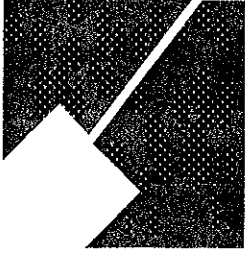


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
1/24/02
43

MEMORANDUM

DATE: January 17, 2002
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief
Development Review Division
FROM: Wynn E Witthans, RLA, AICP *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: 520 apartments inclusive of 65 MPDU's on 66.2 acres
PROJECT NAME: Traville - Avalon Bay Apartments
CASE #: 8-99050A
REVIEW BASIS: Site Plan Required for the MXN Zone
ZONE: MXN - Mixed Use Neighborhood
LOCATION: South of Shady Grove Road 1,500 feet and 4,500 feet south of Md Route 28
MASTER PLAN: Shady Grove Study Area, July 1990
APPLICANT: Avalon Bay Communities, Inc.
OWNER: Traville Owner's Association., LLC c/o Travillah Park Development
Corporation
FILING DATE: October 24, 2002
HEARING DATE: January 24, 2002

STAFF RECOMMENDATION:

THE FINAL WATER QUALITY PLAN FOR AVALON BAY APARTMENTS

Recommend approval of the final water quality plan subject to the following conditions

1. Conditions of DPS Final Water Quality Plan approval letter of January 11, 2002.
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 inclusive of 66.16 acres.
 - B) Implementation of the requirements of the final forest conservation plan dated September 21, 2001. All stream valley buffers shall be placed in forest conservation (category I) easement. The forest conservation plan for the overall Traville site includes protection of existing forest or reforestation of the entire stream valley buffer by active planting.
 - C) Imperviousness limited to no more than 14.62 acres on 66.16 acres 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).
 - D) Applicant shall provide boardwalks that span the entire wetland area for all necessary trail crossings, subject to compliance with MDE wetland regulations, if applicable.

SITE PLAN # 8-99050 AVALON BAY APARTMENTS

Approval of 520 multifamily units inclusive of 65 MPDU's with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A with amendments as follows
 2. Certification from a professional acoustical engineer that the apartment buildings will attenuate projected noise levels from Shady Grove Road to an interior level not to exceed 45dBA Ldn. In addition, the applicant shall implement the preferred specifications for additional acoustical treatment on the residential buildings on Shady Grove Road, referenced in and enforceable by the SPEA. The affected buildings and the acoustical specifications are included in a Polysonics Corporation acoustical report dated May 15, 2001, which is attached to a cover letter from Avalon Bay Communities dated January 18th, 2002. Functionally equivalent products with the same or higher STC ratings may be substituted. Any additional openings (skylights, etc. but excluding garage doors) on the fronts and sides of apartment buildings on Shady Grove Road must have a minimum STC rating of 28 dBA.
 3. Notify prospective tenants as part of the lease agreement of the high noise levels along Shady Grove Road due to its use as an industrial haul road, and that acoustical treatment has been incorporated into the buildings along Shady Grove Road to mitigate noise levels inside the units. Notification should specify that although the windows may be opened, acoustical treatment presume closed window conditions to be effective.
2. With each subsequent application, the developer or the Applicant shall supply to staff an update record of impervious square footage previously approved, the amount of additional imperviousness proposed, the resultant impervious square footage remaining and the overall greenspace within the entire Traville site.
 3. The landscape and lighting plan shall be finalized at the time of signature set with the following details to be added:
 - a. Final details to insure plant material suitability.
 - b. Final review of lighting to determine need for house shields

SUMMARY OF ISSUES RESOLVED DURING THE COURSE OF SITE PLAN REVIEW:

1. EARLIER PLANNING BOARD REVIEW

The application for Avalon Bay Apartments was first submitted in June 1999. The Planning Board reviewed the initial plans on January 7 and February 4, 2000. Numerous issues were raised in regards to the project's relationship to the Diagrammatic Plan and various compatibility issues raised by the citizens residing in the adjacent Willows subdivision. The applicant withdrew the site plan from consideration prior to the Planning Board's action.

Later, the applicant participated in the amendment of the Diagrammatic Plan that relocated the housing parcels and removed the convention center once proposed on the site. The new proposal relocated units further away from Shady Grove Road and reduced the size of the projects by 44 units. This proposal now utilizes a different parcel of land that was originally the site of R&D and the Convention center. It is immediately opposite the Traville retail center. The County Council approved the Diagrammatic Plan Amendment on August 15, 2001.

2. ENVIRONMENT:

A. Imperviousness

The issue of imperviousness was thoroughly reviewed as part of the recent Diagrammatic Plan Amendment (DPA) to the Traville site. The M-NCPPC sponsored a study of the Piney Branch SPA areas by ERM consultants (August, 2000) to assess the likely impact of development of Traville at approximately 33% imperviousness on the overall water quality of Piney Branch. This percentage was a reduction from the originally approved upper limit of 35%, due primarily to the significant use of structural parking on the Human Genome Sciences site.

