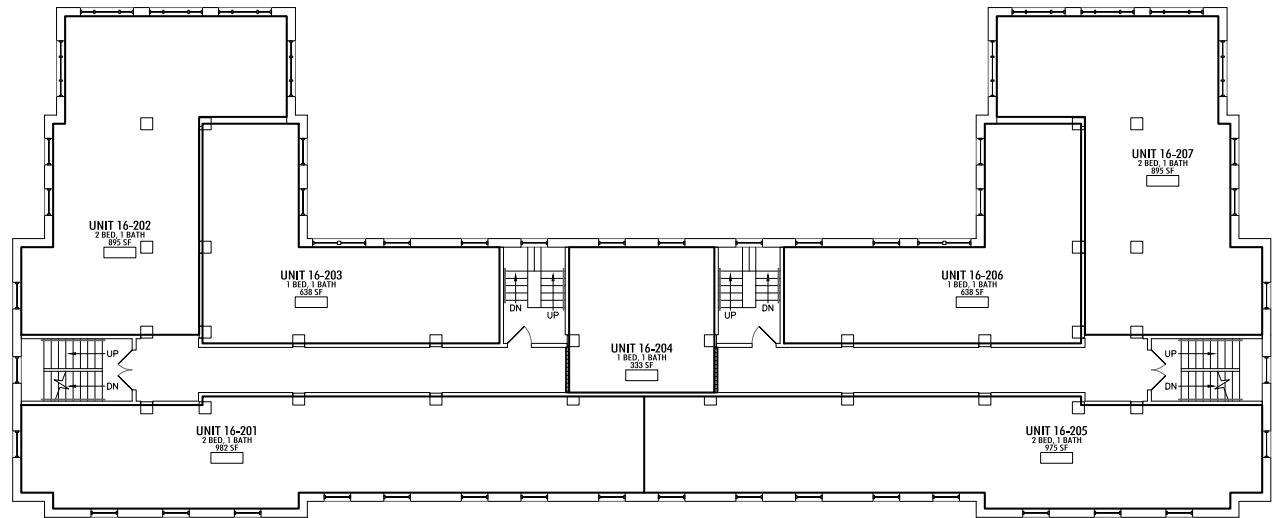
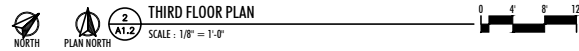


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

APARTMENTS
 3 - 1 BEDROOM
 3 - 2 BEDROOM



APARTMENTS
2 - 1 BEDROOM
4 - 2 BEDROOM



APARTMENTS
2 - 1 BEDROOM
4 - 2 BEDROOM

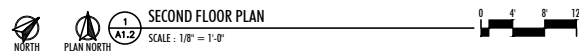


EXHIBIT K / CCRC Use Restriction Continued

HOUSE BILL 113 4lr0866

L3 (PRE-FILED) CF 4lr0775

By: Delegates Hubbard, Conroy, Pitkin, Pinsky, Howard, Exum, Benson, and Menes
 Requested: October 27, 1993
 Introduced and read first time: January 12, 1994
 Assigned to: Commerce and Government Matters

Committee Report: Favorable with amendments
 House action: Adopted
 Read second time: February 23, 1994

CHAPTER _____

1 AN ACT concerning

2 Glenn Dale Hospital - Agricultural Open Space Acquisition by MNCPPC


3 ~~FOR the purpose of requiring the County Council of Prince George's County, sitting as a~~
 4 ~~district council, Maryland-National Capital Park and Planning Commission to~~
 5 ~~acquire and to place certain property known as the Glenn Dale Hospital in a zoning~~
 6 ~~classification of agricultural open space the Commission's park system immediately~~
 7 ~~after the occurrence of a certain event; requiring the Commission to acquire certain~~
 8 ~~acreage developed as a hospital complex and authorizing the transfer of the~~
 9 ~~property for a specified purpose; clarifying a certain provision of law; and generally~~
 10 ~~relating to the designation acquisition of property known as the Glenn Dale~~
 11 ~~Hospital as agricultural open space by the Commission and its future use after the~~
 12 ~~sale of the land,~~

13 BY repealing and reenacting, without amendments,
 14 Article 28 - Maryland-National Capital Park and Planning Commission
 15 Section 8-101(b)(1)
 16 Annotated Code of Maryland
 17 (1990 Replacement Volume and 1993 Supplement)

18 BY repealing and reenacting, with amendments,
 19 Article 28 - Maryland-National Capital Park and Planning Commission
 20 Section 8-101(b)(2)
 21 Annotated Code of Maryland
 22 (1990 Replacement Volume and 1993 Supplement)

