

Property History

Riderwood Village Retirement Community is located on approximately 120 acres of land at 3110 Gracefield Road, Silver Spring, MD 20904 (the Village Square address). The community opened in May 2000 and is operated by Riderwood Village, Inc, a Maryland non-stock, not-for-profit corporation. Silver Oaks Campus, LLC, a limited liability company, is the owner of the land and facilities. Silver Oaks leases the community to Riderwood Village, Inc.

Overview

Land use and ownership for this property can be traced back nearly 100 years using property deeds for had have become Riderwood:

1. Pre 1935, the land was a 139-acre farm located in PG county and owned by Wilber F. Nash. Land records indicate that the land was transferred to a son, Wilber F. Nash Jr. on April 13, 1935.
2. In January 1938, Wilber F. Nash Jr. and his wife Alice sold the farm to the University of Maryland as an addition to its Plant Research Farm. The deed says the property bordered on Carroll's Mill Road to Montgomery County. The location of that road is not clear but it could be the road on Figure 2 going from the Calverton Shopping Center to Cherry Hill Road, possibly through what is today Riderwood.
3. In August 1962 the University of Maryland added another 44 acres of land from the Maryland Community Development corporation.
4. In July 1965 the Maryland Department of Hygiene acquired from the University of Maryland 100 acres spread across both Montgomery and Prince Georges counties. The Maryland Board of Public Works also acquired 64 acres in May 1969. This land surely included part of the above purchases but also could have included parcels acquired from other sources.
5. In 1970 the Maryland Department of Hygiene built the Great Oaks Center on the land now used for Riderwood.
6. According to a deed dated April 20,1999 the State of Maryland (Department of Health and Mental Hygiene) sold 153.1 acres of land to Silver Oaks Campus, LLC for \$8,306,380. Part of this parcel is the property today occupied by Riderwood Village.

1964 General Plan

The boundaries and acreage of the above parcels and how they evolved over time cannot be precisely traced. Also see the list of current parcels later in this document. One document that provides some insight is the 1964 General Plan for Montgomery and Prince Georges Counties. It contains two large maps that show the then existing 1961 land use and then the envisioned land use. Figure 1 is a copy of

