



Site Development Concept

Annapolis Life Care, Inc. is an accredited 501(c)(3) Maryland not-for-profit, licensed continuing care retirement community that does business as “Ginger Cove.” The organization’s charitable purpose is to provide housing, supportive services, and health care for qualified persons aged 60 and older. To fulfill its purpose, Ginger Cove consistently strives to provide its residents the full range of services and accommodations necessary to age gracefully in an environment characterized by dignity, independence, and security.

Ginger Cove was formed in 1982. Necessary permits and approvals for the original buildings and site improvements were obtained, construction immediately followed, and the first residents moved in on August 8, 1988. Ginger Cove has renovated and expanded on several occasions over time to meet the evolving needs and expectations of its residents. Today Ginger Cove is home to approximately 350 residents who reside in 232 independent living apartments, 36 assisted living suites, and 55 skilled nursing rooms. Residents may move through the continuum of care as needs and acuity levels increase.

In its recent strategic planning, Ginger Cove recognized that, like the United States mainstream population, its residents are living longer and often requiring higher levels of care. Consequently, Ginger Cove is coping with two emergent needs: more assisted living suites for residents needing assistance with two or more activities of daily living, and a designated “memory care” community space to provide care for residents with Alzheimer’s disease and other forms of dementia. Ginger Cove has proposed a site development concept to meet these needs. The concept includes a new building that would contain 20 assisted living suites (10 on each of two floors with related support rooms) and 15 memory care apartments on a third floor (with related support rooms). The building would also include a basement for location of mechanical equipment and other non-housing purposes. To address a long-standing need for additional

parking, the concept includes an expanded parking lot to allow more parking spaces for residents and routine visitors, and to ensure that all employees are able to park on-site.

At the time Ginger Cove commenced operations in 1988, the Anne Arundel County Critical Area program had just been approved and land use classifications were based on development that was in existence as of December 1, 1985. As such, the original Critical Area LDA classification placed on Ginger Cove's 30-acre property did not recognize the level of development existing in 1988. Upon recent review of its plans with Anne Arundel County, the County recommended to Ginger Cove that a Growth Allocation request be submitted to have the development classification of the property changed to reflect its proper status before moving to the formal development approval process. A change in classification requires both County Council and Critical Area Commission approval. With the appropriate IDA classification placed on the property, the development standards applicable to any new development will be determined. Thereafter, Ginger Cove can create the actual plan of development that will allow a building, provide enhanced storm water management and protection of environmental features, and additional parking. Additional Special Exception, Site Development Plan, and Permit approvals will be required before development can take place, all of which will follow the Growth Allocation process.

Ginger Cove presented its concept plan to the Riva Trace Council at its meeting on December 8, 2015. Subsequently, as part of this process, we have heard from many of our neighbors and other interested parties concerning our concept plans for development. Ginger Cove is reviewing those comments as it strives to create a development plan that provides the resources needed to serve our residents, mindful of our responsibility to be good stewards of our beautiful property on the banks of Gingerville Creek and good neighbors with our surrounding communities. As our concept plan evolves we will provide additional information on this website.

April 28, 2016