The conclusion of the study was that *the "Traville project, with the augmented, SPA-level BMP's and projected imperviousness, will likely result in fair stream conditions for the Piney Branch watershed within the subject property"*.

Current calculations for imperviousness at build-out for the Traville site is 32.75%, as presented in tabular form from the applicant on January 10, 2002 (attached). The cap applies to the entire site: not to individual site plans. Therefore, the Avalon Bay site plan does not necessarily have to be at or

below 33%. However, the site plan was carefully scrutinized to determine if additional impervious reductions were possible, which will also be done for each site plan or other regulatory review of the Traville plan.

B. Noise Impact Mitigation

Testimony on earlier plans and analysis by this applicant and others has documented the noise levels from quarry heavy truck traffic on Shady Grove Road. In response to the well-recognized conflict with both existing and proposed residential development, both the County Executive and the Planning Board have responded positively to the need to address the inherent compatibility conflict by controls at the source and receiver, respectively. The most dramatic improvement has been DPWT's action to reduce the speed limit along Shady Grove Road at night, which in turn has brought a clearly perceptible reduction in truck noise levels and improvement in the nighttime noise impact for nearby residences.

The Planning Board's role is to make all reasonable and feasible efforts to implement noise mitigation strategies to enhance compatibility for residential development along Shady Grove Road. The effort was outlined in a response to then- Council Chairman Ewing in a letter of November 20, 2001, and cited **use of noise tolerant uses in the area of greatest impact; building orientation that provides barrier protection to portions of the site more distant; and acoustical treatment of the building facade.** Given the interagency effort to deal with this issue, staff invited the director of the DEP noise program and a project manager from DPWT to actively participate in the noise related aspects of the site plan review.

The Avalon Bay apartments site plans use all of these techniques. On Lot #5, a more noise tolerant active recreation facility (swimming pool) is located along Shady Grove Road, and is designed to use the building structure and a noise wall to better isolate the users from Shady Grove Road noise, and further, to provide physical noise reduction and greater setback of residences from the roadway.

A building orientation on Lot #3 has attached units oriented linearly along Shady Grove Road to provide partial mitigation to residences beyond. However, this technique is only effective if the first rows of units are properly armored from truck noise.

Traditional noise standards do not adequately address the nighttime and peaked single event nature of the truck noise. Routine noise descriptors which average a short duration noise event over a longer period of time tend to underestimate the annoyance associated with such noise events. Even M-NCPPC noise compatibility guidelines do not fully characterize the extent of single event impacts with such peaked profiles, although the guidelines do use projected traffic levels and penalize nighttime noise. Staff recommended that affected units should achieve interior levels reflective of the single event intrusiveness of the trucks. The applicant has responded to this recommendation by noting that although nighttime truck noise levels are reduced because of the lower speed limit, they will keep the same acoustical treatment standards, thereby reducing the resulting interior level. The applicant's acoustical engineer has stated that with the "building elements meeting the required STC rating, interior noise levels of the proposed buildings will not exceed 45 *dba* for single event truck passbys on Shady Grove Road." (Emphasis added by staff).

Use of acoustical treatment as a primary noise mitigation measure is not without several negative

effects, even at the higher level of protection provided by this applicant. The necessity of a closed window condition for effectiveness (with its inherent extra energy use), and the diminished quality of usefulness of the impacted exterior spaces are unavoidable byproducts of the use of acoustical treatment. However, the ultimate staff position acknowledged the inherent compromise with the focus on neotraditional development and the limited space for development outside environmentally sensitive areas. Ultimately, staff cannot disagree with the gist of the testimony provided on truck noise, its intrusiveness, and its impact on the use of outdoor spaces. However, the implemented nighttime speed limit reduction, and the solution recommended by staff for this site recognized the many design objectives to be achieved on this site, and maximized the available but limited options for achieving noise compatible development.

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

Upon intensive queries from staff, the applicant's engineer mapped the extent of the serpentine conditions on Avalon Bay. (Memo from Ed Wallington to Laura Bachle, Nov. 16, 1999 inclusive of report from Engineering Consulting Services, Inc). The applicant demonstrated that the serpentine conditions occur only to a limited extent on Lot 3 (an average of 120 feet from Shady Grove Road) and the only wetland/spring area on the serpentine occurs in an area already heavily damaged by gypsy moth.

As part of the reconfirmation of the preliminary water quality plan for Traville as part of the Diagrammatic Plan Amendment (Planning Board, March 8, 2001), the Board approved language which addresses the RTE issue and states, "*the applicant should consider incorporating reasonable measures into site designs for protecting the high concentrations of RTE species identified on the property. In recognition of previous tradeoffs, this condition does not support modifications to the previously approved Concept Plan or any reductions of density on the Traville site.*" This condition was intended to specifically address the issue of RTE on the Avalon Bay Apartments on Lot #3: therefore, no further changes to the plan since the "highest concentration" had been protected in the area north of Shady Grove Road. Staff will examine remaining site plans for opportunities to protect migrating areas of *krigia* (specifically, the former park site north of the curve on Shady Grove Road) through possible inclusion in the open space system.