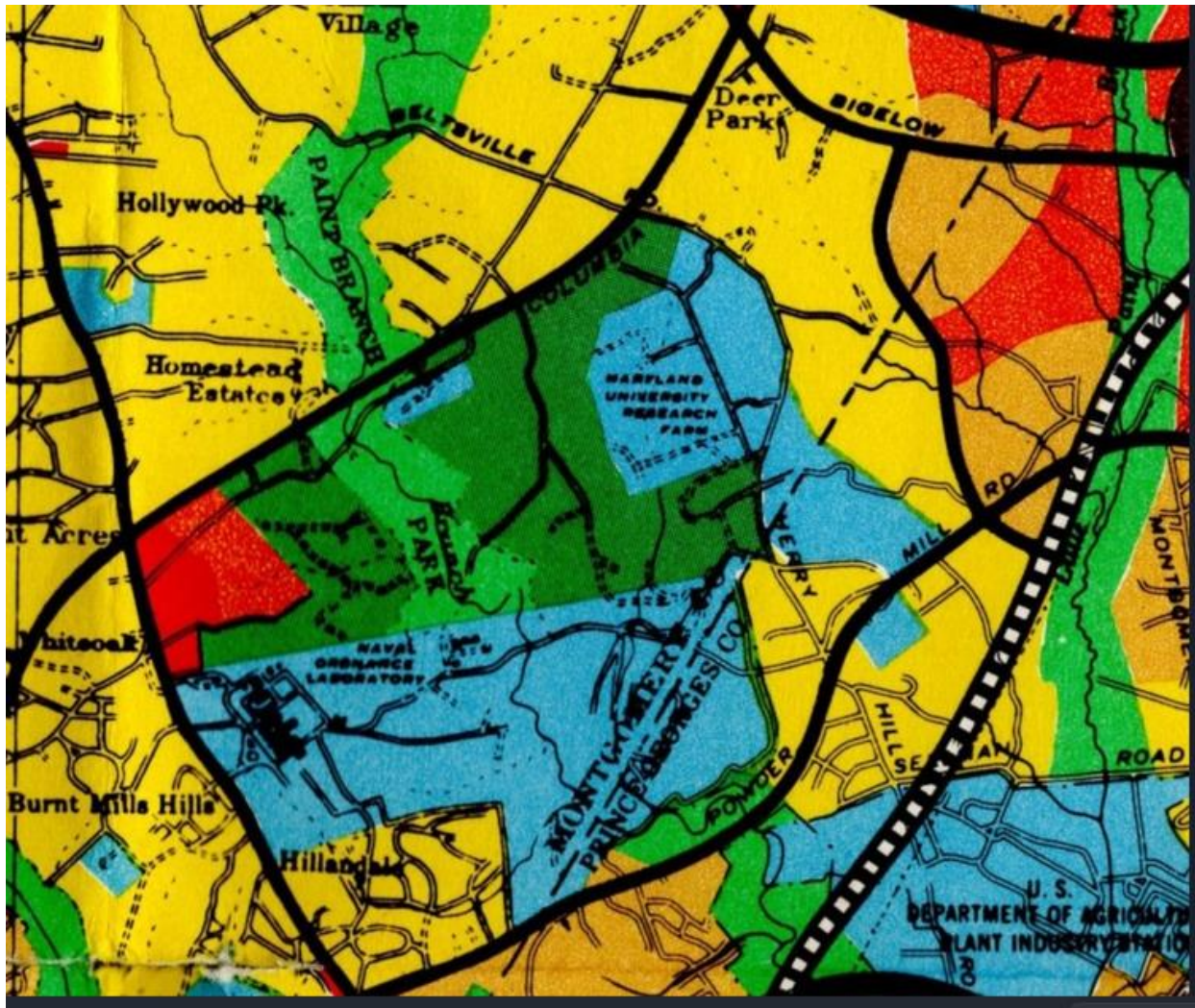
an area near Riderwood from the 1961 land use that shows the Plant Research Farm (dark blue) in our area being separated into two parcels, one on the west side of Gracefield Road, the other south of Riderwood. Figure 2 is a copy of this area from the envisioned land use map that illustrates the UM Farm (light blue). That plan shows an expanded farm to include a large part of but not all of Riderwood. Figure 2 also identified future roads, including the beltway and I-95.

The large dark blue, shaded area in Figure 1 and lighter blue area in Figure 2, just south of Riderwood, is the Naval Surface Warfare Center and US Army Adelphi Research Laboratory Center (called the Harry Diamond Lab before 1992). The Naval facility was opened in 1946 on 710 acres. It was closed in 1997 with 48 acres added to the Army Adelphi lab on Powder Mill Road and 662 acres transferred to the General Services Administration, where it became the Federal Research Center (FRC). The major tenant on the FRC is the Food and Drug Administration (FDA); the second largest tenant is the Air Force wind tunnel, which was transferred from the Navy to Air Force when the Naval facility closed.

Figure 1. 1961 Map of existing Land Use (small segment)



Figure 2. 1964 Map of Planned Land Use (small segment)

