



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 6- 7- 07

MEMORANDUM

DATE: May 25, 2007
TO: Montgomery County Planning Board
Rose Krasnow, Chief *RK*
VIA: Robert Kronenberg Acting Supervisor *RK*
Development Review Division
FROM: Calvin Nelson, Jr. *CN*
Community Based Planning Division
(301) 495-4619

REVIEW TYPE: **Site Plan Review**
CASE #: **820060340**
PROJECT NAME: **Traville Day Care**
APPLYING FOR: Approval of 12,000 square-foot day care center and parking waiver
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: MXN - Mixed Use Neighborhood
LOCATION: Located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Traville Gateway Drive

MASTER PLAN: Shady Grove Study Area Master Plan
APPLICANT: Children's Manor Montessori School
FILING DATE: March 30, 2006
HEARING DATE: June 7, 2007



Final Water Quality Plan

STAFF RECOMMENDATION: Approval subject to:

1. Conditions of Department of Permitting Services Final Water Quality Plan approval letter dated March 23, 2007 [Attachment A].

Site Plan Review

STAFF RECOMMENDATION: Approval of 12,000 square-foot day care center on 1.68-acre site, and waiver of 14 parking spaces. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on March 23, 2007 shall be required except as modified by the following conditions:

1. Diagrammatic Plan Conformance

The proposed development shall comply with the binding elements listed in the Zoning Map Amendment [G-718] and associated Diagrammatic Plan.

2. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 1-97022 as listed in the Planning Board opinion dated November 20, 1997, as revised by 1-97022R, Planning Board opinion dated April 23, 2001.

3. Landscaping

a. Revise the Landscape and Lighting Plan to indicate the number of existing street trees along Traville Gardens Circle which will have to be removed in order to construct the proposed day care center building. Show where the street trees to be removed will be relocated on the site.

4. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
- b. All light fixtures shall be full cut-off fixtures and able to be equipped with deflectors, refractors or shields.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
- e. The height of the light poles shall not exceed 12 feet including the mounting base.

5. Forest Conservation

The applicant shall comply with the following condition of approval from M-NCPPC-Environmental Planning in the memorandum dated May 23, 2007 [Attachment B]:

- a. The proposed development shall participate in implementation of the final forest conservation plan for the overall Traville project on a pro-rata basis. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated March 23, 2007 unless amended and approved by the Montgomery County Department of Permitting Services.

7. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of certified site plan. Development Program shall include a phasing schedule as follows:

- a. Street tree planting and the sidewalks along Traville Gardens Circle and the private drive shall be completed no later than 6 months after completion of the proposed building.

- b. The 5-foot wide sidewalk between the playground and the stormwater management facility shall be completed no later than 6 months after the completion of the proposed building.
 - c. On-site landscaping and lighting shall be completed no later than 6 months after the completion of the proposed building.
 - d. Phasing of dedications, stormwater management, sediment/erosion control, forestation, or other features.
8. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of certified site plan.
9. Certified Site Plan
Prior to certified site plan approval the following revisions shall be included and/or information provided, subject to staff review and approval:
- a. Development program, site plan sheet index, and Site Plan Resolution.
 - b. Revised data table deleting the + / - from the proposed distances.
 - c. Limits of disturbance.
 - d. Methods and locations of tree protection.
 - e. Forest Conservation easement areas.
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

PROJECT DESCRIPTION: Site Vicinity

The Traville property is located in the southern part of the Shady Grove Study Area, along both sides of Shady Grove Road, south of Darnestown Road (MD 28). The Traville site comprises approximately 192 acres in the MXN Zone, with about 85 acres located north of Shady Grove Road, about 96 acres located south of Shady Groove Road, and about 11 acres taken up by Shady Grove Road.

Development surrounding the site includes: the Shady Grove Life Sciences Center across Darnestown Road to the north; the University of Maryland Shady Grove campus and the Center for Advanced Research and Bio-Technology (CARB) to the northeast; the Willows of Potomac residential development to the east and south; the Travilah Square Shopping Center to the northwest; and across Travilah Road to the west, the Hunting Hill Woods residential development and the Stonemill Elementary School site.

TRAVILLE



Map compiled on May 21, 2007 at 2:05 PM | Site located on base sheet no - 219NW10

NOTICE

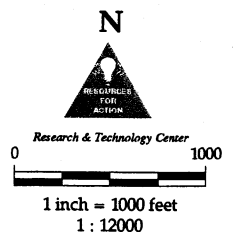
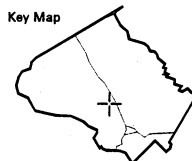
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