D. Forest Conservation

Forest conservation for the entire Traville site was accomplished in accordance with the forest conservation plan approved with Preliminary Plan #1-97022. This site contributes a significant portion of the preserved high priority forest, as well as large areas of afforestation (surrounding development on Lot #5) and environmental enhancement areas, where existing forest will be "enhanced" through management of invasives and other management measures intended to improve the quality of the forest resource.

3. CITIZEN ISSUES

The representatives of the Willows Subdivision or "WANCA" have been involved with the review of Avalon Bay Apartments since their first submittal. They have met with staff and commented on this site plan citing the following concerns:

- The spur at the intersection of Darnestown Road and Shady Grove Road will not function properly and the trucks have rutted Shady Grove Road already.
- The dumpster (trash compactor) within Parcel A should be relocated further away from Willows residents.
- The open space path system should utilize wooden boardwalks in the environmental areas
- Not enough recreation for adults within the Avalon Bay community- propose tennis courts by Calabash Court (would require removal of units)
- Too many apartments, sector plan recommended too many residential units for an area like this
- Need high speed internet access to allow apartment residents telecommute
- Increase tree save areas internally
- Add screening at boundary by Calabash;
- Need to determine the Storm Water Management coordination (maintenance and public access) with the existing ponds within the Willows Subdivision and the Traville Conservancy (the traffic and maintenance group for Traville projects)
- Modify acoustical treatment of front line units on Shady Grove Road to include all units
- Desire to work with Parks Department on the new park on Willow Tree Drive

The Applicant has addressed most of the concerns of the citizens as is possible within the venue of a site plan approval. Concerns about off- site traffic improvements and sector plan recommendations cannot be addressed at this stage of approval. The dumpster has been moved to another location, boardwalks are included with the paths in the environmental areas, recreation needs are in full compliance with the Planning Board's Recreation Guidelines (the applicant has provided basketball and other active sport opportunities within the club house), the option to have high speed internet access is supplied to every unit (Category 5 wiring for phone and data is run to each unit in a central home box), tree save areas are difficult to create in areas internal to the site due to the topography and preservation of the environmental areas, acoustical treatment for the front line of units on Shady Grove Road has been provided and coordination on the SWM pond issues of maintenance and access have begun.

PROJECT DESCRIPTION: Site Description

Parcel "A" is the westernmost parcel of the Avalon Bay proposal, bounded by two open space areas. The area of development is level, open area. The surrounding environmental areas to the north and south fall away to stream valleys and partially wooded areas.

Parcel "B", west of Parcel "A," is partially clear and the topography drops down to stream valleys with a large forested area associated with the stream valley. Storm Water Management Facilities and open space paths are located within this area.

Parcel "C" is heavily wooded and contains seeps and small intermittent streams. The topography slopes down from Shady Grove Road to the east. A large forest associated with the stream valley predominates the site with several specimen trees. The westernmost portion of the site is underlain with serpentine rock with a shallow overburden of soil.

Parcel "D" is an open space area that includes wooded areas, open areas, stream valleys and SWM areas. It is located between the two developed areas of the Avalon Bay Site Plan.

VICINITY MAP FOR
TRAVILLE, AVALON BAY (8-99050A)



Map compiled on October 17, 2001 at 2:46 AM | Site located on base sheet no - 218NW1D