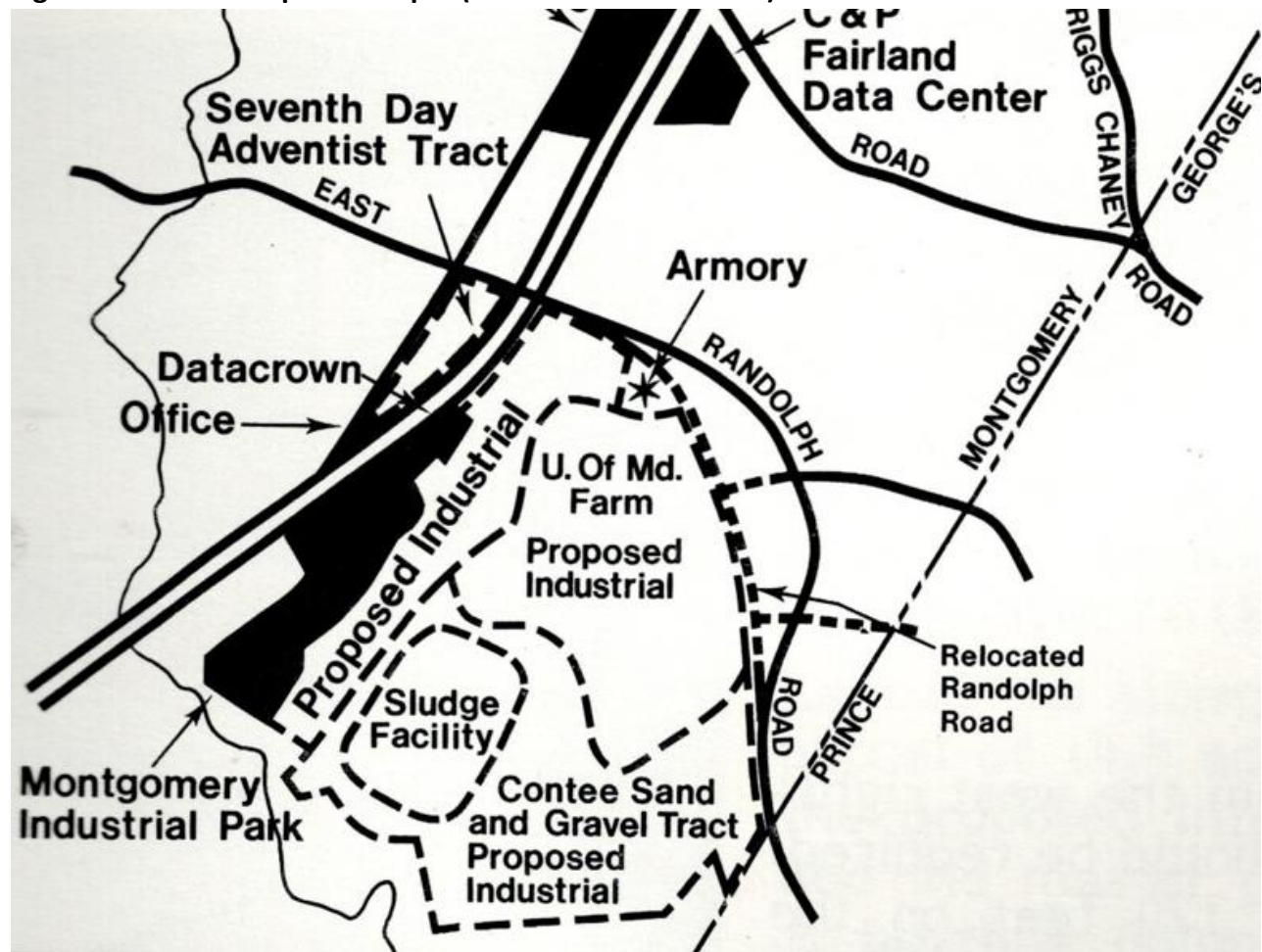


Road Names Changed

The names of the roads in the two figures can be confusing. East Randolph Rd, west of US29 was named Beltsville Road in 1964. Cherry Hill Road was called Harry Mill Road at Powder Mill Road. The name change could have been at US29 or more likely at the county line. Bigelow Road is now called Fairland Road.

Another confusing point centers around Cherry Hill Road and Gracefield Road. The 1981 Montgomery County East County Master Plan clarifies that point of confusion. That Master Plan proposed relocating East Randolph Road, which occurred, but also changing the name to Cherry Hill Road, which extended east into PG County. The old segment of East Randolph Road was renamed Gracefield Road. (See Figure 3)

Figure 3. East Randolph Road Split (from 1981 Master Plan)



Properties across Cherry Hill Rd

Today the WestTech Business Park is located west of the current Cherry Hill Road. The industrial area starting being developed in the 1950s and most of it was developed in the 1980s under the name West*Farm Technology Park. West*Farm once owned the land between Cherry Hill and Gracefield Roads. In the 1980's the Calverton Citizens Association (along and north of Calverton Boulevard) lobbied for a buffer between them and the industrial park. The decision was to build townhouses between Gracefield Road and Cherry Hill Road, which is now called West*Farm.