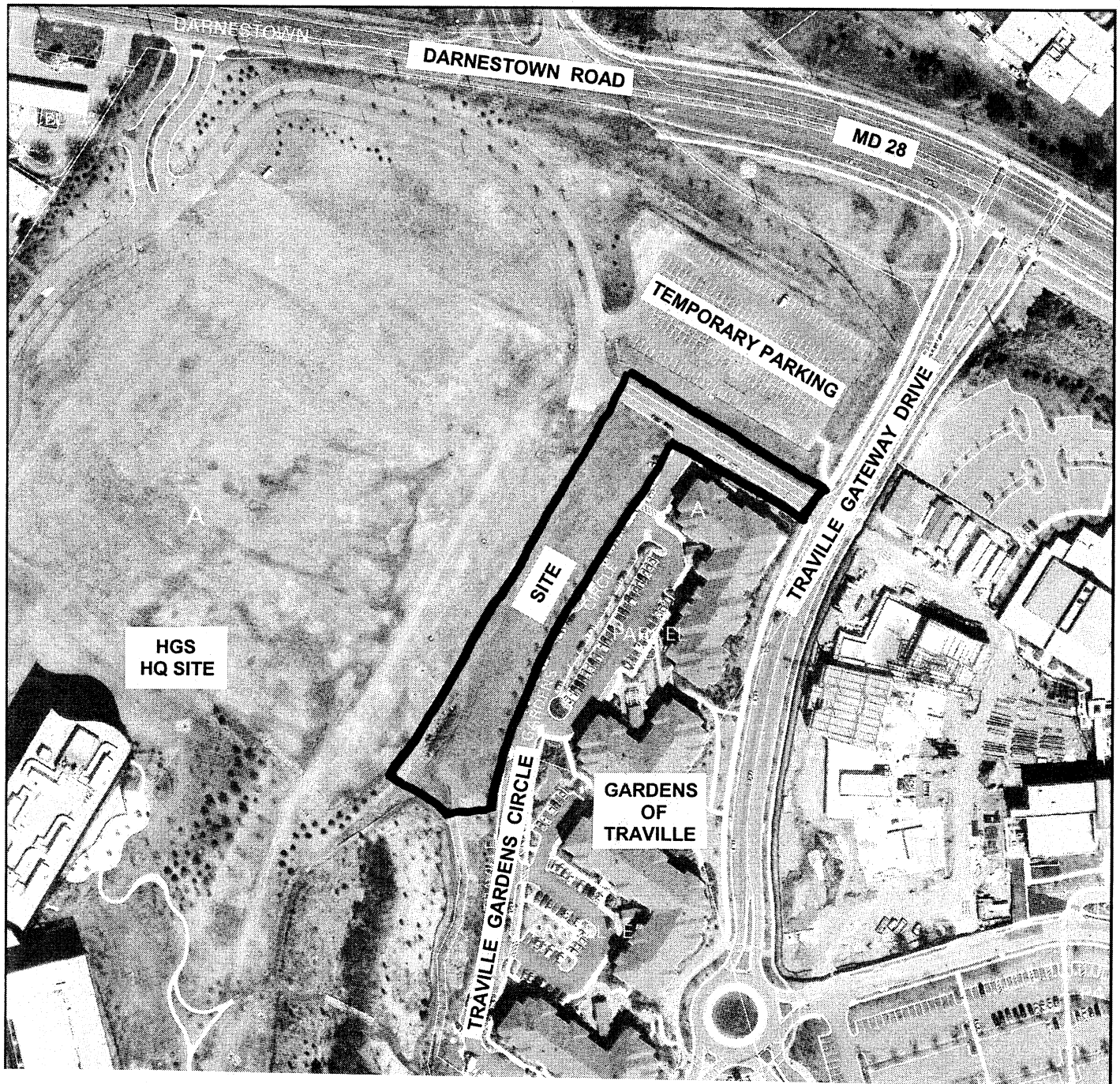
Key Map



PROJECT DESCRIPTION: Site Description

The site, identified as Parcel "L" on the Diagrammatic Plan for Traville, is located on the west side of Traville Gardens Circle between the Human Genome Sciences (HGS) headquarters site and The Gardens of Traville senior residential buildings.

The rectangular-shaped site is open and gently slopes to the southern boundary of the property. Across the private drive to the north is a large temporary parking area for the University of Maryland at Shady Grove. Across Traville Gardens Circle to the east is The Gardens of Traville, a 230-unit senior residential development consisting of four, four story buildings. To the southeast of the site is the Traville Village Center, to the south is an existing stormwater management biofiltration facility, and to the west are the Human Genome Sciences headquarters buildings.



PROJECT DESCRIPTION: Proposal

The applicant proposes to construct a 12,000 square-foot day center building on the 1.6 –acre vacant site. The site plan is consistent with DPA-00-1, approved on August 15, 2001 [Attachment C].

The proposed rectangular-shaped one-story brick building is designed to accommodate 200 children and 22 staff. Twelve classrooms are proposed. Ten of the classrooms are located on the outside wall of the building with direct emergency access to adjacent sidewalks along both sides of the building. Two classrooms, a commons area and lobby are located along the central portion of the structure. A 10,000 square-foot fenced play area will be provided on the south end of the building.

The site will have access from the private drive to the north. There will be no vehicular access to the site from Traville Gardens Circle. The site plan proposes 42 parking spaces - 29 regular parking spaces within the surface parking area, along with 13 parallel parking spaces provided along the private drive and Traville Garden Circle. A total of 56 parking spaces are required however, and the applicant has requested a waiver for 14 parking spaces [Attachment D]

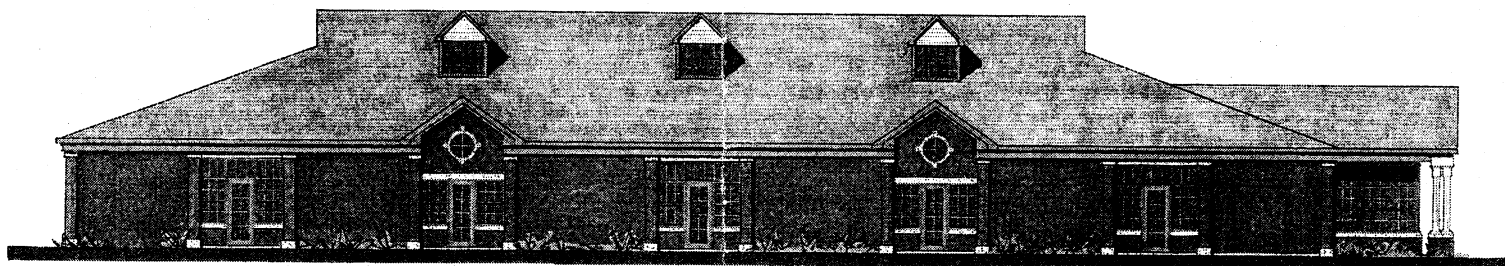
The applicant's justification for the waiver is as follows:

- The Traville Day Care site, which is located within the Traville development, lies within the Piney Branch Special Protection Area, where it is common practice to minimize the impervious areas to the extent possible. The Environmental Planning Division of MNCPPC has encouraged all the Site Plan applicants at Traville to look for opportunities to reduce impervious area.
- Parking waivers have been granted previously for the Traville Village Center retail site plan and the Gardens of Traville site plan. Therefore granting this waiver request would be consistent with previous actions on other site plans at Traville.
- The applicant has provided data from another facility that they operate, which is slightly larger than the proposed Traville Day Care. Based on the comparison between the two facilities, the applicant is confident that the 42 parking spaces proposed for the Traville Day Care will be adequate.
- Public parking is available on Traville Gateway Drive, in the rare event when additional parking could be needed.

The applicant also stated in his November 23, 2006 letter that he would ask 10 staff members to park in the adjacent public parking area. For the reasons listed in the justification above, staff supports the waiver request.

The existing 5-foot sidewalk located along a portion of Traville Gardens Circle will be extended to a point at the northwest boundary of the site and to a point at the southeast boundary of the site. A sidewalk will also be provided near the south end of the play area to provide a link with existing and future HGS buildings. As a part of the Gardens of Traville site plan, shade trees were provided along both sides of Traville Garden Circle. Because of the 10-foot building setback from Traville Garden Circle, some of these trees along the proposed Day Care building will have to be removed, and be replaced by foundation plantings. The shade trees located south of the building along the play area and stormwater management area should be retained if possible. The parking area and the play area are well landscaped with shade trees and a variety of shrub plantings. The light fixtures in the parking area will be mounted on 12-foot poles, and will match the type of lighting that exists along Traville Garden Circle.

FRONT ELEVATION



SIDE ELEVATION

**JAMES R SCHNEIDER
ARCHITECT**

ELEVATIONS

ROCKVILLE ACADEMY

PROJECT DESCRIPTION: Prior Approvals

The following is a brief history of the Traville property (excerpt from The Gardens of Traville staff report – No.8-02018, dated 1/18/02)

On July 2, 1996, the District Council approved Local Map Amendment (G-718) for a zoning change from the R-200 and R-200/TDR Zones to the MXN Zone. A Diagrammatic Plan accompanied the requested zoning change and was approved. That original diagrammatic plan proposed a conference center; a village center; office and research; a community park; day care center; health club; community center; and a variety of housing types as well as an overall maximum amount of 1.5 million square feet for non-residential uses and maximum of 750 dwelling units for the site.

In November 1996, the County Council adopted and approved an amendment to the Gaithersburg and Vicinity Master Plan that deleted the right-of-way for the transitway to serve this site. Based on a series of consultant studies, it was determined that increased bus service as well as a bus loop on the existing roadways in the area could provide mass transit opportunities for future employees and residents of the Traville property.

On September 11, 1997, the Planning Board approved Preliminary Plan 1-97022 for 6 lots consisting of 750 multi-family dwelling units and 750,000 square feet of mixed commercial/employment/development on the 192 acre Traville Property.

The North Bethesda-Garrett Park Master Plan (1997) recommended a conference center in the White Flint area of the County. In June, 1998, the County Council approved local map amendment (G-745) to rezone property in North Bethesda and place a conference center on the site. This action effectively removed and relocated the proposed conference center on the Traville property to North Bethesda.

On January 21, 1999, the Planning Board approved a phasing plan for the phased recordation of lots associated with the Traville property. The amount of non-residential square footage was limited to 750,000 square feet per approved Preliminary Plan 1-97022.

In August 1999, the applicant submitted a revised Diagrammatic Plan Amendment (DPA-00-1) to delete the conference center from the Traville property and replace it with a health club. The applicant withdrew this amendment on October 5, 2000.

On July 27, 2000, the Planning Board recommended approval of an overall concept plan for the entire Traville Property. The concept plan provided a coordinated approach to development and uses on the entire site. The plan recommended several changes in location to approved uses and the deletion of the approved conference center. A copy of the concept plan report is available from the Planning Board office or within the staff file (for public access).

On August 15, 2001, the County Council approved the Diagrammatic Plan Amendment. It provided for the deletion of the conference center, the relocation of the housing, R&D and park areas and the adjustment of the square footage [Attachment C].

On January 24, 2002, the Planning Board recommended approval of The Gardens of Traville, Site Plan #8-02018, for 230 multi-family units.

Zoning/Development Plan

The subject property was rezoned from the R-200 and R-200/TDR zones to the MXN zone by Local Map Amendment G-718 on July 2, 1996.