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

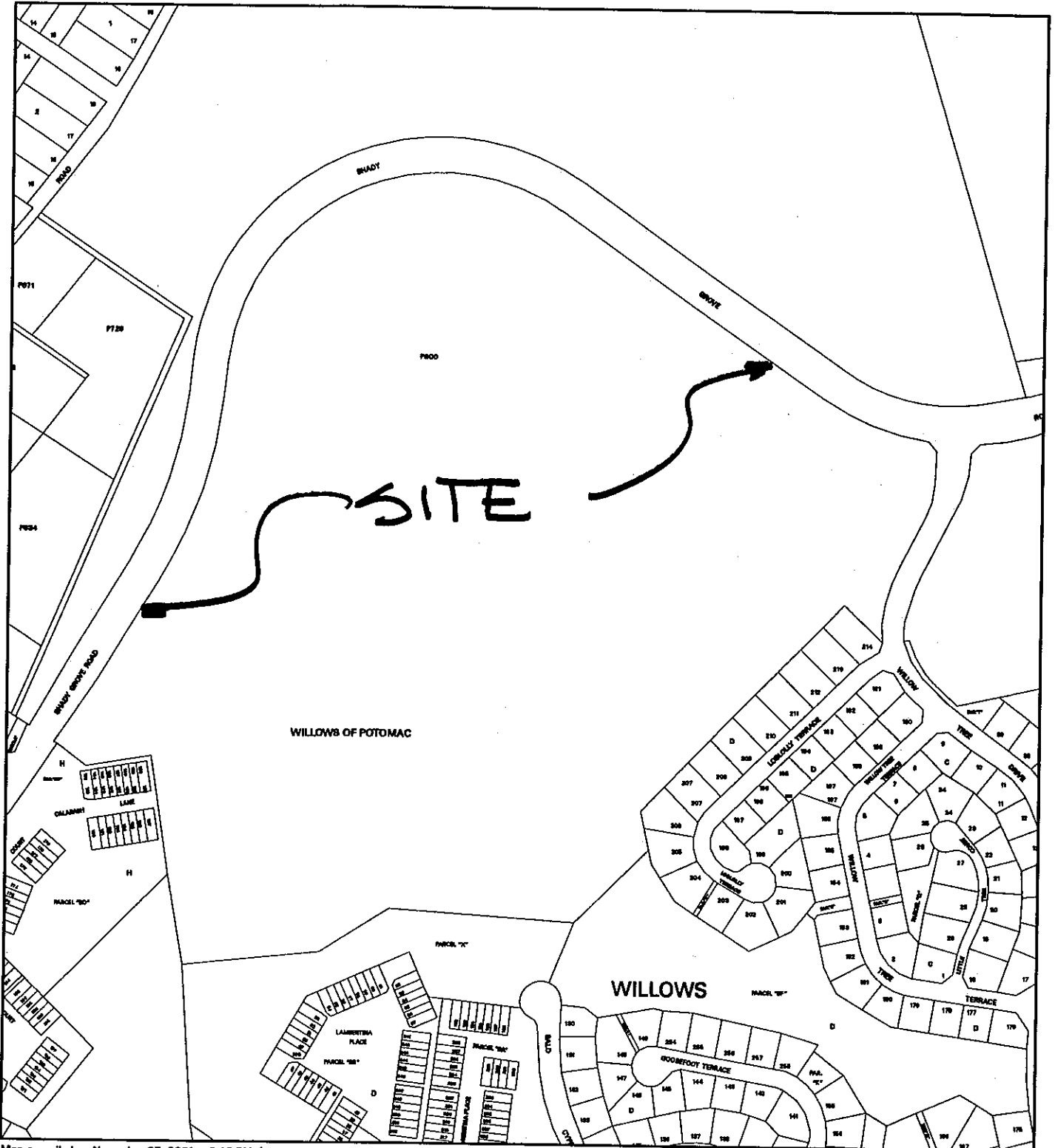
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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 : 12000

VICINITY MAP FOR
TRAVILLE - AVALON BAY (8-99050A)



Map compiled on November 06, 2001 at 3:48 PM | Site located on base sheet no - 219NW10

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



1 : 4800

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3780

7A

PROJECT DESCRIPTION: Proposal

Overview: This proposal is designed to create a community that allows for an enhanced pedestrian experience, thus allowing future resident to participate fully in the mixed-use development within Traville. Each unit faces a street or court and the path system allows for pedestrian access to throughout the proposed project or to adjoining development for retail, employment, and education and recreation opportunities. The housing units have been designed to be compatible with nearby housing through its massing and use of materials.

Layout and Housing Design: The proposed site plan is divided into two parcels that are divided by green spaces and environmental areas. The units are sited in a grid pattern consistent with the neo-traditional practices of neighborhood design. The blocks allow for an attractively designed sidewalk and street tree patterns for the major streets. Common green areas are sited to allow for visibility and use throughout the community. Each of the two different parcels include a formal entry drive, which allows for clear orientation when inside the project. The unit design allows at grade level parking bays in the back of the unit. One parking space is located under the unit and the second parking space is immediately behind. This feature removes most parking from the major streets where parallel parking is provided thus creating an attractive streetscape.

The Clubhouse/Leasing Center is located on Shady Grove Road immediately opposite the entrance to the Traville Retail site plan. The building design includes an attractive brick façade and large windows. The facilities within the Clubhouse include an outdoor swimming pool, half-court basketball/volleyball court, fitness center, business center (with computers, copiers and fax machine), resident lounge and kitchen facilities. Along side the Clubhouse, the streetscape and entry pier treatment has been designed to tie into the retail street and the intersection, thus creating a node that enhances orientation to the project. A sign for the Avalon Bay project will be located at the entrance in front of the Clubhouse.

The proposed apartments include several different unit types that are two and three stories tall. The multifamily units are assembled in such a way that the resultant building form is reminiscent of a single home or town home. The townhomes have a recessed facade and a "Charleston porch" (side orientation). One unit has a central door that resembles the entrance to a single family detached home. All units have a variety of building materials and window and door trim. The rear porches provided for some units will be immediately above the tandem parking spaces.