23 BY adding to

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



HOUSE BILL 113

2
 1 Article 28 - Maryland-National Capital Park and Planning Commission
 2 Section 8-127
 3 Annotated Code of Maryland
 4 (1990 Replacement Volume and 1993 Supplement) ..
 5 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
 6 MARYLAND, That the Laws of Maryland read as follows:
 7 Article 28 - Maryland-National Capital Park and Planning Commission
 8 8-101.
 9 (b) (1) In this subsection, the term "zoning classification of agricultural open
 10 space" means a zoning classification in which uses are limited to those permissible in the
 11 agricultural open space portion of an agricultural preservation development under §
 12 27-445.01 of the Prince George's County Code (1991 Edition, as amended).
 13 (2) Except as otherwise provided in [§ 8-126] §§ 8-126 AND 8-127 of this
 14 subtitle, each district council, respectively, in accordance with the conditions and
 15 procedures specified in this article, may by ordinance adopt and amend the text of the
 16 zoning ordinance and may by resolution or ordinance adopt and amend the map or maps
 17 accompanying the zoning ordinance text to regulate, in the portion of the regional district
 18 lying within its county, (i) the location, height, bulk, and size of buildings, other
 19 structures, and units therein, building lines, minimum frontages, depths and areas of lots,
 20 and percentages of lots which may be occupied; (ii) the size of lots, yards, courts, and
 21 other open spaces; (iii) the erection of temporary stands and structures; (iv) the density
 22 and distribution of population; (v) the location and uses of buildings and structures and
 23 units therein for trade, industry, residence, recreation, agriculture, public activities, and
 24 other purposes; and (vi) the uses of land, including surface, subsurface, and air rights
 25 therein, for building, trade, industry, residence, recreation, agriculture, forestry, or other
 26 purposes.
 27 8-127.
 28 IN THE EVENT OF THE SALE OF THE ENTIRE PARCEL OF PROPERTY OR A
 29 PORTION OF THE PARCEL OF PROPERTY KNOWN AS THE GLENN DALE HOSPITAL BY
 30 THE DISTRICT OF COLUMBIA, IMMEDIATELY AFTER THE TRANSFER OF THE LAND
 31 FROM THE DISTRICT OF COLUMBIA TO THE BUYER OF THE LAND, THE COUNTY
 32 COUNCIL FOR PRINCE GEORGE'S COUNTY, SITTING AS A DISTRICT COUNCIL, SHALL
 33 PLACE AND PERMANENTLY MAINTAIN THE LAND IN A ZONING CLASSIFICATION OF
 34 AGRICULTURAL OPEN SPACE. THE COMMISSION SHALL ACQUIRE TITLE TO AND
 35 INCORPORATE THE APPROXIMATELY 150 ACRES THAT HAVE NOT BEEN DEVELOPED
 36 AS PART OF THE EXISTING HOSPITAL CAMPUS INTO THE COMMISSION'S PARK
 37 SYSTEM AND MAINTAIN THE LAND WITHIN THE PARK SYSTEM IN PERPETUITY. THE
 38 COMMISSION SHALL ALSO ACQUIRE TITLE TO THE APPROXIMATELY 60 ACRES THAT
 39 HAVE BEEN DEVELOPED AS A HOSPITAL CAMPUS. THE COMMISSION MAY SELL,
 40 LEASE, OR OTHERWISE TRANSFER THE APPROXIMATELY 60 ACRES TO A PERSON
 41 WHO WILL USE THE PROPERTY AS A CONTINUING CARE RETIREMENT COMMUNITY
 42 IN ACCORDANCE WITH ARTICLE 70B, §§ 7 THROUGH 23 OF THE CODE. IF THE
 43 COMMISSION IS UNABLE TO FIND A QUALIFIED PERSON TO CARRY OUT THE INTENT
 44 OF THIS SECTION, THE COMMISSION SHALL RETAIN POSSESSION OF THE

HOUSE BILL 113

1 APPROXIMATELY 60 ACRES UNTIL THE GENERAL ASSEMBLY OF MARYLAND
 2 APPROVES AN ALTERNATIVE USE.
 3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
 4 October 1, 1994.

Approved: _____
 Governor.

 Speaker of the House of Delegates.

 President of the Senate.

CONTACT:

Dave Vos, AIA

DEVELOPMENT PROJECT MANAGER

608.268.8112 | dvg@alexandercompany.com

Alexander
Company

Thank You

FOR YOUR TIME AND CONSIDERATION