Preliminary Plan

1-97022, Planning Board opinion date - November 20, 1997

1-97022R, Planning Board opinion date - April 23, 2001

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (MXN Zone)

Proposed Use: Day Care – 12,000 square feet

Zoning Ordinance Development Standard	Permitted/Required	Proposed for Approval
Maximum density of development (tract area)	0.3 FAR	0.25 FAR
Lot Area, Parcel L (ac.)	N/A	1.68 acres
Green Area (%)	60% of entire tract (60% of 192 ac. = 115 ac.	67% of entire tract (67% of 192 ac. = 128 ac.
¹ Impervious Area	33% maximum permitted over entire tract (0.75 ac. assumed for day care	32.8% over entire tract (0.65 ac. for day care)
Minimum Building Setbacks (feet)	100-foot minimum from tract boundary where adjacent to residential use	500 feet
Minimum Building Setbacks -front -side -rear		222 feet 11 feet (east), 4 feet (west) 247 feet
Maximum Building Height (feet)	Maximum of 1 ft. of height for every 1 ft. of building setback from tract boundary	25 feet maximum - measured from average grade in the front of building to the mean point of roof
Parking Spaces	1 space/non-resident staff member = 22 spaces 1 space/6 children 200 divided by 6 = 34 spaces Total spaces required = 56	42 spaces provided, waiver of 14 spaces requested

¹ Sidewalks are included in both impervious and green space calculations

ANALYSIS:

Conformance to Master Plan

The Approved and Adopted Shady Grove Study Area Master Plan (1990) is the guiding document for planning the Traville project. The County Council approved an amendment to the Diagrammatic Plan on August 15, 2001 that does the following:

- Deletes the Executive Conference Center
- Reduce the non-residential development from 1,500,000 square feet to 1,322,000 square feet
- Changes the location of the approved housing, local park, and a portion of the research and development uses.

These revisions to the Diagrammatic Plan Amendment conform to the guidelines in the Shady Grove Study Area Master Plan.

The Master Plan recommended a mix of land uses and development guidelines for the 192-acre Traville property. Traville Day Care represents a use that is in keeping with the mix of uses recommended in the Master Plan, and the proposed day care site is shown in the same location that was shown on the approved 2000 overall concept plan for Traville.

Local Area Transportation Review

The Adequate Public Facilities (APF) test was reviewed at the time of the preliminary plan. The site access point and pedestrian circulation system shown on the site plan are adequate.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The site plan is consistent with an approved diagrammatic plan amendment DPA-00-1, approved on August 15, 2001.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the MXN Zone as demonstrated in the Project Data Table on the previous page.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Locations of buildings and structures

The proposed day care building is oriented in a safe and efficient manner. The proposed one-story rectangular structure is sited between a parking area on the north and a play area to the south, and by Traville Gardens Circle to the east and a proposed private drive to the west. The day care play area will be fenced and landscaped with shade trees around its boundary.

b. Open Spaces

The plan provides a fenced, 10,000 square-foot play area adjacent to the proposed day care building. Access to the play area is achieved by a ramp provided from the south end of the building to the play area.

c. Landscaping and Lighting

Landscaping and lighting on the site is adequate, safe, and efficient. The proposed landscaping consists of shade trees and a mix of shrub types located to help screen the parking and play areas. Some of the existing street trees on Traville Gardens Circle, in the area where the proposed day care center building is located will be removed and relocated to other areas on the site.

The lighting plan shows that four street lamps, matching the type of existing street lamps in the area, will be used to illuminate the parking area. The play area will not be illuminated.

d. Vehicular and Pedestrian Circulation Systems

Vehicular and pedestrian circulation systems are adequate, safe and efficient. Access to the site is from an existing 24-foot wide private street off of Traville Gateway Drive. The single point of access to the day care's parking lot is from the existing private drive. The existing 5-foot wide sidewalk along Traville Garden Circle will be extended just beyond the vehicular access point to the north and also extended to the southern boundary of the property. A sidewalk will also be provided between the play area and stormwater management area in accordance with the diagrammatic plan for Traville. The north side of the existing private drive off of Traville Gateway Drive will be modified to provide 11 parallel parking spaces with 2 parallel parking spaces off of Traville Gardens Circle.

Staff supports the applicant's parking waiver request for 14 parking spaces. The applicant has documented the parking use for another existing day care facility they operate, and conclude that the 42 parking spaces will be more than adequate for the proposed building. The Traville development also lies within the Piney Branch Special Protection Area, where minimizing the amount of impervious areas is encouraged to the extent possible.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The proposed one-story day care building and its adjacent play and parking areas are compatible with the existing four story senior residential buildings to the east and the existing and proposed Human Genome Sciences buildings to the west.

The proposed development within the surrounding area is compatible with existing and proposed adjacent development with regard to use, location, height, and design of the building. The site is located on west side of Traville Gardens Circle between the Human Genome Sciences headquarters site to the west and The Gardens of Traville, a senior residential development to the east.

Additionally, the proposed development has no detrimental impact for the University of Maryland at Shady Grove, across Traville Gardens Circle and the 230-unit senior residential development consisting of four, four story buildings to the east.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The proposed development shall participate in implementation of the final forest conservation plan for the overall Traville project on a pro-rata basis. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

The proposed stormwater management concept consists of (1) on-site channel protection measures via the existing Traville stormwater management pond #1, and (2) on-site water quality control via an onsite biofilter.