The Sludge Facility in Figure 3 was notorious in its time. The formal name for that facility was the Washington Suburban Sanitary Commission (WSSC) Montgomery County Regional Composting Facility, generally referred to as Site II. Beginning in April 1983, 400 wet tons of sewage sludge were deposited daily from the Blue Plains Sewage Treatment Plant. Despite state-of-the art, odor-control technology and constant reassurances to the community, its odor was a continuous problem for

residents and businesses of the area. After continuous complaints and opposition from the community, the site was closed in the late 90's.

After the 115-acre Site II was closed, Montgomery County acquired the land from WSSC. In response to a 2008 request for proposal (RFP), Percontee Inc. bid to develop the site, plus their 185-acre adjacent property (see Figure 3). The county accepted that proposal. Many issues were raised and addressed over a fifteen-year period. Then in September 2024 MCB Real Estate, the new contract purchaser, submitted the first plans to develop what is called Viva White Oak. This will become a city-sized mixed-use development with housing, commercial and retail. The proposed Viva White Oak town center will be situated around Cherry Hill Road and FDA Blvd, directly across from Riderwood's Montgomery Station neighborhood.

Great Oaks

The Great Oaks Center for the severely disabled was authorized in 1967 and opened in 1970. It was constructed on 167 acres, including land later occupied by Riderwood; a second construction phase was completed in 1974. It was designed to serve 200 children and adolescent residents with intellectual disabilities. However, it filled with nearly 390 severely handicapped patients of all ages, many described by the county as having "harmful behavior problems". In 1986 complaints about the facility began to rise, eventually leading to its closure in June 1996, leaving families of patients with no practical alternative. An agreement was made to sell the land to a private developer in that same year for \$9.1 million.

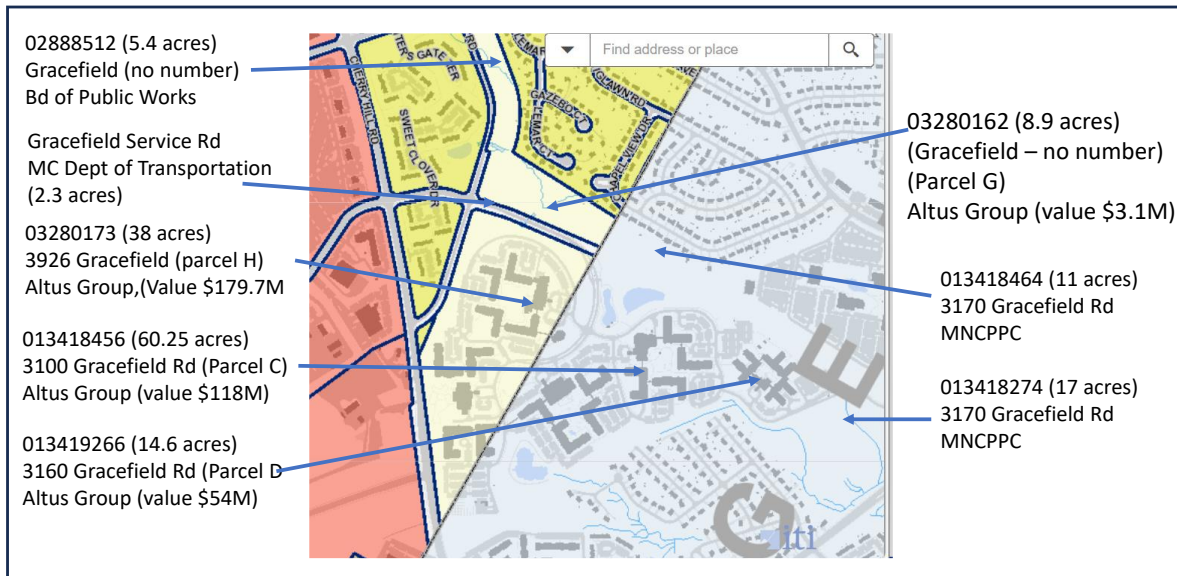
Figure 4. Great Oaks (Research Farm on west side next to Cherry Hill Rd)



