



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

Item #_2
MCPB

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



MEMORANDUM

DATE: January 18, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
Development Review Division
FROM: Wynn E. Witthans *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Final Water Quality Plan for a Special Protection Area Approval
and Site Plan Review
APPLYING FOR: Approval of 230 Multifamily Units inclusive of 187 MPDU's on 5.5 acres
PROJECT NAME: **The Gardens of Traville**
CASE #: 8-02018
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: MXN – Mixed Neighborhood
LOCATION: Shady Grove Road, 1,000 feet west of Willow Tree Drive
MASTER PLAN: Potomac Master Plan
APPLICANT: Centrum – Traville Limited Partnership, c/o Michael Milhaupt
FILING DATE: November 13, 2001
HEARING DATE: January 24, 2002

FINAL WATER QUALITY PLAN

STAFF RECOMMENDATION:

1. Conditions of DPS Final Water Quality Plan approval letter of January 15, 2002.
2. Approval of the Planning Board's components of the Final Water Quality Plan only under the following conditions:

- A) Implementation of the requirements of the final forest conservation plan dated October, 2001, which implements the overall forest conservation plan for Traville approved under Preliminary Plan #1-97022. The forest conservation plan includes forestation of the entire stream valley buffer either by active planting on the adjoining Human Genome Science parcel.

- B) Imperviousness limited to no more than 3.56 acres on 5.5 acres (64.7%) of land as documented in the January 10, 2002, memo from Ed Wallington of Loiederman Soltesz Associates, and as confirmed on the site plan signature set, 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 (i.e., part of compliance with the ceiling of 33% imperviousness over the entire 192 acre Traville property).

SITE PLAN REVIEW

STAFF RECOMMENDATION: Approval of 230 multifamily dwelling units including 187 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 sheilds

ISSUES RESOLVED DURING THE SITE PLAN REVIEW PROCESS

During the Site plan review process staff and the applicant discussed the following issues:

- **Building Layout** – a residual piece of Life Sciences Center Zone crosses over Traville Gateway Drive from the University of Maryland site, a result of re-design efforts during the earlier site plan reviews for the retail portion of the site. Since the Life Sciences Center zone does not allow housing, the Gardens of Traville layout had to be refined to respond to the constraint as the Applicant chose not to seek to re-zone that portion of the site.
 - **Citizen comments** – Representatives of the Willows subdivision (or WANCA) spoke with staff early in the process but had few comments on the Gardens of Traville site specifically. Generally, they were concerned that the revised circulation on Darnestown Road and Shady Grove Road would not work well. No correspondence has been received.
 - **MPDU's** – staff reviewed the MPDU's for conformance to the MPDU law and the Montgomery County Housing Policy and found that it conforms. Staff's comments note that the total MPDU's for the Gardens of Traville (providing 80%) and Avalon Bay (providing 12.5%) – to be heard concurrently on January 24, 2001- will be provided totally with both projects. The site's locational advantages (transit center, retail, education, employment) make this a desirable place for MPDU's. See attached memo.
 - **Parking Waiver** – Staff reviewed the applicant's request for reduced parking on site and would recommend that the Planning Board approve the request. Even though parking tally has been adjusted for elderly units and MPDU credits, the proximity of retail and transit help to further reduce reliance upon the cars. Thus, staff finds the waiver to be reasonable and recommends approval.
 - **Imperviousness** - Though the proposed site plan under review proposes a 79.1% imperviousness (refer to Summary Table attached), when averaged over the entire 191.84 acre Traville site the imperviousness overall is below the cap as established by textual stipulation #2. However, the Board is within their purview to consider further imperviousness reductions on this plan as they find necessary to achieve the goals of the Water Quality Plan within the Piney Branch Special Protection Area.
 - **Noise Impact Mitigation** - No significant noise impacts to this site. Site is spatially removed from the noise impacts on Shady Grove Road. There may be minor intermittent impacts from loading area/docks on adjacent Human Genome Science property and insignificant noise impacts from Village Center retail use
- Rare, Threatened, and Endangered Species (RTE's)** There are no rare, threatened, and endangered (RTE) species issues on this site which is an upland, old farm field without the specific characteristics common for RTE habitat, and no RTE species were identified in this area on the original NRI/FSD. (Species were found and protected on the west side of Shady Grove Road adjacent to Avalon Bay.)

PROJECT DESCRIPTION: Surrounding Vicinity

Site Description of the Traville Property: The subject site is located on Shady Grove Road approximately 1,500 feet south of the intersection with Darnestown Road (MD 28). The site contains approximately 192 acres of land in the MXN Zone. The entire property is divided by Shady Grove Road, with approximately 85 acres located north of Shady Grove Road and 96 acres are located on the south of Shady Grove Road. Shady Grove Road comprises approximately 11 acres. The property also has approximately 1,750 feet of frontage on Travilah Road. The site is irregular in shape and has a gentle rolling terrain with the highest elevation near the Travilah Square Shopping Center. There is a stormwater management pond on the southern portion of the site adjacent to Willow Tree Drive. Environmental features of the site include wetlands, floodplain, stream and associated buffers and rare and endangered species such as the krigia dandelion. The Piney Branch divides into several small tributaries on the site.

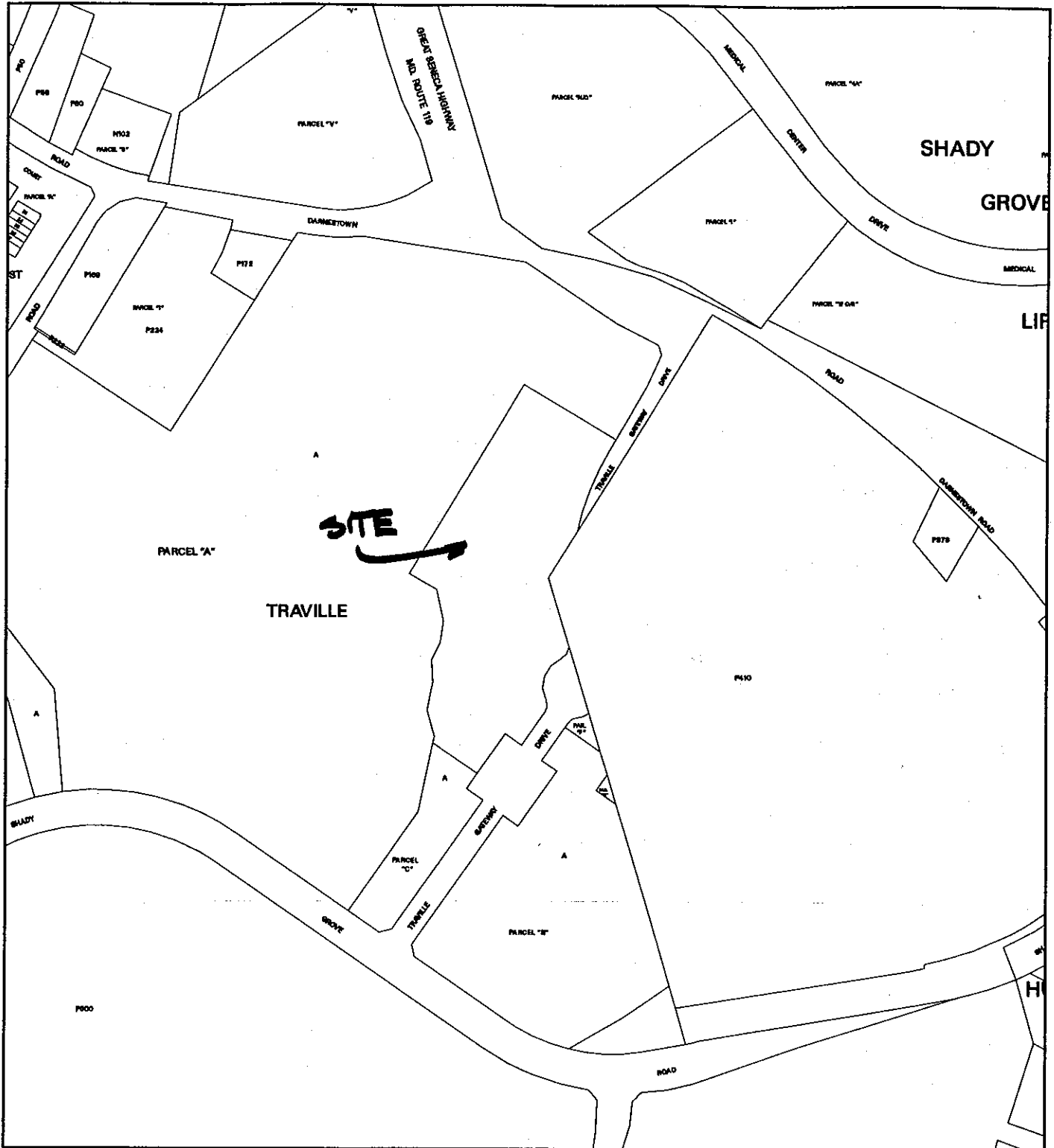
The surrounding area contains a mix of uses. The Travilah Square Shopping Center developed under the C-4 zone is located northwest of and adjacent to the subject site. Located north of the site and along Darnestown Road are several institutional uses, including the Montgomery County Public Service Academy, the Shady Grove Life Sciences Center, the Shady Grove Adventist Hospital, and the Johns Hopkins University. The University of Maryland Shady Grove campus and the Center for Advanced Research and Bio-Technology (CARB) abut the Traville property to the northeast. Located east and southeast of the site are residential developments including the Hunting Hills Estates (east) and the Willows of Potomac (south and southeast) subdivisions. Piney Glen Villages subdivision is located due south of the subject property on the south side of Shady Grove Road. Located along the west side of Travilah Road are residential uses including single-family houses and townhouses developed under the PD-3 (Planned Development) Zone, the R200/TDR and RT-10 Zones. The Travilah Road corridor also contains several small commercial areas developed under C-1, C-2, and C-4 Zones and some special exceptions uses. Stone Mill Elementary School is located on the west of Travilah Road with access through Stonebridge Drive. The Rockville Crushed Stone Quarry developed under the I-2 Zone, is located between Travilah Road and Piney Meetinghouse Road and is further south of the subject site. The remainder of the surrounding area is developed with residential uses.