Units within Lot 5 are located over 600 feet from the boundary of the Willows subdivision adjacent to Willow Tree Drive. In the Calabash Lane area, the four unit groups are setback 45 feet and 95 feet from the closest unit in the adjacent townhouse area. Adjoining Willow Tree Drive, a natural buffer remains as a buffer. In the Calabash Lane area, an evergreen hedge of Leyland Cypress (double row) has been proposed.

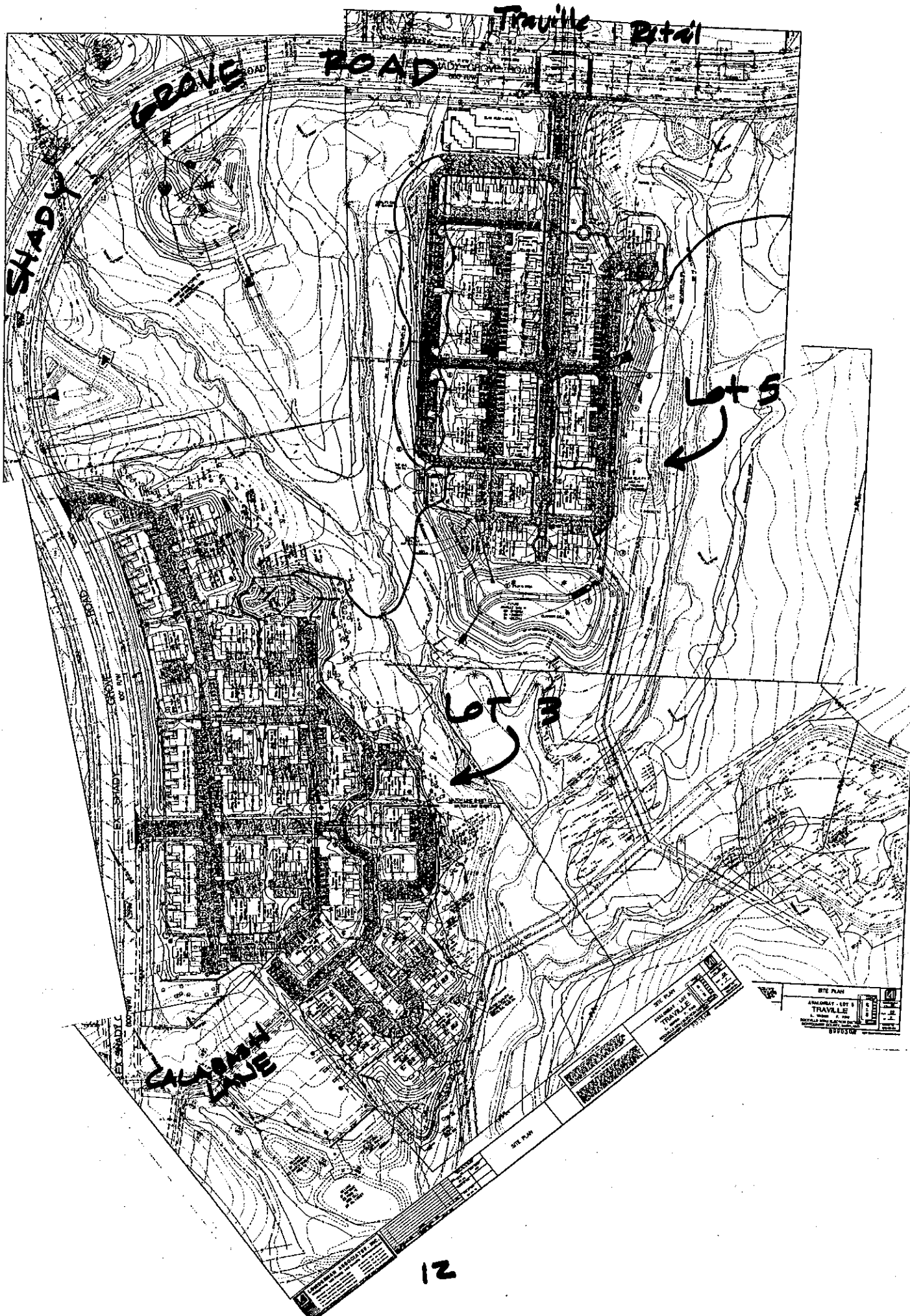
Circulation: The vehicular entrances are characterized by the piers on either side of the entry drives, thus marking an entry and tying them into the design theme established for Traville overall with other projects. Each parcel includes an internal loop that allows for easy drop off to the centrally loaded dumpster. Parking areas are dispersed through the housing. The pedestrian system extends along each street on one or two sides, linking internal spaces to the public streets and to the retail, employment, recreational, educational and transit uses near the sites. Within the open spaces, a paved path will extend from Lot 3 to Lot 5 (connecting the two parcels of Avalon Bay) and an