APPENDIX

- A. Department of Permitting Services memo dated March 23, 2007.
- B. Environmental Planning Division memo dated May 23, 2007.
- C. DPA-00-1, approved August 15, 2001.
- D. Parking waiver request dated May 4, 2007.
- E. MCPB Opinion – 1-97022R, dated April 23, 2001.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 23, 2007

Carla Reid Joyner
Director

Mr. Edward C. Wallington
Loiederman Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

Re: Final Water Quality Plan for the Traville
Day Care
SM File #: 227839
Tract Size/Zone: 1.5 acres/MXN
Parcels: L
Montg. Co. Grid: 28E4
Watershed: Piney Branch

SPECIAL PROTECTION AREA

Dear Mr. Wallington:

Based on a review by the Department of Permitting Services, the Final Water Quality Plan (FWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream valley buffer encroachments.

Site Description: The site is located off of Traville Gateway Drive. This proposal is for the construction of a day care center and associated parking

Stormwater Management: Channel protection measures for this site will be provided via the existing Traville stormwater management pond #1. Quality control will be provided via an onsite biofilter.

Sediment Control: Redundant sediment control structures are to be used throughout the site. These are to include upland sediment traps that drain to secondary traps down grade, or when this is not feasible sediment traps with forebays will be acceptable. All sediment trapping structures are to be equipped with dewatering devices. The following features are to be incorporated into the detailed sediment control plan:

1. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.
2. The site grading shall be phased whenever possible to limit disturbance and immediate stabilization is to be emphasized.

Edward C. Wallington
March 23, 2007
Page 2

Performance Goals: The performance goals that were established at the pre-application meeting are to be met as specified in the Preliminary and Final Water Quality Plan. They are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Maintain stream base flows.

Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide clear and unimpeded access to all stormwater management structures from a public right-of-way.
2. All of the stormwater management (SWM) structures must be on SWM parcels.
3. Retaining walls are not to be placed in SWM parcels. Additionally, SWM structures are not to be located in the Public Utility Easement or the Public Improvement Easement.
4. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater structure.
5. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
6. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
7. MCDPS reserves the right to require the developer to provide full-time, third-party, on-site, sediment control inspection if the department decides the goals of the Water Quality Plan are not being met.

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka 240-777-6334

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush", written over the word "Sincerely,".

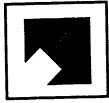
Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dpm:CN227839

cc: C. Conlon (MNCPPC-DR)
S. Federline (MNCPPC-ER)
SM File # 218749

Qn: off site
Ql: onsite
Recharge provided on-site

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Planning Department, Montgomery County, Maryland
8787 Georgia Avenue • Silver Spring, Maryland 20910

May 23, 2007

MEMORANDUM

TO: Calvin Nelson, CBP

FROM: Stephen Federline, Supervisor. *[Signature]*
Environmental Planning- Countywide Division

SUBJECT: Site Plan and Final Water Quality Plan Recommendations for Traville
Day Care: (#8-06034)

Environmental Planning Recommendations

Environmental Planning recommends approval of this site plan and final water quality plan as part of the overall Traville plan subject to the following conditions:

1. Approval of Final Water Quality Plan (FWQP) subject to the following conditions:
 - a) Compliance with all requirements of the DPS FWQP approval letter of March 23, 2007; and
 - b) Compliance with the Planning Board's components of the Final Water Quality Plan including :
 - i. limitation on imperviousness for the entire Traville property at 33%, as approved in Preliminary Plan #1-97022 per textual stipulation #2 included in Diagrammatic Plan approval;
 - ii. participation in overall forest conservation responsibility for the Traville project.
2. The proposed development shall participate in implementation of the final forest conservation plan for the overall Traville project on a pro-rata basis. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

DISCUSSION

This property is within the Piney Branch Special Protection Area, and has been determined to require approval of a Final Water Quality Plan (FWQP). It is one of the last undeveloped parcels remaining from the overall ~192 acre Traville development approved as part of Preliminary Plan # 1-97022. There are no environmentally sensitive areas or forest on the subject site.

Final Water Quality Plan Discussion

The following environmental elements are under the purview of the Planning Board as part of their review and approval of the Final Water Quality Plan: 1) conformity to Environmental Guidelines which apply to special protection areas; 2) enhanced or accelerated forestation; and 3) compliance with imperviousness caps. Other elements of the water quality plan are under the purview of DPS, and are summarized in a letter from Richard Brush, DPS dated March 23, 2007 (attached)

Environmental Area Protection

No area on this parcel is within a designated environmental buffer. The only impact to the adjoining buffer area is to construct an outfall for the underdrain under the SWM biofilter, which will provide water quality control for the impervious surfaces, and promote infiltration and recharge near the wetland headwater area.

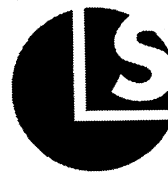
Accelerated/Enhanced Forestation

No existing forest or reforestation are to occur on the subject property.

Imperviousness

Current estimates of total imperviousness at build-out for the Traville site is 32.71%, below the maximum amount of imperviousness for the overall site of 33%. The cap applies to the entire site: not to individual site plans. This plan contributes 0.65 acre of imperviousness, an amount anticipated on this site at preliminary plan. The proposed site plan is consistent with the overall requirement not to exceed 33% imperviousness.