PROJECT DESCRIPTION: Site Description

The site is the southern upland slope from the spring that generally divides the Traville property north of Shady Grove Road. The site is partially wooded and slopes down from the north to the south.

The site immediately adjoins the recently approved site plans for Traville retail center to the south; Traville Gateway Drive to the east and the Human Genome Sciences headquarters. All of the adjoining projects are under construction.

VICINITY MAP FOR
THE GARDENS OF TRAVILLE (8-01028)



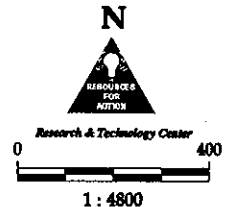
Map compiled on December 06, 2001 at 11:37 AM | Site located on base sheet no - 218NW10

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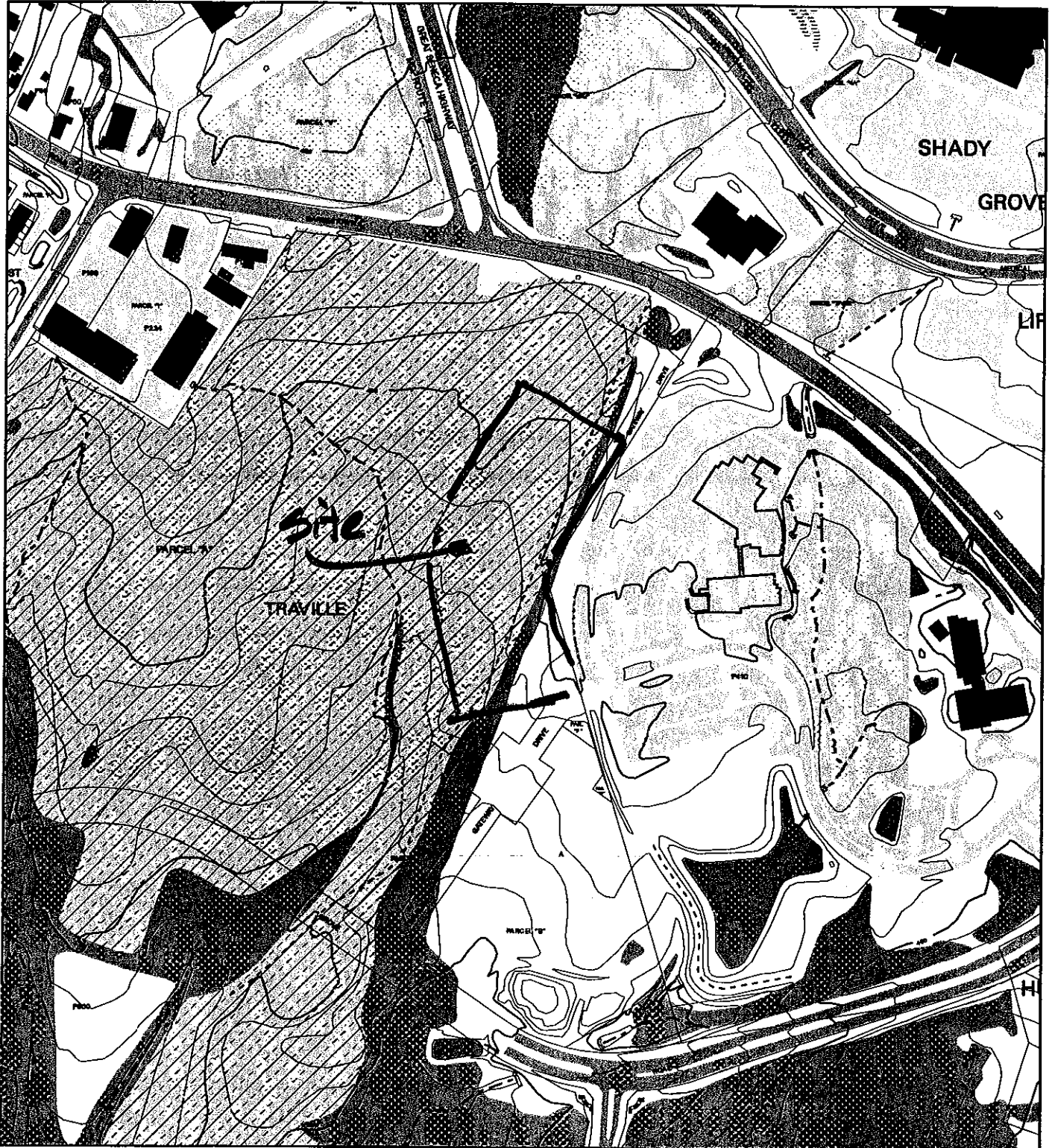
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VICINITY MAP FOR

THE GARDENS OF TRAVILLE (8-01028)



Map compiled on December 06, 2001 at 10:25 AM | Site located on base sheet no - 218NW10

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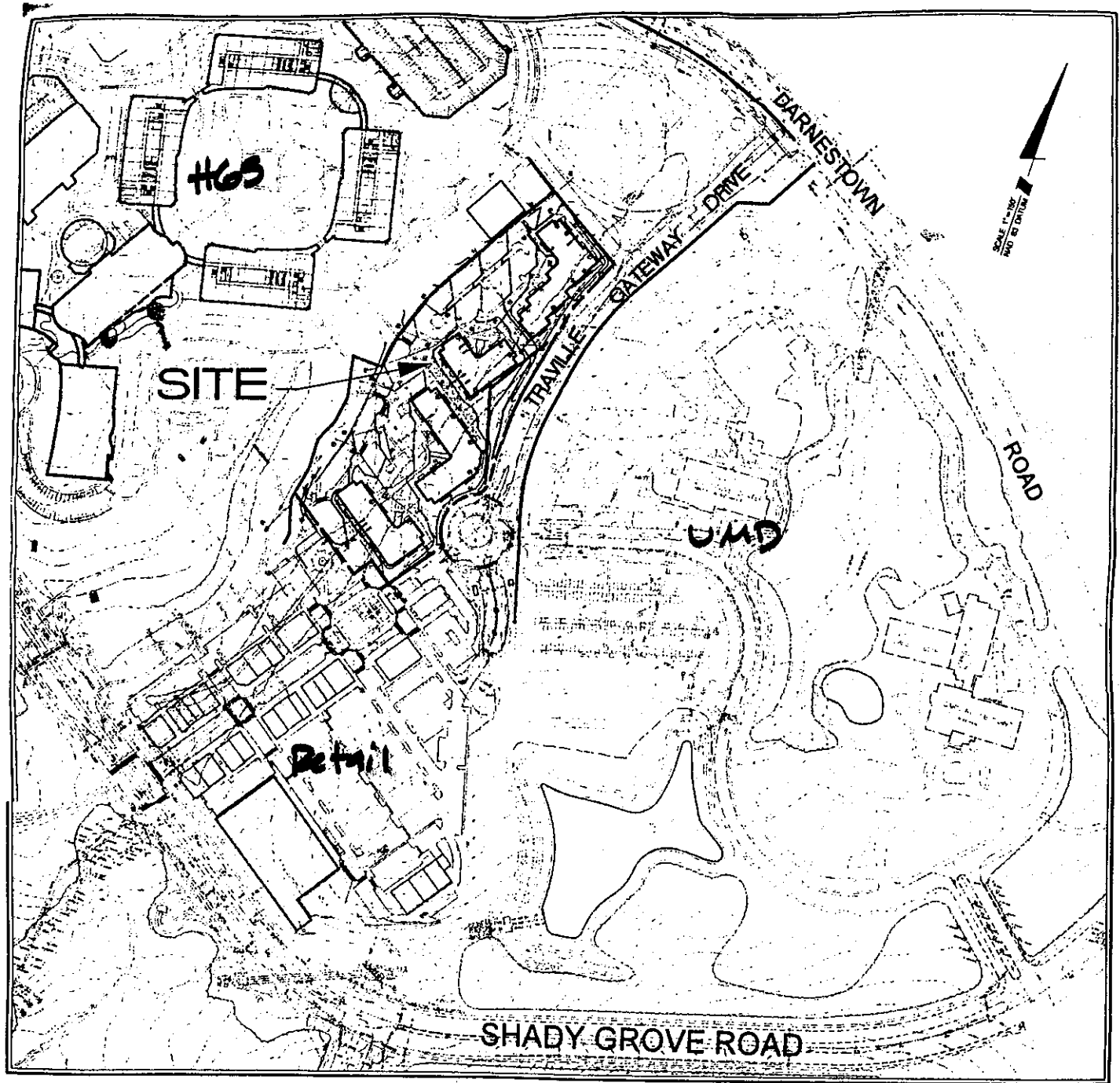
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 4800

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



Traville Vicinity

PROJECT DESCRIPTION: Proposal

The site consists of four, four, story L-shaped buildings, sited to take full advantage of their town center location. The site immediately adjoins the town center square and retail area and is across Traville Gateway Drive from the University of Maryland Shady Grove campus. The buildings are clustered in groups of two, creating two courtyards that are oriented to the parking lots to the north. Sitting areas are located between the buildings providing public nodes for community gathering.

The parking is provided in surface lots arranged in courts near to the buildings with parallel spaces along the loop road to the north. The loop road connects from the entrance to HGS to Traville Gateway Drive at the town square. The entrance to each building features a drop off space and an outdoor sitting area and garden. Sidewalks are proposed along each street and driveway and between the buildings, forming a continuous on-site loop with off-site connections to the retail center, University of MD campus or the HGS nature trail. The town center village green immediately adjoins the site to the south opposite the loop road and provides additional sitting areas.