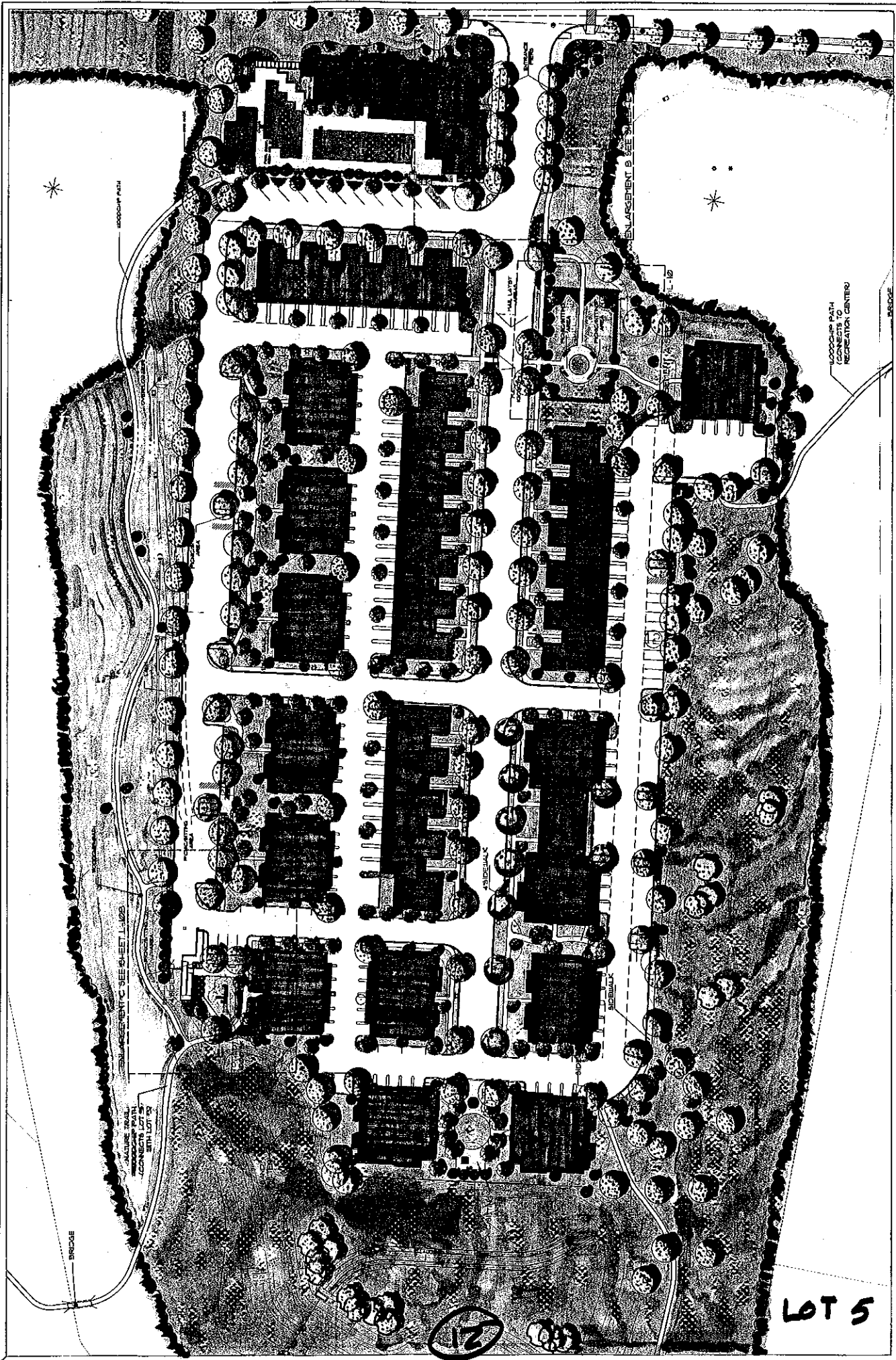
additional asphalt path will connect from Lot 5 to the M-NCPPC Park at Willow Tree Drive. Wooden boardwalks will connect the paths through the wetland areas.

Recreation: In addition to the facilities associated with the Clubhouse, the project proposes two tot lots (one within each section), numerous sitting areas and a natural path system that includes wooden boardwalks when they cross environmental areas.

Landscaping and Lighting: Landscaping includes: the internal streets are landscaped with street trees and flowering or evergreen tree accents, detailed foundation plantings for each unit; screen planting for parking courts; shade trees around sitting areas. Screen plantings are placed around the trash compactor and a double row of Leyland cypress are placed between this site and the existing townhomes within "The Willows" at Calabash Lane. Additional street trees have been placed along the frontage of Lot 3 at Shady Grove Road to enhance the buffer to the project. Lighting for the project includes decorative light fixtures that provide a .9 and .7 footcandles to each parcel respectively. Further review is needed to review the location of house shields to reduce light trespass into the apartments. Street tree planting along Shady Grove Road is provided with the earlier approved Traville Streets Only Site Plan.

Stormwater management: SWM consists of quantity control via off-site ponds coupled with on-site dry ponds. Quality control is to be provided on-site via recharge/infiltration trenches, surface sand filters, water quality inlets, and vegetated buffers.