Current Property Records

The property records for the state of Maryland can be found on the Comptroller of the Treasury web site at [SDAT: Real Property Data Search \(maryland.gov\)](http://SDAT.RealPropertyDataSearch.maryland.gov). There are seven parcels that may appear to be part of Riderwood. However, Riderwood is contained within just three of those parcels: two are owned by the Prince Georges County Parks Department; one is owned by the state of Maryland; and the Gracefield Service Road in Montgomery County is owned by the county's Department of Transportation. The total acreage of Riderwood is 122 acres (rounded), which may include Gracefield Service Road which was dedicated to Department of Transportation (title not clear). Note that the three ponds are on Riderwood property.

Figure 4. State Property Record Data (as of September 2024)



Current (1997) Montgomery County Master Plan

The plan covering Riderwood and the surrounding area was addressed in the 1997 Fairland Master Plan.

The 1981 Eastern Montgomery County Master Plan proposed a new, four-lane arterial road (A-287) that became the Gracefield Service Road at the main entrance into Riderwood. (See figure 3). That proposal was retained in the 1997 Fairland Master Plan. The rationale for the road was to provide a direct connection from Cherry Hill Rd to Powder Mill Road at a point near I-95 so that drivers would not need to use Calverton Boulevard to access I-95. The 1997 Fairland Master Plan applies the name “Clover Patch Extended” on page 101 but the name of the road on the west side of Cherry Hill Road is Plum Orchard Drive (classified as an Industrial Road). Google Maps uses the Plum Orchard Drive name on both sides of Cherry Hill Rd.

When development plans for Riderwood were being processed through the Montgomery County Planning Staff and Board, PG County held a different point of view concerning Road A-287 and would not approve the road extending into that county. After a lot of back and forth, it was decided that in Montgomery County a two-lane road would be built in the right-of-way (ROW) to the county line. That is the existing Gracefield Service Road up to the point where it curves to access the security gate. The condition of approval would require the extension be built should PG County every approve it. There is property within PG County to build this road in the tree line just north of Arbor Ridge. (on the PG Planning Department-owned land).