Landscaping for the site includes: shade trees that adjoin the pedestrian sitting and walking areas and well developed landscaped beds that adjoin each building façade and entry. A special landscape feature is proposed for the Traville Gateway Drive frontage of the site. The parking lots are screened from the natural areas with hedges and shade trees. A wooden pergola is proposed to be located over one pedestrian sitting area in each court entry area to provide shade and an attractive sitting area.

Benches proposed for the site will be wooden slat with iron armrests. They will replicate the benches proposed for Traville retail and the Avalon Bay apartment sites.

Proposed signage is to be located at the two corners of the site along Traville Gateway Drive. The low lying sign will be constructed of brick and stone, repeating the design themes established with the stone piers in the other portions of Traville.

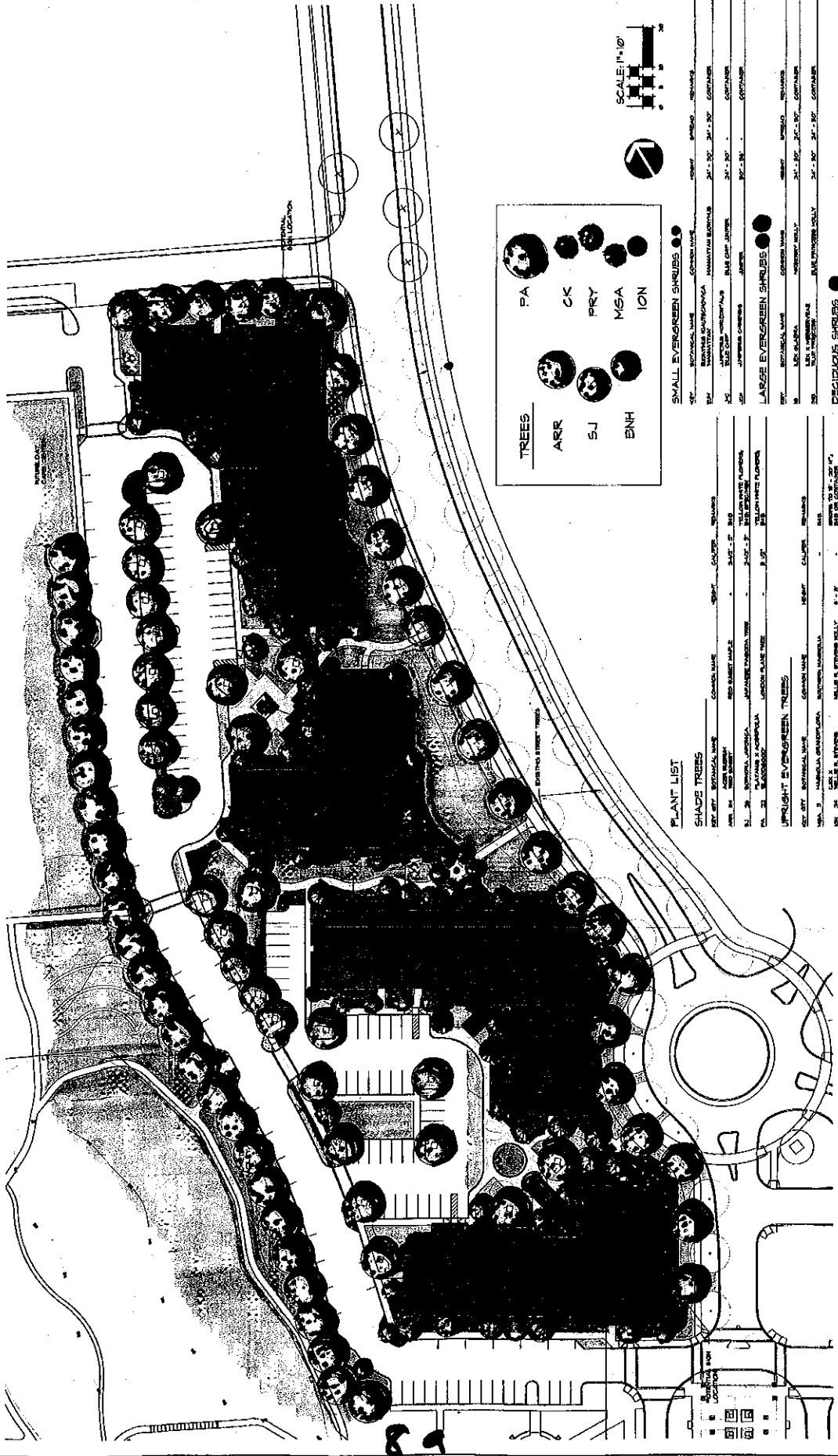
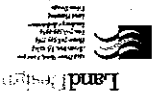
Storm water management for water quantity and partial quality is provided via off site dry pond and linked bioretention/surface sand filter structures. Water quality controls will be provided with recharge/infiltration trenches, a water quality inlet and bioretention structures.

Decorative light fixtures are used for lighting on site. The fixtures are mounted on 12- foot poles with 175 watt Metal Halide lamps. The average lighting levels for the parking areas are 1 footcandle and the courtyards and outdoor plaza areas are .7 and .5 footcandles respectively.

TRAVILLE SENIOR HOUSING LANDSCAPE PLAN
 (4th Election District), Montgomery County, Maryland

CENTRUM-TRAVILLE, L.P.
 10000 WOODBURN LANE
 GAITHERSBURG, MD 20878

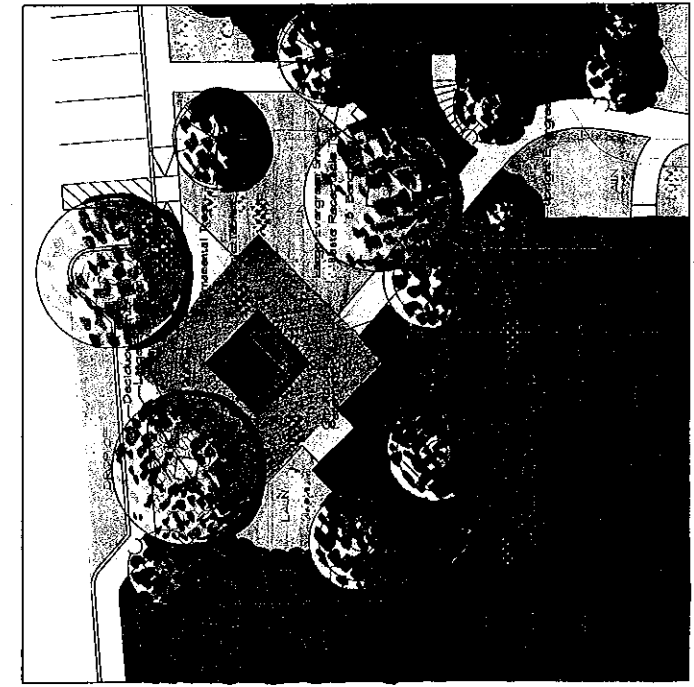
4450 Peach Street
 Alexandria, VA 22304
 Phone: 703-549-1174
 Fax: 703-549-1174



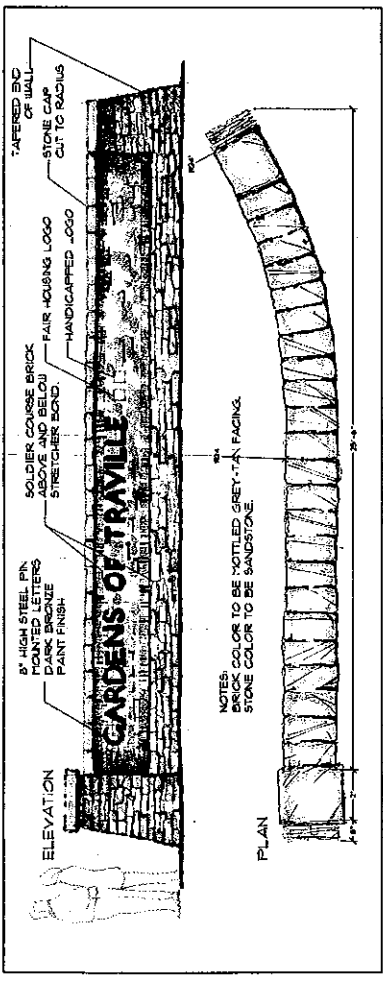
PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER
ARR	ARRICATA	ARRICATA	10'-12'	10'-12'	CONTAINER
SJ	SILVENSIS	SILVENSIS	10'-12'	10'-12'	CONTAINER
ENH	ENHANS	ENHANS	10'-12'	10'-12'	CONTAINER
PA	PAUCIFLORA	PAUCIFLORA	10'-12'	10'-12'	CONTAINER
CK	CRUCIATA	CRUCIATA	10'-12'	10'-12'	CONTAINER
PRY	PRYORII	PRYORII	10'-12'	10'-12'	CONTAINER
MSA	MESQUITA	MESQUITA	10'-12'	10'-12'	CONTAINER
ION	IONOPHYLLA	IONOPHYLLA	10'-12'	10'-12'	CONTAINER