SDF:sdf:g:finalpb:ep806034travilledaycare.doc



Memorandum

TO: Steve Federline – MNCP&PC

FROM: Ed Wallington - LSA

DATE: January 10, 2002
Revised July 30, 2002: item II.F.3
Revised February 3, 2003: item II.E
Revised June 23, 2003: item II.E
Retransmitted May 18, 2007

Re: Traville
LSA No: 54-08

Summary Table of Impervious Area Analysis (All figures are in Acres, unless noted otherwise)

	<u>Area</u>	<u>Impervious Area</u>	<u>Percentage Impervious</u>	<u>Stream Buffer Area</u>
I. South of Shady Grove Road				
A. R&D – 3 (Lot 2)	15.98	2.65	16.58%	3.7
B. Park	13.87	0.40	2.88%	4.7
C. AvalonBay (Lot 3)	36.62	8.47	23.13%	13.7
D. AvalonBay (Lot 5)	29.54	6.15	20.82%	15.9
SUBTOTAL	96.01	17.67	18.40%	38.0
II. North of Shady Grove Road				
E. Proposed R&D – 2 (Parcels I and J)	11.40	4.9	42.98%	0
F. Village Center & Elderly Housing	20.92	14.32	70.17%	3.6
1. Retail	(10.53)	(7.86)		
2. Streets	(2.85)	(2.23)		
3. Apartments	(5.86)	(3.58)		
4. Day Care	(1.68)	(0.65)		
G. Krigia Protected Area (Parcel K)	2.64	0.0	0.08%	0
H. Office & R&D – 1 (Lot 1)	49.98	18.6	37.21%	6.9
SUBTOTAL	84.94	37.82	44.53%	10.5
SUBTOTAL (I & II)	180.95	55.49	30.66%	48.5
III. Shady Grove Road				
I. Shady Grove Road	10.89	7.26	66.67%	0
TOTAL	191.84	62.75	32.71%	48.5

- NOTES:**
- ♦ Calculations for Item I reflect “as-built” condition.
Calculations for Items C, D, E, F, G, and H based on Site Plans approved (or under review).
 - ♦ Calculations for Item A based on illustrative concept plans.



Building Program

Non-Residential Use	Acres	Residential Use	Units
Office/Commercial	174,000	Medium Density	210
Health Care	60,000	Medium Density	70
Day Care	12,000	Medium Density	14
Community Center	12,000	Medium Density	14
Total	258,000	Total Building Units	308

Land Use Statistics

Land Use	Type of Use	Area (Acres)	Area (Sq. Ft.)	Area (Acres)	Area (Sq. Ft.)	Area (Acres)	Area (Sq. Ft.)
R&D / OFFICE 1		174,000	46	6.39			
R&D / OFFICE 2		174,000	13	6.39			
VC - Road		60,000	14	6.03			
VC - Housing / Apartments		12,000	15.4	3.24			
VC - Community Facilities		12,000	54	2.2			
VC - Park		12,000	45	2.2			
VC - Study Center		12,000	2	2.2			
H-1 - Campus Area		258,000	51	2.2			
H-2 - Medium Density		174,000	14.8	3.2			
TOTAL		2,594,000	33.6	6.27			

- LEGEND**
- PROPOSED ROAD INTERSECTION / HIGHWAY BREAK
 - PROPOSED ROAD INTERSECTION / HIGHWAY BREAK
 - PROPOSED INTERSECTION / HIGHWAY BREAK
 - POTENTIAL BUS ROUTE
 - POTENTIAL BUS ROUTE

Kenneth M. Kreutziger, AICP
Planning, Zoning and Urban Design
1000 North ...

DIAGRAMMATIC PLAN **General Land Use**

Owner-Applicant
Traville Partnership
700 ...

PERRINE PLANNING & ZONING
2000 ...

ILLUSTRATIVE CIRCULATION PLAN

TRAVILLE
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

February 1991



Loiederman
Soltesz Associates, Inc.

May 4, 2007

Mr. Calvin R. Nelson, Jr.
Community Based Planning Division
MNCP&PC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Site Plan Application #8-20060340
Project: Traville Day Care Center
LSA No: 1438-00-00

Dear Calvin,

On behalf of the Children's Manor Montessori School (CMMS), we are respectfully requesting that a waiver of the parking space requirement for the above referenced Day Care facility be granted (The Site Plan indicates 56 spaces are required, and 42 spaces are proposed). The justification for the waiver is as follows:

- The Traville Day Care site, which is located within the Traville development, lies within the Piney Branch Special Protection Area, where it is common practice to minimize the impervious areas to the extent possible. The Environment Planning Division of MNCP&PC has encouraged all the Site Plan applicants at Traville to look for opportunities to reduce impervious area.
- Parking waivers have been granted previously for the Traville-Village Center Retail Site Plan and the Gardens of Traville Site Plan (partial copies of the opinion letters for those site plans are included). Therefore, granting this waiver request would be consistent with previous actions on other Site Plans at Traville.

The applicant (CMMS) has provided data from another facility that they operate, which is slightly larger than the proposed Traville Day Care. Based on the comparison between the two facilities, the applicant is confident that the 42 parking spaces proposed for the Traville Day Care will be adequate. (See attached letter from CMMS.)

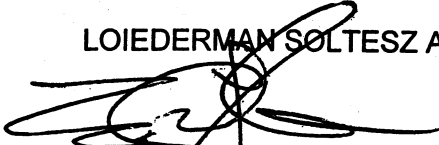
- Public parking is available on Traville Gateway Drive, in the rare event when additional parking could be needed.

Mr. Calvin Nelson
May 4, 2007
Page 2 of 2

Thank you for your consideration of this request and please do not hesitate to contact our office with any questions or concerns.

Sincerely,

LOIEDERMAN SOLTESZ ASSOCIATES, INC.