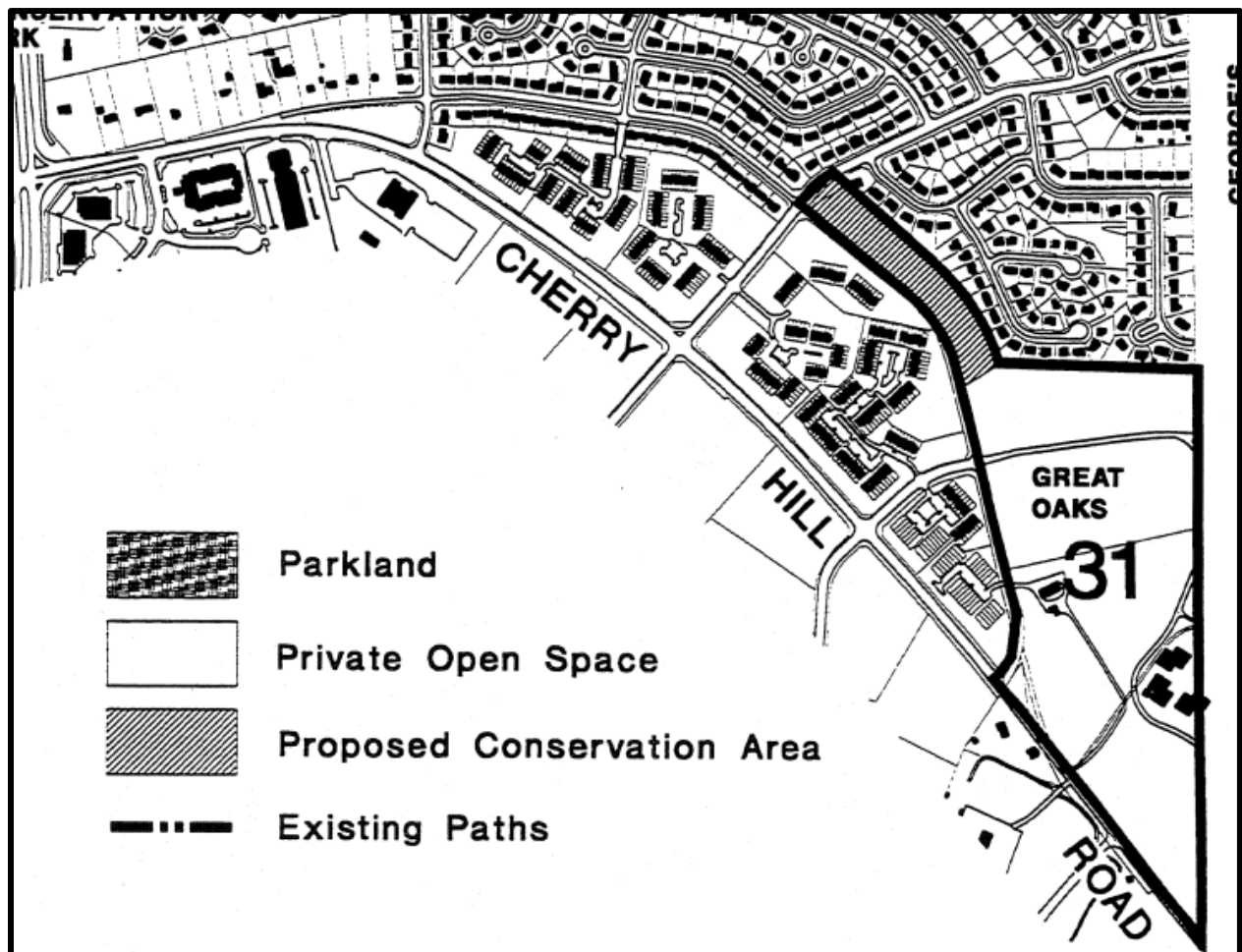
The 1997 Fairland Master Plan provided land use requirements on page 36, 37, and 38, some of which are copied below.

Area 31: Great Oaks: 155 acres (55 acres in Montgomery County; 100 acres in Prince George's County.)

Great Oaks spans both Montgomery and Prince George's Counties. The area in Montgomery County is zoned RE-2. The portion in Prince George's County is zoned OS, the zone used for public land. The State has closed Great Oaks so that the residents can live in smaller groups in existing communities. Prince George's County recently created a Reserved Open Space Zone (25 acre lots) for interim designation of land formerly in state or federal use. This zone is automatically applied to a site once it has been surplused. The Prince George's County Council must then decide the appropriate zone for the property through a local map amendment.

Five acres of the site along Gracefield Road has been identified by Montgomery County and surrounding community as desirable for a conservation area.

Any redevelopment of Great Oaks should connect A-287 through the site from Cherry Hill Road to Powder Mill Road in Prince George's County. This road will provide an alternative to Calverton Boulevard and aid in the dispersal of through traffic.