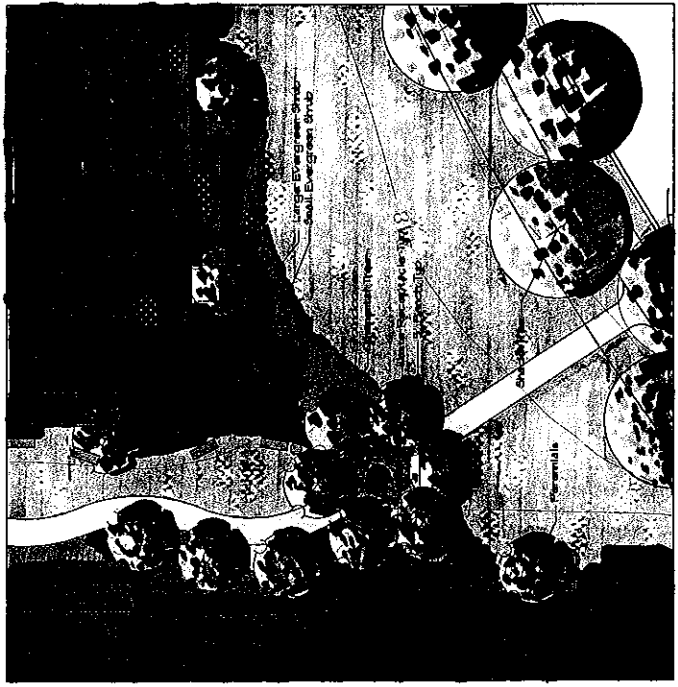
SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	CONTAINER
SMALL EVERGREEN SHRUBS	PAUCIFLORA	PAUCIFLORA	10'-12'	10'-12'	CONTAINER
LARGE EVERGREEN SHRUBS	CRUCIATA	CRUCIATA	10'-12'	10'-12'	CONTAINER
DECIDUOUS SHRUBS	PRYORII	PRYORII	10'-12'	10'-12'	CONTAINER
GROUNDCOVERS	MESQUITA	MESQUITA	10'-12'	10'-12'	CONTAINER
PERENNIALS	IONOPHYLLA	IONOPHYLLA	10'-12'	10'-12'	CONTAINER



A-TYPICAL BUILDING ENTRANCE



B-PLAZA AREA



Land Design
144 Riverside
Arlington, VA 22204
Phone: 703-547-7774
Fax: 703-547-9184

144 Riverside
Arlington, VA 22204
Phone: 703-547-7774
Fax: 703-547-9184

CONTACT US TODAY!
144 Riverside
Arlington, VA 22204
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Fax: 703-547-9184

CONTACT US TODAY!
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Arlington, VA 22204
Phone: 703-547-7774
Fax: 703-547-9184

TRAVILLE
SENIOR HOUSING
LANDSCAPE CONCEPT PLAN
Rockville (4th Election District), Montgomery County, Maryland

L-3
Project Number: 100-0000
Scale: 1" = 10'
Date: 10/15/00



REV.	DESCRIPTION	DATE	BY	CHKD.
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100	ORNDORFF'S SHRUBS	10/15/00	LD	LD

26



View of front of 83-unit building ~~located on Kentlands Boulevard~~



8c

View of end of 83-unit building ~~from Kentlands Boulevard~~

PROJECT DESCRIPTION: Prior Approvals

The following is a brief history of the Traville property.

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. A copy of the technical staff report and District Council opinion for rezoning application G-718 is contained in the Appendix.

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 with the Planning Board offices 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. The DPA and the conditions follow.

TEXTUAL STIPULATIONS - Traville DPA

1. Planning Development will proceed in response to market conditions. However, in order to meet the intent of the MXN Zone and the Master Plan to create a mixed-use neighborhood, the following stipulations will apply:
 - Non-residential and residential development should proceed concurrently. However, up to 60% of residential development may precede the non-residential development.
 - A portion of the retail component of the Village Center may proceed in the early stages of the Traville Property.
 - A significant amount of non-residential development should not precede the residential development.
2. The maximum imperviousness on the Traville site will not exceed 33%, inclusive of Shady Grove Road. Further imperviousness reductions will be considered during the subdivision and site plan review process as may be necessary to achieve the goals of the Water Quality Plan for this project.
3. One-third of the dwelling units to be constructed will be MPDUs.
4. The portion of the Traville Property to be dedicated for a local park is 13 acres in size.
5. If the applicant proposes an amendment to the approved Diagrammatic Plan to delete the proposed conference center, the Amendment must be filed before the Planning Board approves more than 900,000 square feet of non-residential uses on the Traville Property.
6. To the extent that the Piney Branch Sewer Development Guidelines, the buffer area outlined on Ex. 36(a) and (b) and the tree save areas do not conflict with the Final Water Quality Plan to be approved for the Traville Property, development of the Traville Property will be consistent with those Guidelines, the buffer area and the tree save areas.
7. The Applicant will develop the Traville Property pursuant to a transportation management development program that is comprised of two parts, requirement for effective transportation demand management, and a requirement for a funding commitment for public transit:
 - (a) Development of the Traville Property under the MXN Zone is subject to the establishment of a transportation management organization that will manage and coordinate all transportation demand management programs that are subsequently established for the Traville Property. The Planning Board will determine the specific type of programs to be provided, the timing of implementation of such programs, and the enforcement measures to ensure

compliance, as part of its review and approval of the preliminary plans of subdivisions for the Traville Property, and as measured on a parcel-by-parcel basis. These transportation demand management programs will substantially achieve the following minimum goals:

At least 25% of the residents of the Traville Property will use transit or ride-share to commute to work during the peak hours; and

At least 12% of the employees on the Traville Property will use transit or ride-share to commute to work during the peak hours.

A desirable overall performance goal for these transportation demand management programs would be at a higher level, in the order of a 25% reduction in the total peak-hour trips by single-occupancy vehicles generated by development of the Traville Property without any transit use or ride share.

- (b) The Traville Property will participate in the public/private partnership to be established to fund transit services to serve the Shady Grove Study Area. The amount of funding commitment for the Traville Property will be determined by the Planning Board as part of the APFO review of preliminary plans of subdivision for the Traville Property. If public funding is unavailable, the Applicant, in conjunction with other developers in the Shady Grove Study Area, will provide adequate funding for public transit. The funding amount for the Traville Property must be in proportion to the identified need for additional public transit generated by development of the Traville Property and necessary to substantially reduce travel by single-occupancy vehicles.
8. The portion of the Traville Property identified as Bancroft Road on the approved Diagrammatic Plan will remain as open space. The approved preliminary plan and record plat for this portion of the Traville Property will include a note prohibiting all vehicular access to Marian Drive.
 9. Shady Grove Road has been dedicated and will be constructed through the Traville Property pursuant to a condition of approval of the preliminary plan for the Willows of Potomac (Preliminary Plan #1-88187). All internal roads within the Traville Property which are constructed as secondary residential roads, primary residential roads, arterial roads or business-district roads will include sidewalks.
 10. The minimum green area of the Traville Property is 60% of the total land area of the Traville Property shown on the approved Diagrammatic Plan.
 11. The owners of property within Traville must be subject to a declaration of covenants and restrictions enforced by a property owners' association known as the Traville Conservacy. This organization must be responsible for the management, monitoring and maintenance of the following elements: (1) transportation review, facilities and vehicles provided under an approved TDM plan and the above paragraph 7; and (2)

services and facilities provided under stormwater management and water quality plans approved by the Planning Board.

**TRAVILLE SITE PLANS #8-02018 AND #8-99050A
CONFORMANCE TO THE DIAGRAMMATIC PLAN AMENDMENT**

Amended Diagrammatic Plan Amendment -	1) Phasing: Max. 60% residential to precede comm. Signif. amount of comm. not to precede resid.	2) Max impervious 33% (63.31 ac gross total)	3) One Third MPDU's	4) Local Park 13 acres	5) ConfCenter delete by 900K sf	6) Conform to PBS Dev Guidelines, buffer are and tree save	7) TMD with Traffic Demand mgmt and funding for public transit	8) Bancroft Rd to be open space	9) Shady Grove Road req'd w/PP; Internal roads to public stds	10) Min green area 60% of gross	11) Mbr s of Trav ille Con serv ancy
Site Plan # 8-02018 Gardens of Traville	230,000 sf of 750,000*sf of housing to follow comm.	3.56 ac	74% of 250 req'd	See Site plan #8-99047A	Per DPA	Yes	Yes per Prelim Plan	Open space	Side-walks/ St trees on internal streets	2.5 ac 2.1% of total req'd	Yes
Site Plan # 8-99050A Avalon Bay Apts	520,000 sf of 750,000* sf of housing to follow commercial	14.4 ac	26% of 250 req'd	See Site plan #8-99047A	Per DPA	Yes	Yes per Prelim Plan	Open Space	Side-walks/ St trees on internal streets	51.8 ac 44.9 % of total req'd	Yes

* (750 du)x (1,000 sf per du)=750,000 sf for residential per 59-C-7.74.1 (c).

Prior approvals: Preliminary Plan and Revised Preliminary Plan

On September 11, 1997, the Planning Board approved the preliminary plan of subdivision for the proposed development, Preliminary Plan 1- 97022 , with the following conditions:

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97022 NAME OF PLAN: TRAVILLE

On 09-12-96, TRAVILLE PARTNERSHIP, submitted an application for the approval of a preliminary plan of subdivision of property in the MXN zone. The application proposed to create 6 lots on 192.10 ACRES of land. The application was designated Preliminary Plan 1-97022. On 09-11-97, Preliminary Plan 1-97022 was brought before the Montgomery County Planning Board for a public hearing. 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 1-97022 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97022, subject to the following conditions:

Approval for 750 Multi-Family Dwelling Units and 750,000 Square Feet of Mixed Commercial/Employment Development, Subject to the Following Conditions:

- (1) Prior to recording of plats, enter into an adequate public facilities (APF) agreement with the Planning Board to limit development to a maximum of 750 multi-family dwelling units and 750,000 square feet of mixed commercial/employment development, and provide the necessary roadway improvements as identified in the 9-4-97 transportation division memorandum (Exhibit #1, attached) prepared by Park and Planning Department staff. Applicant must also agree to provide for payment of a pro rata share for any required APF roadway improvements, consistent with the applicant's APF phasing requirements, prior to release of any building permit, if the improvement has been constructed by another applicant with the same APF off-site requirement*

This condition has been satisfied.

- (2) *Prior to submitting a site plan application, applicant to enter into agreement with Montgomery County to establish the transportation action partnership (TAP) as the operating organization for the proposed transportation management district (TMD) for the greater Shady Grove Area.*

This condition has been satisfied.