Edward C. Wallington
Vice President of Land Development

Cc: Dr. Pradip Ghosh, CMMC
Steve Federline, MNCP&PC
Robert Kronenberg, MNCP&PC
Dan Silvestri, LSA



CHILDREN'S MANOR MONTESSORI SCHOOL

November 23, 2006

Ed Wallington
Loiederman Soltesz Associates, Inc.
Rockville, MD

Reference : Issues related to parking

Dear Ed:

I have enclosed a copy of the parking lot drawing from the site development plan of our Ellicott School facility. Physical size of the school is approximately 22,00 square feet. On a daily basis, the attendance is around 250 children and 30 staff members. Out of this 250 children, there are about 25 children having siblings at the school. We have 48 parking spaces including 2 handicapped spaces. We have observed the following drop-off patterns at this school:

7:00 AM - 7:30 AM	15
7:30 AM - 8:00 AM	40
8:00 AM - 8:30 AM	65
8:30 AM - 9:00 AM	80
9:00 AM - 9:30 AM	30
12:00 Noon - 12:30 PM	18

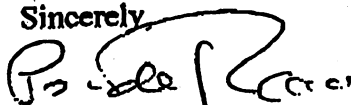
During the last 14 years we have not faced any problems with parking.

TRAVILLE DAY CARE FACILITY

Based on the size of the building (12,000 square feet), we expect to have a maximum capacity of 200 children at this pre-school with 22 staff members. We will ask 10 staff members to park in the adjacent public parking area. Based on the number of children being dropped off and picked up at different times, 42 parking spaces allocated for the school will be more than adequate.

I hope this explanation is adequate for the approval of the site development plan. Please call me, if you need any further information.

Sincerely,


Pradip K. Ghosh

1. *The Site Plan is consistent with the approved diagrammatic as required;*
2. *The Site Plan meets all of the requirement of the Mixed Use Neighborhood zone;*
3. *The location of the buildings and structures, the open spaces, the landscaping, and the pedestrians and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*

Therefore, the Montgomery County Planning Board **APPROVES** Site Plan #8-99040A, which consists of 99,279 square feet of retail on 10.74 acres, subject to the following conditions:

FINAL WATER QUALITY PLAN:

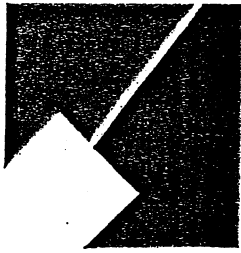
Approval of a Final Water Quality Plan for Site Plan # 8-99040A with the following conditions

1. Conditions of DPS Final Water Quality Plan approval letter dated March 16, 2001
2. Approval of the Planning Board's components of the Final Water Quality Plan only under the following conditions:
 - A) Permanent protection of environmental buffer areas and additional areas from disturbance during and after construction per final forest conservation plan/ grading plan.
 - B) Implementation of the requirements of the final forest conservation plan per M-NCPPC staff recommendations dated March 14, 2001. Environmental buffers shall be placed in Category I Easement as shown on the final forest conservation plan as approved as part of the signature set. The forest conservation plan will include forestation of the stream valley buffer by active planting, per the detailed requirements of the FCP approval and site plan.
 - C) Imperviousness limited to no more than 7.86 acres on 10.73 acres of land as referenced in Loiederman Associates Inc. memo dated March 21, 2001, unless required by a government agency, or as a revision with appropriate justification and approved by the Planning Board. All impervious areas shall be included in overall cumulative total for Traville per textual stipulation #2.

SITE PLAN APPROVAL # 8-99040A Traville Village Center Retail

Approval of 99,279 sf of retail including a parking waiver of 98 ~~105~~ parking spaces with the following conditions:

M-NCPPC



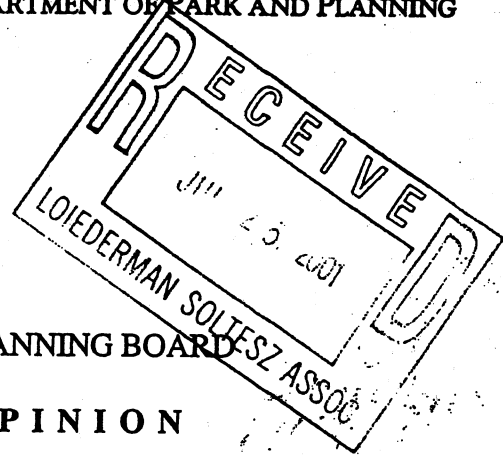
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

CORRECTED

MONTGOMERY COUNTY PLANNING BOARD

CORRECTED OPINION

DATE MAILED: ~~May 31, 2001~~ July 23, 2001

SITE PLAN REVIEW #: 8- 99040A

PROJECT NAME: Final Water Quality Plan and Site Plan for Traville Village Center
Retail

Action: Approval of Final Water Quality Plan subject to conditions. The motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 3-0, Commissioners Bryant, Holmes and Hussmann voting for. Commissioners Perdue and Wellington were necessarily absent.

Action: Approval of Site Plan # 8-99040A subject to conditions. The motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 3-0, Commissioners Bryant, Holmes and Hussmann voting for. Commissioners Perdue and Wellington were necessarily absent.