- Rezone to RE-2/TDR with a TDR designation of two units per acre, which should be compatible with the adjacent Calverton neighborhood. TDRs are the appropriate mechanism for adding density on this site should it be surplus to private developer.
- Densities for residential development should be compatible with the adjacent Calverton community. The extensive wooded areas, which provide considerable green space in this built-up area, should be retained.
- Uses, such as private educational institutions, life care, and other elderly or philanthropic institutions, are suitable at densities compatible with the surrounding communities; non-residential development should occur on that part of the property now used for Great Oaks buildings.
- High technology "incubator" uses may be considered, but should be limited to the existing buildings only and should provide permanent protection of existing open spaces.
- Natural features such as wooded areas and open space should be retained to the fullest extent possible; retention of open space will be a major consideration in any plan for this property.
- Designate the five acres along Gracefield Road as a conservation area.
- Connect A-287 as an arterial right-of-way to Powder Mill Road in Prince George's County. The alignment should be located with sufficient distance from the existing homes in Calverton. This road will provide an alternative to Calverton Boulevard.

Riderwood Development Plans

(Preliminary Plan 1-98056 and Site Plan 8-98024)

A Montgomery County Planning Board hearing was held on May 28, 1998 for a project called Great Oak Redevelopment (i.e., Riderwood). Before that, on October 7, 1997, the Board of Appeals had approved a special exception (case S-2268). Note that both Silver Oaks Campus, LLC and Senior Campus Services were parties to this petition. The special exception was for 2000 independent living units, 272 assisted living units and 400 skilled nursing beds, as well as four community center buildings and a chapel. The main entrance to Riderwood used the roadbed of the entrance into Great Oaks

At the time of the hearing, Silver Oaks was the contract purchaser. The description of the property indicated the following (copied sections below)

Maryland. The Applicant is the contract purchaser. The irregularly shaped campus is improved with approximately 20 vacated one-story buildings, located primarily in Prince George's County, and the University of Maryland Turf Farm, which is located along Gracefield Road in Montgomery County. The 7.7 acre building coverage is located within a 56-acre cleared area in the center of the site, with the turf farm on its west and the remaining area in deciduous tree cover. Primary access to the campus is a driveway on Gracefield Road, opposite Clover Patch Drive. A second driveway for access to the turf farm is located further south on Gracefield Road. Approximately one-half of the site drains to the east and one-half to the southeast.

Parcels A and B in Montgomery County and Parcels C and D in Prince George's County will contain the residential buildings. A 2.3 acre portion of Parcel A will be dedicated to MCDPWT for the right-of-way for A-287, a future four-lane arterial road. In Prince George's County, a 10.5-acre parcel along the northeastern border of the site (Parcel E) will be dedicated to the Maryland-National Capital Park and Planning

Commission ("M-NCPPC") for public use. A 17.7-acre area in the eastern portion of the site (Parcel F), also located in Prince George's County, will be dedicated to M-NCPPC for development and use as an active community park.

The forest conservation plan was developed for the site as a whole. As a result, some reforestation planting on the Montgomery County portion of the site is credited toward the forest conservation obligation in Prince George's County. The Applicant will preserve 13.4 acres of existing forest/specimen trees and plant an additional 1.0 acre on site. A forest retention area, containing most of the significant or specimen trees located on the property, is located in the northern portion of the site, adjacent to the stream. A Category I Conservation Easement will be placed over the forest conservation and stream buffer areas. In addition, some significant non-native trees will be transplanted from the Prince George's County portion to the tree conservation areas in Montgomery County. An additional tree-save area is located along the western perimeter of the site.

Planning Board, Staff and the community during the April 1997 review of the special exception plan. Staff explained that the Applicant had decreased the height of the westernmost buildings and increased the landscaped buffer along Gracefield Road to improve the visual impact on the townhouses located to the west. Staff further explained that the Applicant had worked closely with Staff and MCDPWT to ensure that at least 50 feet of buffer, containing the existing trees supplemented with additional plantings, would remain along the east side of Gracefield Road after completion of the road improvements. Staff noted that the Planning Board and the Board of Appeals found these changes to result in a plan that is "in harmony with the general character of the neighborhood." Staff also noted that the narrowest portion of the buffer is located along Cherry Hill Road, where the project faces I-1 zoned land. In this area, the 30-to-50 foot landscaped buffer will contain shade trees, evergreens and flowering trees designed to frame rather than block views of the buildings.