- (3) *Prior to record plat, applicant to enter into an agreement with the Planning Board to participate in a future transportation management district (TMD), share-a-ride district and/or other funding mechanism recommended for the Shady Grove Master Plan Study Area. The cost for such participation will be legislatively determined by the County Council when a district is enacted. Participation in a TMD may be approved in lieu of the transportation management organization required as part of the approved zoning diagrammatic plan. If a TMD is not enacted for the area, then the applicant must initiate a transportation management organization (TMO) that fully achieves the textual stipulations for a TMO approved as part of the MXN zoning*

This condition may be satisfied by the applicant entering into a traffic mitigation agreement with the Planning Board and DPW&T.

- (4) *As part of the first site plan application for the commercial/employment area located north of the future extension of Shady Grove Road, the applicant must submit a concept plan for internal traffic and pedestrian circulation showing all proposed streets (both public and private). A determination will be made at the time of site plan whether the proposed streets are adequate for the amount of development proposed*

This plan has been submitted and is being actively reviewed by staff.

- (5) *Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to site plan approval or MCDPS issuance of sediment and erosion control permit, as appropriate*

Minor revisions are being made in the final Forest Conservation Plan to reflect the recent changes, including the additional acreage added for the purposes of retiring open space areas from the green space/impervious tally for the Traville site.

- (6) *Approval of the preliminary water quality plan update subject to the conditions contained in the environmental memorandum prepared by staff of the Park and Planning Department*

The Department of Permitting Services has approved their portion of the Final Water Quality Plan for the Special Protection Area on January 15, 2002. Staff has presented their recommendations regarding the Planning Board's issues for review in this report.

- (7) *Applicant must comply with management plan recommendation for protection of "Krigia Dandelion" (State Endangered Species), any changes recommended by the Maryland Department of Natural Resources Forest, Wildlife and Heritage Service*

This condition has been satisfied.

- (8) *Noise sensitive site design and/or noise mitigation to protect residential uses located along Shady Grove Road to be addressed at site plan*

See previous discussion.

- (9) *Record plats to reflect delineation of conservation easements over any 100-year floodplain, wetlands and stream buffer*

The Flood Plain study for the project has not been approved by MCDPS at the time of this report. The outstanding areas of analysis are remote from the Special Protection Area buffers

- (10) *Dedicate at least 75 feet of right-of-way for MD Route 28, as measured from the center line of the existing road. Dedicate at least 35 feet of right-of-way for Travilah Road, as measured from the center line of the existing road. Dedicate 100 feet of right-of-way for Shady Grove Road extended through the site, as shown on plan*

This condition has been satisfied.

- (11) *Access and improvements as required and approved by MCDPW&T and MDSHA, prior to recording of plats*

This condition has been satisfied.

- (12) *Conditions of MCDPS stormwater management approval dated 2-6-96 and as updated on 5-28-97*

This condition has been satisfied.

- (13) *Applicant must comply with all textual stipulations contained in the diagrammatic plan that was approved by the County Council, sitting as the District Council, as part of the approval of MXN Zoning for the property*

See above for details of the plan's conformance to the Textual Stipulations.

- (14) *No clearing, grading or recording of lots prior to site plan approval*

The site has been partially cleared and graded, the violation fine has been paid and reparations have been made.

- (15) *Provide necessary 10 foot public utilities easement adjacent and parallel with all public rights-of-way*

This condition has been satisfied.

- (16) *Final number of dwelling units, the amount and type of commercial/employment uses, the number of parking spaces and location of all buildings and uses will be determined at site plan*

This will be addressed with each site plan.

- (17) *Other necessary easements*

- (18) *As provided in Sec. 50-30(d) of the Subdivision Regulations, concerning the suitability of land to be dedicated for public use, applicant must enter into an agreement with the Planning Board to clear, rough grade for positive drainage and seed the active recreation portion of the proposed park, as shown on a clearing and grading plan to be submitted and approved as part of the first site plan. The timing for the dedication and grading of the park shall be determined at site plan*

This condition has been satisfied.

- (19) *This preliminary plan will remain valid until October 12, 2000 (37 months from date of mailing, which is September 12, 1997). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.*

These conditions have been revised, see below.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97022R NAME OF PLAN: TRAVILLE

On 09-12-96, TRAVILLE PARTNERSHIP submitted an application for the approval of a preliminary plan of subdivision of property in the MXN zone. The application proposed to create 6 lots on 192.10 acres of land. The application was designated Preliminary Plan 1-97022. On 01-21-99, a request to revise previous conditions of approval for Preliminary Plan 1-97022 was brought before the Montgomery County Planning Board for a public hearing. 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 1-97022 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves the revision of the previous conditions of approval for Preliminary Plan 1-97022, subject to the following conditions:

1. *All previous conditions of preliminary plan approval as contained in the Planning Board Opinion dated 11-20-97 remain in full force and effect*
2. *Record plats for this large scale residential and mixed commercial/employment development may be recorded in stages that allow for an additional nine year validity period for the preliminary plan, based on the following phases:*
 - 30 *Phase I: January 1, 1999 to January 1, 2002 - plats must be recorded for a minimum of 250 multi-family dwelling units and minimum of 250,000 square feet of mixed commercial/employment development*
 3. 40 *Phase II: January 1, 2002 to January 1, 2005 - plats must be recorded for an additional 250 multi-family dwelling units and an additional 250,000 square feet of mixed commercial/employment development*
 4. 50 *Phase III: January 1, 2005 to January 1, 2008 - record plats must be recorded for the remaining development under the 11-20-97 preliminary plan approval for 250 multi-family dwelling units and 250,000 square feet of mixed commercial/employment development*
6. *Applicant to coordinate with MCDPW&T in developing a roadway improvement project addressing the traffic safety issues currently existing along Darnestown Road (MD28) in front of the Travilah Square Shopping Center*

Any further approval of development by the Planning Board may require amendments to the phasing schedule

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 a recent amendment to the Diagrammatic Plan on August 15, 2001 that does the following:

- Delete 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 following paragraphs discuss the Master Plan conformance.

Mix of Uses – The Traville Gardens Site Plan maintains the residential uses as permitted in the Textural Stipulations in the approved Diagrammatic Plan. These residential uses enter into the mix of other site plans (approved and not yet proposed) that include research and development, retail, housing, daycare and open spaces as specified in the Master Plan.

Land Use Pattern – The master plan calls for “more dense development within this area be within one mile of MD Route 28 so as to be easily served by feeder busses when Metro becomes operational in this area.” The Traville Gardens site plan provides 287 of the 750 multifamily dwelling units recommended for residential uses in the Diagrammatic Plan.

Proposed Development Guidelines – The Traville Gardens site plan conforms to the development guidelines described in the Shady Grove Study Area Master Plan.

- The housing will be located to provide a strong connection to the transit system.
- Neighborhood design elements included in the Master Plan on page 28 are provided with this site plan by: providing street oriented buildings and the proximity to open spaces and interconnecting streets.
- The Traville Gardens Site Plan is part of a series of site plans that include an open space system that retains forest area, preserves wetlands, and maintains the extensive stream buffers originally approved in the Diagrammatic Plan.
- The Amended Diagrammatic Plan Amendment includes a road system that connects the development to the Center for Advanced Research and Bio-technology (CARB) of the University of Maryland and to an internal-street that connects to the-proposed residential project.
- The Traville Gardens Site Plan includes a comprehensive system of pathways and sidewalks that provides easy and convenient pedestrian access to all portions of the development, to adjoining projects and to the transit system as required in the Master Plan.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):		5.5 acres for Gardens of Traville 18 acres Village Center total
Floor Area Ratio (FAR):	12.8 du/ac Village Center (per the DPA)	12.7 du/ac
Density (per DPA)	750 multifamily dwelling units	230
Dwelling Units:		
118 1-BR and 112 2-BR		
Moderately-priced DU's included	1/3 of total Traville (750) 250 MPDU's total	187
	(the balance of the MPDU's are provided on the Avalon Bay Site Plan # 8-99040A)	
Green Space (%):	60%max. total Traville (per DPA) 115.26 acres total	2.5 acres this site
Impervious Area (%):	33% max. total Traville (per DPA) 63.4 acres	3.56 acres
Building Height (ft.):	n/a	47 feet
Setbacks (ft.):	n/a	n/a
Parking:		
118 du (1BR) x.85 sp/du = 101 spaces		
112 du (2 BR) x1.15 sp/du = 129 spaces		
Subtotal spaces = 230 – 10% shuttle bus credit (23) – 20% mpdu credit (41) = 166		
Total	166	153*
Standard		147
Handicapped-accessible	6	6
Bicycle	8	8
Motorcycle	3	3

* The applicant has requested a waiver of 13 spaces for the site. Due to the advantages of the site's location next to retail, transit and recreation areas staff supports the waiver and recommends it's approval.

MPDU CALCULATIONS:

MPDUs required - 1/3 of 750 multifamily units in Trville or 250.

MPDUs provided – 187 (104 one bedroom and (83 two bedroom) units. The balance of the units are provided on the Trville Avalon Bay site plan presented to the Planning Board on January 24, 2001.

RECREATION CALCULATIONS:

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 230 senior multifamily dwelling units	25.3	32.2	27.6	271.4	36.8
Supply Points					
<u>On-Site Facilities:</u>					
Indoor Community Spaces (4)	10.1	19.32	33.12	325.68	58.88
Indoor Recreation Rooms (2)	5.0	6.4	16.56	162.84	29.44
Picnic and Sitting Areas (11)	11.0	11.0	16.5	55.00	22.00
On-Site Total	17.1	36.72	56.18	543.52	110.32

The analysis shows a deficit in the supply of recreation for tots. Staff proposes additional benches for the entrances that should increase the tot's supply points. Also the proximity to the privately owned, but publicly useable nature trail and nature area to the south will allow for recreation opportunities for younger children.

CONFORMANCE TO THE MXN ZONE

59-C-7.7. Mixed use neighborhood.