The date of this written opinion is May 31, 2001 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 30, 2001 (which is thirty days from the date of this written opinion. If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-97022R is valid, as provided in Section 59-D-3.8. Once the property is recorded, this Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8

On March 22, 2001, Site Plan Review #8-99040A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

SITE PLAN # 8-99050 FOR THE GARDENS OF TRAVILLE SITE PLAN REVIEW

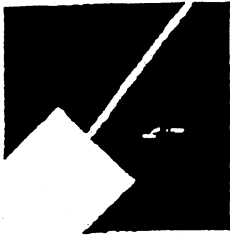
STAFF RECOMMENDATION: Approval of 230 multifamily dwelling units including 185 MPDU's and waiver of 13 parking spaces on 5.5 acres with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Final Landscape and Lighting Plan to be completed with signature set and shall include:
 - a. Additional benches or other sitting areas at the front doors of each unit
 - b. Enlarged shrub bed for triangular area by Traville Gateway Drive
 - c. Final details to insure plant material suitability.
 - d. Final review of lighting to determine need for house shields

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - 6) Coordination of each section of the development and roads.
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management district as required in the Preliminary Plan # 1- 97022R and the Diagrammatic Plan

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: April 23, 2001

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded
by Comm. Perdue with a vote of 4-0;
Comms. Bryant, Hussmann Perdue and
Wellington voting in favor
Comms. Holmes absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97022R
NAME OF PLAN: TRAVILLE

On 11/30/00, TRAVILAH PARK DEVELOPMENT CORPORATION submitted an application for the approval of a preliminary plan of subdivision of property in the MXN zone. The application proposed number of lots (will be determined at Site Plan) on 192.2 acres of land. The application was designated Preliminary Plan 1-97022R. On 03/08/01, Preliminary Plan 1-97022R was brought before the Montgomery County Planning Board for a public hearing to request to revise the previous conditions of approval for Preliminary Plan no. 1-97022 to increase the amount of approved development and establish applicant's participation in a proposed Transportation Management Organization (TMO). At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97022R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97022R.

Comments: On September 11, 1997 the preliminary plan was originally presented to the Planning Board for consideration. The Board, at that hearing, approved only a portion of the development due to the limited staging ceiling available in the R&D Policy Area. The amount of development approved by the Board at that hearing accounted for 750 Multi-Family Dwelling units and 750,000 square feet, of the 1.3 million square feet, of Retail, Office and R&D development. In January 1999 the Planning Board amended the approved preliminary plan to include a Phasing Schedule and Extension of the Validity Period for the plan. The applicant is requesting this revision to the preliminary plan to seek approval of the remaining development submitted under the original preliminary plan application. The remaining amount of development under this application is 572,500 square feet of Office and R&D. The applicant filed this request pursuant to the Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("Pay-and-Go"). This additional development is allocated to Phase I and Phase II of the revised conditions. The revised conditions also include a requirement for participation in the Transportation Management Organization.

Page 2 of 2
1-97022R

Attachment E

Staff Recommendation: Approval of an Additional 572,500 Square Feet of Office and R&D Development Pursuant to the FY2001 Annual Growth Policy Alternative Review Procedures for Expedited Development ("Pay-and-Go") and Establishment of the Applicant's Participation in the Transportation Management Organization (TMO), Subject to the Revised Conditions:

- (1) Submit an amended Adequate Public Facilities (APF) agreement with the Planning Board to limit development to a maximum of 750 multi-family dwelling units and 1,322,500 square feet of retail, office and R&D development. The applicant is to pay to the Montgomery County Department of Finance the expedited development approval excise tax for the additional 572,500 square feet of office and R&D development prior to receipt of building permits for that portion of the development
- (2) Applicant to enter into a traffic mitigation agreement with the Montgomery County Department of Public Works and Transportation and M-NCPCC to participate in the Transportation Management Organization (TMO) and abide by the goals set forth in Greater Shady Grove Transportation Management District and achieve a desirable overall performance goal in the order of a 25% reduction in the total peak hour traffic generated by the ^{APF}Traville property without a Transportation demand program, transit use, or ride share the requirements under the Diagrammatic Plan Amendment as stipulated in the ⁴Transportation Planning Division memorandum dated March 1, 2001 (revised March 5, 2001)
- (3) Applicant shall pay their pro-rata share of the developer's participation cost in the Montgomery County Department of Public Works and Transportation's (MCDPW&T) CIP Project, "Spur Road"
- (4) Record plats for this large scale residential and mixed commercial/employment development may be recorded in stages that allow for a nine year validity for the preliminary plan based on the following phases

Phase I: January 1, 1999 to January 1, 2003 plats must be recorded for the minimum of 250 multi-family dwelling units and a minimum of 536,250 square feet of mixed commercial/employment development

Phase II: January 1, 2003 to January 1, 2005 plats must be recorded for an additional 250 multi-family dwelling units and an additional 536,250 square feet of mixed commercial/employment development

Phase III: January 1, 2005 to January 1, 2008 record plats must be commercial/employment development recorded for the remaining 250 multi-family dwelling units and the remaining 250,000 square feet of

- (5) The applicant is to continue to coordinate with MCDPW&T in developing a roadway improvement project addressing the traffic safety issues currently existing along Darnestown Road (MD 28) in front of the Travilah Square Shopping Center
- (6) The validity of the preliminary plan is dependent upon the applicant abiding by and complying with the conditions of approval of the Diagrammatic Plan under Zoning Application G-718
- (7) This Preliminary Plan and the Adequate Public Facilities (APF) Review will remain valid as long as the applicant abides by the phasing schedule outlined in Condition #4 above
- (8) All applicable previous conditions of the approved preliminary plan as contained in the Planning Board's opinion dated November 11, 1997 remain in full force and effect