SCALE 1/4" = 1'-0"

DATE JANUARY 1, 1977

DRAWN BY [Blank]

CHECKED BY [Blank]

PROJECT NO. [Blank]

SHEET NO. L-6

REVISIONS

Landscape Plan
(Lots 5)

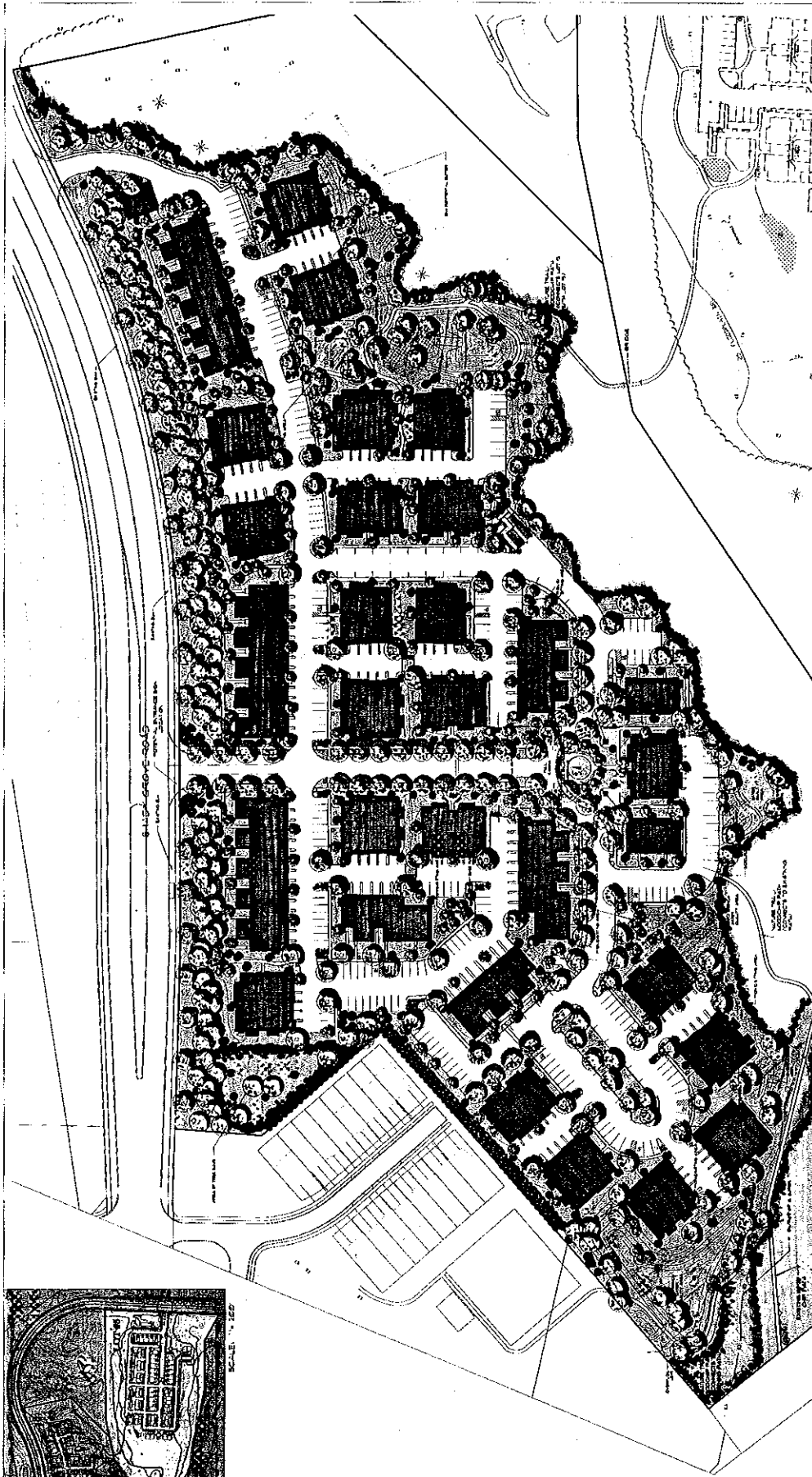
AVALONBAY
PARCELS A, B, C, D
TRAVILLE
ROCKVILLE (GFE) DISTRICT
MONTGOMERY COUNTY, MARYLAND



Landi Design
Landscape Architects
10010 Greenleaf Drive
Rockville, MD 20850
Tel: 301-771-1111