59-C-7.71. Objectives and Purpose

The specific purposes of the zone are:

- (a) To provide for an integrated mix of uses:
 - (1) A diversity of dwelling unit types;
 - (2) A diversity of commercial, research and development and institutional
 - (3) Adequate open space for both active and passive recreation ...that encourages interaction among the occupants of both.
- (b) To provide for access to these uses via a circulation system and pattern that encourages travel on foot and by bicycle within the neighborhood ... use of public transit...
- (c) To provide... for integration of residential uses with commercial, research and development, or institutional uses.
- (d) To ensure compatibility of residential and nonresidential uses on-site by providing a suitable residential environment enhanced by the amenities of the nonresidential components.
- (e) To establish land use and design standards that will ensure compatibility with surrounding uses.
- (f) establish standards and procedures through which the land use objectives and guidelines of an approved and adopted master or sector plan serve as the basis for evaluating an individual multi-use neighborhood proposal.

#8-02018 Gardens	#8-99050A Av Bay
N/a	N/a
Other SP	Other SP.
On site	On site
Sidewalk & bike paths connect	Sidewalk and sitting areas
Open space and SW connect	Open Space and SW connect
Park, landscaping and sidewalks	Park, landscaping and sidewalks
Landscape, setbacks, on-site amenities, ped connects	Landscape, setbacks, on-site amenities, ped connects
Conform to Shady Grove Sector Plan	Conform to Shady Grove Sector Plan

(g) To authorize development that is consistent or may be shown to be consistent with applicable laws, regulations and restrictions addressing environmental protection.

59-C-7.72. Where applicable.

59-C-7.721. Master plan. Land classified in the Mixed Use Neighborhood Zone must be located in an area for which an approved and adopted master or sector plan recommends multi-use development at a neighborhood scale.

59-C-7.722. Minimum area.

... an area of at least twenty (20) acres,...

59-C-7.723. Location.

...Mixed Use Neighborhood Zone must be located adjacent to and readily accessible from an existing or planned arterial road, major highway, limited access public transit facility or corridor

59-C-7.73. Permitted uses and their locations.

The intent of this zone is to provide a mix of uses in close proximity-to each other... A mix of uses in each neighborhood is encouraged to reduce the dependence on automobile travel and encourage pedestrian and bicycle travel. ...

59-C-7.731. Residential.

Any type of dwelling unit defined by Section A-2.1. as well as any use accessory thereto, is allowed, subject to all of the following provisions:

- (a) The location and mix of types must be consistent with the recommendations and guidelines of the relevant approved and adopted master or sector plan..

#8-02018 Gardens	#8-99050A Av Bay
SPA , Dia.Plan, PP, Site Plan	SPA , Dia.Plan, PP, Site Plan
Site Zoned MXN	Site Zoned MXN
192 acres total	192 acres total
Shady Grove Rd, Great Seneca Hwy, S.G Metro, transit center	Shady Grove Rd, Great Seneca Hwy, S.G Metro, transit center
Adjacent to retail, employ, institution	Adjacent to retail, employ, institution
High density recommended	High density recommended

- (b) A residential use may be intermixed with a nonresidential use or uses in the same block, lot or building.
- (c) Any special exception use allowed in a dwelling unit, as provided by Divisions G-1 and G-2, and any registered use allowed in a dwelling unit, as provided by Section A-6.1 or A-6.10 may be allowed as follows:
- (a) Locations must be concentrated in areas readily served by public transit, ride-sharing, and/or transportation management programs.
- (1) For a one-family detached dwelling unit, the R-60 Zone, as provided in Section C-1-31;
- (2) For a one-family attached or semidetached dwelling unit or a townhouse, the RT-6 Zone, as provided in Section C-1.71; or
- (3) For a multi-family dwelling unit, the R-30 Zone, as provided in Sec. C-2.3.
- A special exception use that is within a dwelling units subordinate to its residential use does not need to appear on the diagrammatic Plan required by Paragraph (d), below. A site plan amendment may be required if the dwelling unit is enlarged or significantly remodeled to accommodate the special exception.
- (d) The general locations and preliminary classification of types of dwelling units must be shown on a diagrammatic Plan approved by the District Council in accordance with the provisions of Division D-4.

# 8-02018 Gardens	# 8-99050A Av Bay
Adjacent to retail	N/A
N/A	N/A
Conforms	Conforms
N/A	N/A
Conforms	Conforms
Conforms	Conforms
N/A	N/A
Conforms	Conforms
N/A	N/A

59-C-7.732. Commercial/research and development.

Any use allowed in the C-1, ...or the R&D Zone,

59-C-7.74. Density of development.

59-C-7.741. Maximum density of development.

The maximum overall floor area ratio (FAR) for total development on the tract as a whole must not exceed 0.3, calculated on the gross tract area, provided this does not exceed the density recommended by the relevant approved and adopted master or sector plan.

# 8-02018 Gardens	# 8- 99050A Av Bay
Conforms See chart	Conforms See chart

59-C-7.75. Compatibility and design standards.

All uses must conform to the recommendations and guidelines of the relevant approved and adopted master or sector plan. Uses must be compatible with existing or planned development on or adjacent to the site. To assist in achieving this compatibility the following standards apply, but compliance does not, in and of itself, create a presumption of compatibility.

59-C-7.751. Setbacks and height.

- (a) Any multiple-family dwellings, Townhouse or one-family attached dwelling unit on land classified in the MXN zone adjoining or confronting an area of existing or planned one-family detached residential zoning and use must be set back a minimum of one hundred (100) feet from the tract boundary of the Mixed Use Neighborhood.
- (b) Any nonresidential building on land classified in the MXN zone adjoining or confronting an area of existing or planned residential zoning and use must be set back a minimum of one hundred (100) feet from the tract boundary of the Mixed Use Neighborhood.
- (c) No building is allowed to be constructed to a height greater than its setback from the tract boundary of the Mixed Use Neighborhood, if the adjoining land is in an area of existing, or planned one-family detached residential zoning
- (d) A building devoted primarily to retail or general office use must be oriented toward the street on which it fronts, with off-street parking kept to a minimum between the building and the front lot line, except as provided in Section C-7.772.

59-C-7.752. External access and internal circulation.

- (a) the internal vehicular circulation system must follow a pattern of intersecting street

8-02018 Gardens	8-99050A Av Bay
Yes, see DPA and site plans	Yes, See DPA and site plans
690 feet	N/A
N/A	N/A
35 ft bldg w/ 100 ft setback at western boundary	N/A,
N/A	N/A

that provide alternative routes.
Cul-de sacs are discouraged but not prohibited.

- (b) Points of external access and alignments of internal roadways must facilitate use of public transit. This may include rights-of-way sufficient for bus pull-outs and bus shelters, as well as transit easements on private streets.
- (c) A comprehensive pedestrian and bicycle circulation system must link all uses, with the intent of minimizing walking distances and reducing dependence on the private automobile for internal travel and external access; and include:
 - (1) Pedestrian sidewalks within the rights-of-way of all roadways built to secondary or higher standards;
 - (2) Pedestrian pathways and bikeways within open space areas in addition to the sidewalks when consistent with environmental criteria; and
 - (3) Safe and convenient access to retail and service uses, community and public facilities, public transit and carpool/vanpool services.

8-02018 Gardens	8-99050A Av Bay
Loop road and connector streets	Blocks, cross streets
Streets connect apts to transit ctr	Streets connect transit ctr and bus stops
Sidewalks present all streets and adj to streets	Sidewalks present all streets and adj to streets
Path system within Park	Paths connect to open space
Via sidewalk and path connections	Via sidewalk and path connections

59-C-7.753. Public facilities and utilities.

(a) The provision of facilities and necessary dedications or easements must be consistent with those recommended for the site by the relevant approved and adopted master or sector plan.

(b) All utility lines must be placed underground.

(c) Street lighting must be provided in accordance with the site plan be provided in accordance with the site plan approved by the Planning Board.

59-C-7.754. Internal compatibility.

Compatibility of uses and development will be determined in the course of site plan approval, which must be consistent with the approved diagrammatic plan.

59-C-7.76. Green area and public use space requirements.

The minimum amount of green area is as specified in Section C-7.761, except that comparable amenities or facilities for public use and enjoyment may be provided instead of green area if the Planning Board determines that these amenities or facilities are sufficient to accomplish the purposes of the zone and would be more beneficial to the Mixed Use Neighborhood than strict adherence to the specific green area requirement. This include the following:

(a) Within the commercial/research and development area, a plaza for public use where feasible;

(b) Within the residential area, a public park or common open space suitable for active or passive recreation within a reasonable walking distance of any area devoted to multiple-family or one-family attached dwelling units or townhouses; and

#8-02018 Gardens	#8-99050A Av Bay
yes	yes
Yes	yes
Yes, including parking lot lighting	Yes, including parking lot lighting
As shown on the DP See chart	As shown on the DP See chart
See chart	See Chart
N/A	N/A
Park and open space trail will provide for residents	Natural open spaces, tot lot, clubhouse, sitting areas

must

(c) Within the tract area as a whole, integration of active and passive spaces so located as to encourage joint use by employees and residents, subject to the following criteria:

- (1) Active open spaces include large open play fields, local parks, and small recreation areas.
- (2) Passive open space areas are primarily located near neighborhood boundaries and preserve natural features such as trees and small streams.
- (3) Active and passive open spaces isolated from neighborhoods are discouraged.

59-C-7.761. Minimum Requirement. Fifty (50) percent (Green space) of the total tract area of the Mixed Use Neighborhood.

59-C-7.77. Off-street parking

59-C-7.771. Requirement.

Off-street Parking must be provided in accordance with the requirements of Article E. Development is encouraged to reduce parking wherever such reductions are allowed.

59-C-7.772. Surface parking.

The form, arrangement, and landscaping of off-street surface parking for multiple-family dwellings and commercial and industrial uses must be designed to avoid large expanses of paved area. It must be located away from the street frontage and in the interior of the lot, unless the Planning Board..

#8-02018 Gardens	#8- 99050A Av Bay
Adj to open spaces at HGS and town square	Adj to open spaces
Adj to HGS	Env Areas Sitting areas
Access to HGS open space	Adj to open spaces
2.1%	51.8%
Parking reduced to fit TMD req' mts	Parking As req'd
Located in interior of lot	Associated with buildings, bulk away from street

59-C-7.78. Development approvals required.