Riderwood Construction

Figure 5. Riderwood construction in Montgomery County and Arbor Ridge (April 2002)



Figure 6. Riderwood Construction in 2004



Figure 7. Riderwood Construction in 2005



Figure 8. Riderwood Construction in 2006, Last building at Oak Grove



Figure 9. Riderwood Construction complete in 2007

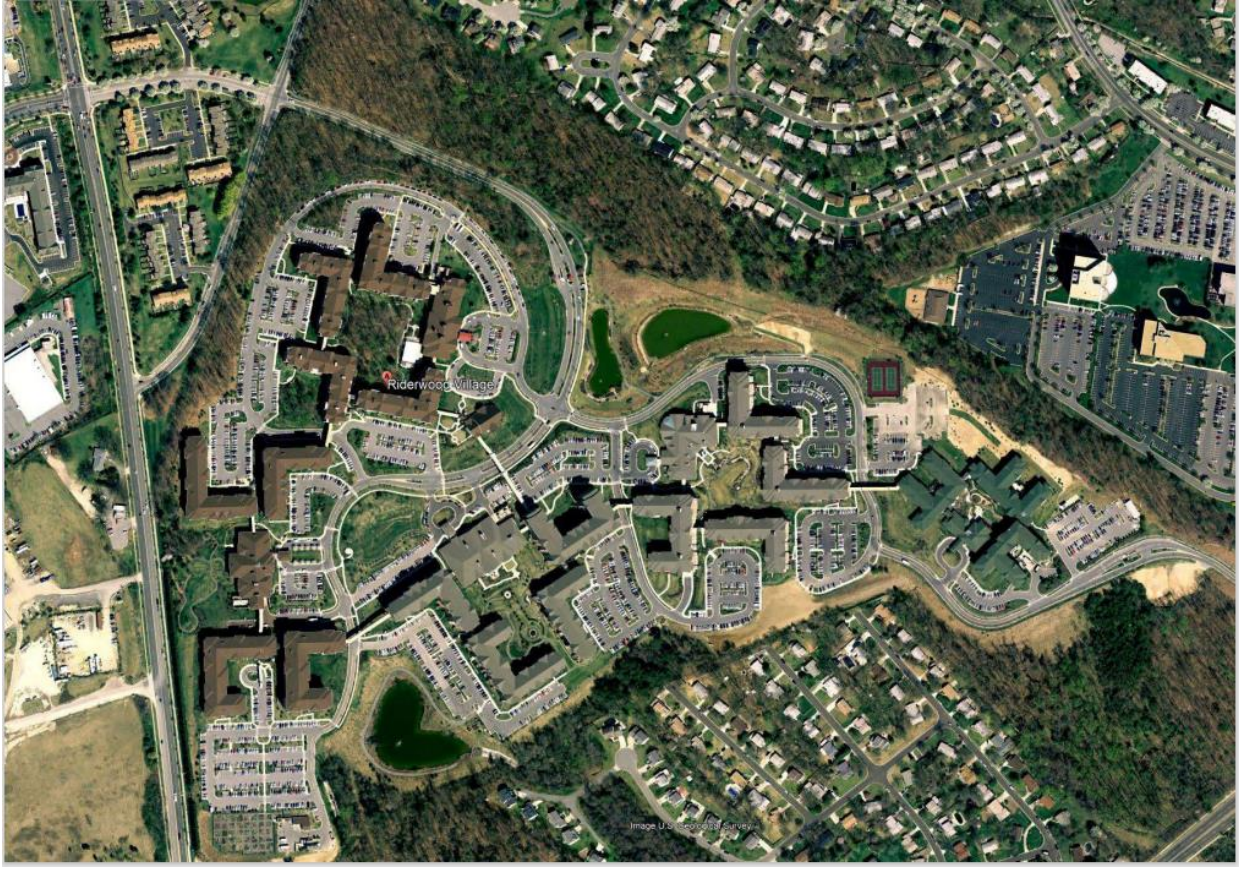


Figure 10. Construction begins on the Wellness Center (2019)



Forest Conservation on Riderwood

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