59-C-7.791. Diagrammatic Plan.

Application and diagrammatic Plan approval must be in accordance with Division D-4. Amendment of an approved diagrammatic plan must be in accordance with the amendment prescribed by Section D-1.7.

59-C-7.792. Site plan.

Site plan approval must be in accordance with the approved diagrammatic plan and the provisions of Division D-3.

#8-02018 Gardens	#8-99050A Av Bay
Approved DPA	Approved DPA
Conforms to DPA	Conforms to DPA

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved diagrammatic plan (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. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The four buildings are arranged to create an orderly and definable frontage along Traville Gateway Drive as well as creating inviting courts for entering and parking near the entrances to the building. The buildings' stepped layout creates a variety of open space opportunities which have been utilized with sitting areas, walks and landscaping to the great advantage of the users of the site and surrounding area. The building locations also protect open spaces and pedestrian areas to allow for a greater focus on the environmental area.

b. Open Spaces

For SWM discussion see above in the Special Protection Area Final Water Quality Plan Approval letter from DPS dated January 15, 2002, attached.

c. Landscaping and Lighting

Landscaping consists of shade trees in the parking lot and pedestrian areas to provide shade and amenity for pedestrians. Each sitting area, entrance and walk has a rich and well-developed planting area that enhances the pedestrian experience. The lighting levels proposed for the project conform to IESNA standards and should cause no glare. Staff further recommends a house shield to further protect adjacent windows from light.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above with the addition of benches at the entrances.

e. Vehicular and Pedestrian Circulation

The vehicular access to the site utilizes the loop road for access for all residents, guests and services. The loop road connects to two other internal streets providing a degree of interconnection and efficiency. Well-sized drop offs are located at each building entrance to allow for convenient use by residents and service providers.

Pedestrian paths, as described earlier, provide for continuous and interconnected circulation throughout the site. The paths connect to a variety of off site destinations (the natural area, retail, University of Maryland campus and transit stop) Public sidewalks along Traville Gateway Drive provide for further connection to Waretown Road or Shady Grove Road, beyond the site. An eight-foot bike path immediately adjoins the site along Traville Gateway Drive

The Traffic Management District, required by earlier approvals, has been developed and proposed by Percontee, the Traville developer, and is awaiting approval from Montgomery County government.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The buildings proposed and the residential uses they contain are compatible with the surrounding land uses as proposed and currently under construction. The elderly housing residents will be able to take advantage of walking to retail, recreation and educational facilities. The adjacent transit center will allow for travel with reduced dependence on automobiles as well.

The buildings will act as buffers to outdoor pedestrian activities and planted buffers will screen views of cars from the natural area and loop road on site.

The activity associated with the proposed residential use will not cause any negative effect on adjacent business or institutional uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest conservation is accomplished in accordance with the final forest conservation plan dated October 2001, which confirms the preliminary forest conservation plan associated with Preliminary plan #1-97022. There are no forest conservation areas on the Gardens of Traville Site. The reforestation requirements for this site are included in the overall approved forest conservation plan for the entire Traville property.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. SPA Approval Letter

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
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers as shown.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.
 - e. Relocation of stormwater facility outfalls from pond away from forest preservation or other environmentally sensitive areas.

- f. Conditions of DPS Final Water Quality Plan and Stormwater Management Concept approval letter dated January 15, 2002
 - g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - h. The development program inspection schedule.
 - i. Conservation easement boundary.
 - j. Streets trees planted as shown on all public streets.
 - k. Certification from a professional acoustical engineer that the building shell will attenuate current noise levels to an interior level not to exceed 45 dBA Ldn.
 - l. Location of outfalls away from tree preservation areas.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

January 15, 2002

Robert C. Hubbard
Director

Mr. Edward C. Wallington
Loiederman Soltesz Associates, Inc.
1390 Piccard Drive, suite 100
Rockville, Maryland 20850

Re: **Final** Water Quality Plan for The Gardens of
Traville Independent Living for the Elderly
Preliminary Plan #: 1-97022
SM File #: 200048
Tract Size/Zone: 5.5 acres/MXN
Total Concept Area: 5.5 acres
Montg. Co. Grid: 28D & E5
Watershed: Watts Branch/Piney Branch

SPECIAL PROTECTION AREA

Dear Mr. Wallington:

Based on a review by the Department of Permitting Services (DPS) Review Staff, the Final Water Quality Plan for the above mentioned site is **acceptable**. 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 buffer encroachments.

Site Description: The site consists of 5.5 acres located on the south side of Shady Grove Road and adjacent to Traville Village Center. The proposed development is zoned MXN and will consist of four buildings and the associated infrastructure to provide Senior Housing. The property is located within the Piney Branch Watershed which is a designated Special Protection Area (SPA).

Stormwater Management: Water quantity and partial quality control will be provided via an off-site dry pond and linked bioretention/surface sand filter structure (Traville, Pond #1 and Water Quality Structure #1 located on Lot 5). These structures will provide detention of the one-year and two-year storm with a predeveloped release rate and redundant quality treatment for the contributing drainage area. Additionally, quality control will be provided on-site via a system of linked BMPs, which include a recharge/infiltration trench, a water quality inlet, and bioretention structures. These on-site structures coupled with the off-site water quality structure will be sized to provide one inch of treatment volume that is required over the impervious drainage area. The bioretention structures and the recharge/infiltration trench will typically treat rooftop area only. Pretreatment is required for all areas intended for vehicular use.

Sediment Control: In general sediment control will be provided via dual cell sediment traps with the required storage volume divided equally between the two cells whenever feasible. This two celled sediment control approach will provide for a redundant sediment trapping system. The earth dikes that feed the traps must be constructed using trapezoidal channels to reduce flow velocities. The site is to be graded in phases, whenever possible, to minimize the amount of disturbance at any one time. Small areas that do not drain to a sediment trap must use super silt fence for sediment control. Silt fence alone will not be allowed as a perimeter control.

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January 15, 2002
Page 2

Monitoring: The following are the requirements for monitoring that are to be done by The Gardens of Traville in conjunction with the on-going overall site monitoring being done the property seller (Traville):

1. During construction total suspended solids are to be sampled (composite samples) at the discharge into a sediment trap/basin forebay, and at the outlet of the sediment trap/basin. This sampling is to be done four times a year during storm events throughout the construction phase.
2. Provide photographic documentation reports for the area at and below the proposed storm drain/water quality outfall. Photographic documentation reports are to be submitted quarterly during construction and for a three-year period after construction has been completed. The area that is to be monitored is from the outfall to the receiving stream channel (a minimum of 150' down stream of the outfall).
3. Chemical and nutrient monitoring is required for Traville Water Quality Structure #1 and Quantity Control Pond #1. The monitoring is to be done at the outlet into each cell and at the outlet into the quantity control pond for five years after construction is complete. Additional monitoring is to be done at the quantity pond outfall for three years after construction is complete. Sampling is to be done using automated samplers and is to be done four times (quarterly) per year. Each sampling event will include testing for nitrate, nitrite, total kjeldahl nitrogen, total phosphorus, ortho-phosphorus, copper, cadmium, lead, and zinc. This is a requirement for all areas of Traville that drain to this structure with pro rata cost sharing.

The monitoring requirements must be in accordance with the BMP monitoring protocols that have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters.

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 review:

1. 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.
2. The quality control structure detention duration must not exceed 12 hours.
3. Verification of a stormwater management joint use agreement between all of the users of Traville, Pond #1 and Water Quality Structure #1 located on Lot 5 must be submitted at the plat recordation stage and prior to detailed plan approval.
4. Provide safe and non-erosive conveyance of the storm drain/water quality outfall to the receiving stream channel.

This letter must appear on the original sediment control/stormwater management plan at its initial submittal. 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

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grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



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

RRB:enm.CN200048.LMG

- cc: W. Witthans
- M. Shaneman
- S. Federline
- L. Galanko
- D. Marshall
- SM File # 200048

QN - On-site;	Acres: 5.5 acres
QL - On-site;	Acres: 5.5 acres



Memorandum

TO: Wynn Witthans - MNCP&PC
Steve Federline - MNCP&PC

FROM: Ed Wallington - LSA *ECW*

DATE: January 10, 2002

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. AyalonBay (Lot 3)	36.62	8.47	23.13%	13.7
D. AyalonBay (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 (New Lot 6)	14.58	5.0	34.53%	0
F. Village Center & Elderly Housing	20.38	14.3	70.17%	3.6
1. Retail (10.53)	(10.53)	(7.86)		
2. Streets (2.85)	(2.85)	(2.23)		
3. Apartments (5.5)	(5.5)	(3.56)		
4. Day Care (1.5)	(1.5)	(0.65)		
G. Office & R&D - 1 (Lot 1)	49.98	18.6	37.21%	6.9
SUBTOTAL	84.94	37.90	44.62%	10.5
SUBTOTAL (I & II)	180.95	55.57	30.71%	48.5
III. Shady Grove Road				
H. Shady Grove Road	10.89	7.26	66.67%	0
TOTAL	191.84	62.83	32.75%	48.5

- NOTES:**
- Calculations for Item H reflect "as-built" condition. Calculations for Items C, D, F, and G are based on Site Plans either approved or under review.
 - Calculations for Items A & E are based on illustrative concept plans, not currently under contract.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

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

January 17, 2002

MEMORANDUM

TO: Wynn Witthans, Development Review Division

FROM: Carol Martin *cm*
Environmental Planning- Countywide Division

SUBJECT: The Gardens of Traville Independent Living for the Elderly (8-02018)

Environmental Planning Staff Updated Recommendations

Environmental Planning recommends approval of the final water quality plan for The Gardens of Traville Independent Living for the Elderly subject to the following conditions:

1. Conditions of DPS Final Water Quality Plan approval letter of January 15, 2002.
2. Approval of the Planning Board's components of the Final Water Quality Plan only under the following conditions:
 - A) Implementation of the requirements of the final forest conservation plan dated October, 2001, which implements the overall forest conservation plan for Traville approved under Preliminary Plan #1-97022. The forest conservation plan includes forestation of the entire stream valley buffer either by active planting on the adjoining Human Genome Science parcel.
 - B) Imperviousness limited to no more than 3.56 acres on 4.5 acres (79.1%) of land as documented in the January 10, 2002, memo from Ed Wallington of Loiederman Soltesz Associates, and as confirmed on the site plan signature set, 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 (i.e., part of compliance with the ceiling of 33% imperviousness over the entire 192 acre Traville property).
3. Recommend approval of the Site Plan.

Wynn,

The following comments may be edited and folded into the Staff Review as you see fit.

Imperviousness

Though the proposed site plan under review proposes a 79.1% imperviousness (refer to Summary Table attached), when averaged over the entire 191.84 acre Traville site the imperviousness overall is below the cap as established by textual stipulation #2. However, the Board is within their purview to consider further imperviousness reductions on this plan as they find necessary to achieve the goals of the Water Quality Plan within the Piney Branch Special Protection Area.

Noise Impact Mitigation

No significant noise impacts to this site

Site is spatially removed from the noise impacts on Shady Grove Road.

Minor intermittent impacts from loading area/docks on adjacent Human Genome Science property and insignificant noise impacts from Village Center retail use.

Rare, Threatened, and Endangered Species (RTE's)

There are no rare, threatened, and endangered (RTE) species issues on this site which is an upland, old farm field without the specific characteristics common for RTE habitat, and no RTE species were identified in this area on the original NRI/FSD.

(Species were found and protected on the west side of Shady Grove Road adjacent to Avalon Bay.)

MEMORANDUM

DATE: January 16, 2002
TO: Wynn Witthans, Development Review
FROM: Sally Roman, Research and Technology Center SR
SUBJECT: Traville Housing

Finding: The multi-family and senior housing units proposed for Traville conform to the requirements of the Moderately Price Dwelling Unit (MPDU) law and the Montgomery County Housing Policy.

MPDUs: As specified in the diagrammatic plan, one-third of Traville's housing units are MPDUs, substantially more than the 12.5 to 22 percent required by the MPDU law. Overall, there are 252 MPDUs. Almost three-fourths, 187 units, are located in the senior housing portion of the development. The remaining one-fourth, 65 units, are located in the Avalon Bay section and constitute 12.5 percent of Avalon Bay's housing.

The MPDUs are well distributed throughout the Avalon Bay site. Located in 25 different buildings, there are one to five MPDUs in each building. The mix of MPDU unit sizes is balanced; the project offers 32 one-bedroom units and 33 two-bedroom units. Since larger MPDU apartments can be difficult to find, the decision to offer one more two-bedroom unit than one-bed room unit was a good one.

More than 80 percent of the senior housing units are MPDUs. These units are also well distributed within the project. Between 38 and 58 MPDUs are located in each of the project's four buildings. The number of MPDUs appears to be determined by the size of the building, with the most units in the two largest buildings. One-bedroom units constitute 56 percent of the MPDUs. Since senior housing is comparatively expensive to construct and households are typically small, this is not unreasonable.

Housing Policy: Traville should be a positive addition to the County's housing stock. Its units will serve both people of working age and retired residents. The MPDUs offer a

sizable contribution to the affordable housing supply. The housing is well located for workers, students, and senior citizens.

For workers, Traville will provide the nearest multi-family housing to Human Genome and the Life Sciences Center. It will also serve the Shady Grove Road/Research Blvd. area of the I-270 corridor. The site's proximity to the adjacent University of Maryland and other educational facilities is an added benefit, as is the convenient, mixed use nature of Traville. Montgomery County's rental housing supply is very tight at present, as indicated by extremely low vacancy rates and rapidly rising rents. This housing will help ameliorate the serious scarcity of such housing.

For the elderly, Traville offers affordable housing close to shopping and other services, transportation, and educational opportunities desired by older residents. The setting will also provide opportunities for walking and other recreation.

Some of the specific visions of the Housing Policy addressed by the project include:

- Affordable housing for all who live or work in the county, regardless of age or position.
 - Distribute locations of affordable housing
 - Support mixed income properties
 - Continue inclusionary communities
 - Promote housing in mixed use development

- Appropriate housing and services for each stage of life so that people can remain in the community as they grow older.

N:\divdr\Wynn\SallyTraville

LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

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November 9, 2001

Stephen P. Elmendorf
301.650.7010
spe@linowes-law.com

Mr. Arthur Holmes, Jr.
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Traville; The Gardens of Traville; Senior Housing; Parking Waiver Request

Dear Chairman Holmes:

This law firm represents Centrum-Traville Limited Partnership, the contract purchaser and applicant on the pending site plan review application for The Gardens of Traville, the proposed senior housing component of the Traville development.

In conjunction with the site plan review application, I am writing to request a waiver from strict compliance with the required number of parking spaces for this proposed senior housing community. This waiver request is filed pursuant to Section 59-E-4.5 of the Montgomery County Zoning Ordinance. That Section provides as follows:

Sec. 59-E-4.5. Performance standard.

The Director/Planning Board may waive any requirement in this article not necessary to accomplish the objectives enumerated in section 59-E-4.2 and in conjunction with reductions may make reasonable requirements above the minimum standards. Any request for a waiver under this section shall be referred to all adjoining property owners and affected citizens associations for comment prior to a decision by the Director/Planning Board on the requested waiver.

Senior Housing: Required/Provided Parking.

Pursuant to the site plan application we have filed, the senior housing community will consist of 230 senior housing units. On-site parking spaces will number 153. Pursuant to the provisions of the Zoning Ordinance, the required number of parking spaces for this number of units is 164 spaces. Thus, we are requesting a parking space waiver for 11 spaces.

Mr. Arthur Holmes, Jr.
 November 9, 2001
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The primary basis for this waiver request is that experience with similar senior housing communities has shown that these additional spaces simply will not be needed. As evidence of this, please note the chart shown below. This chart is a summary of the number of bedrooms and number of parking spaces provided at other Maryland senior apartment communities developed and operated by the applicant.

Community/Location	Units	Parking Spaces	Bedrooms	Spaces/ Bdrs. Ratio
Bay Forest/Annapolis	120	85	150	.56/1
Gardens/Annapolis	106	60	170	.35/1
Glen Forest/Glen Burnie	100	69	150	.46/1
Kentlands/Gaithersburg	219	134	288	.47/1
Meadows/Reisterstown	80	58	120	.48/1
Olde Towne/Gaithersburg	72	36	95	.38/1
Total/Average	697	448	973	.46/1
Gardens of Traville	230	159	349	.48/1

.43/1

Given the number of additional transportation options available through Traville's approved TMD Plan, the amount of parking proposed by this site plan will be more than adequate.

Basis for the Requested Parking Space Waiver.

In addition to the lack of need for these additional 13 spaces, there are other bases for this waiver request. Granting this parking space waiver request will promote the purpose and objectives of the MXN Zone, the zoning of the Traville property. One of these objectives is to "foster a sense of community at the neighborhood level and encourage reliance on modes and patterns of travel that do not depend primarily on the property automobile". Section 59-C-7.71 of the Zoning Ordinance.

To achieve this objective, the Zone "allows a more flexible approach to the comprehensive design and coordinated development of a multi-use neighborhood than is possible under conventional zoning classification or other planned development zones." Sec. 59-C-7.71. This objective is promoted in part by site plans, like The Gardens of Traville site plan, that do not provide more parking than necessary.

Mr. Arthur Holmes, Jr.

November 9, 2001

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One of the specific purposes of the MXN Zone is to "provide for access to [an integrated mix of] uses via a circulation system and pattern that encourages travel on foot and by bicycle within the neighborhood and the use of public transit for external travel, augmented by locations for automobile parking that do not inhibit such circulation." Sec. 59-C-7.71(b). The location of this site plan immediately adjacent to Traville's retail center and Traville's transit center will help achieve this stated purpose and further reduce the need for on-site parking spaces.

An additional basis for this parking space waiver request relates to the Traville property's status as a special protection area. The Traville property is part of the Piney Branch Special Protection Area. One of the principal objectives behind the County Council's establishment of this special protection area is the control of impervious area of new development. Specifically, the County Council has imposed a 33% impervious area cap on the Traville property. Granting this parking space waiver request, and thus reducing unneeded on-site parking, will directly promote this objective.

Finally, Section 59-E-4.5 authorizes the Planning Board to waive any requirement in the parking article that is not necessary to accomplish the parking facility's plan objectives identified in Section 59-E-4.2. That section provides as follows:

Sec. 59-E-4.2 Parking Facilities plan objectives.

A parking facility plan shall accomplish the following objectives:

- (a) The protection of the health, safety and welfare of those who use any adjoining land or public road that abuts a parking facility. Such protection shall include, but shall not be limited to, the reasonable control of noise, glare or reflection from automobiles, automobile lights, parking lot lighting and automobile fumes by use of perimeter landscaping, planting, walls, fences or other natural features or improvements.
- (b) The safety of pedestrians and motorists within a parking facility.
- (c) The optimum safe circulation of traffic within the parking facility and the proper location of entrances and exits to public roads so as to reduce or prevent traffic congestion.

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Mr. Arthur Holmes, Jr.
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- (d) The provision of appropriate lighting, if the parking is to be used after dark.

None of these parking facilities plan objectives will be negatively impacted in any way by the Planning Board approval of this parking space waiver request.

In summary, we request that the Planning Board grant this parking space waiver for all of the reasons identified above. Thank you for your anticipated consideration of this request. We will be available at the public hearing on the site plan to answer any questions you may have regarding this request.

Very truly yours,

LINOWES AND BLOCHER LLP


Stephen P. Elmendorf

cc: Wendy C. Perdue, Vice Chairman
Allison Bryant, Commissioner
Meredith K. Wellington, Commissioner
John M. Robinson, Commissioner
Ms. Wynn Witthans