LOT 5

21



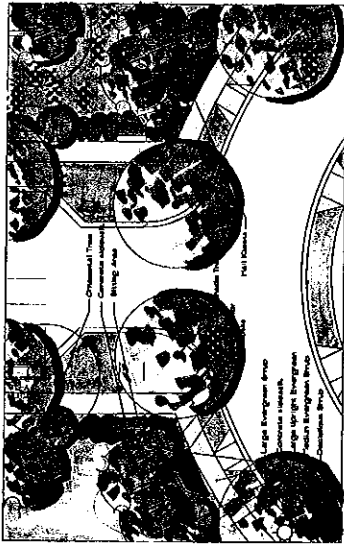
Landscaping
 Plan
 Sheet
 1 of 2

AVALONBAY
 PARCELS A, C, D
 TRAVILLE
 RESIDENTIAL DEVELOPMENT
 MONROEVILLE, CALIFORNIA

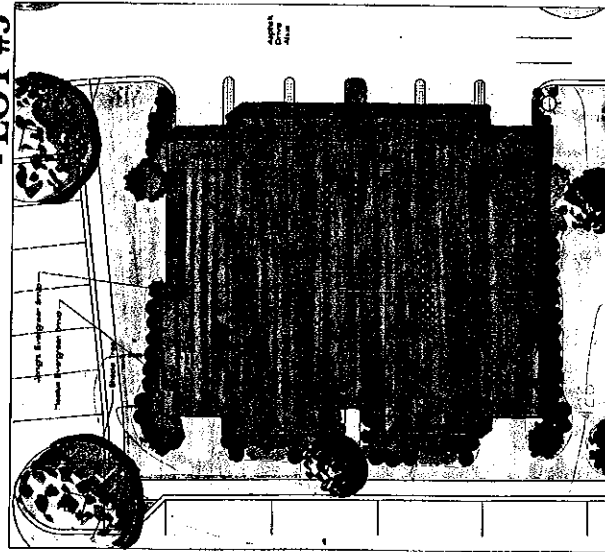
AvalonBay
 COMMUNITIES INC.



LOT 3

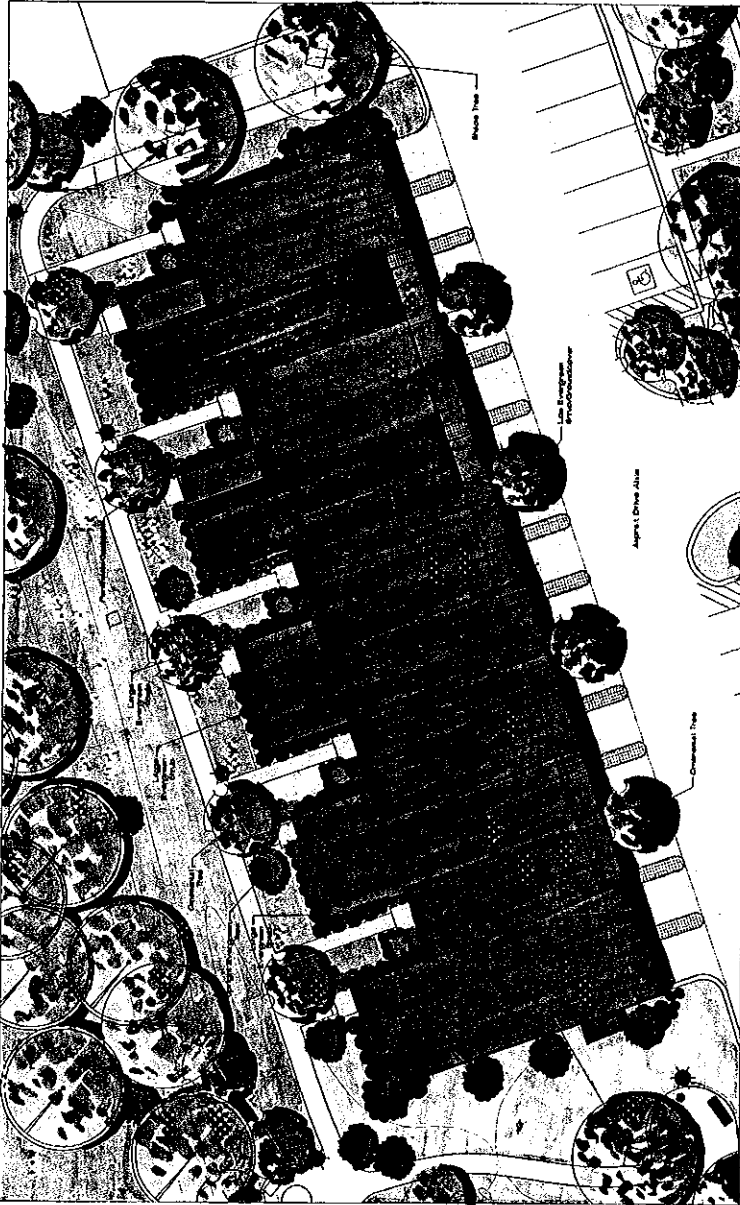


**MAIL KIOSKS
- LOT #3**



**MANOR HOUSE
- LOT #3**

- LEGEND**
- SHADE TREES
 - UPRIGHT EVERGREEN TREES
 - ORNAMENTAL TREES
 - LARGE EVERGREEN TREES
 - SMALL EVERGREEN SHRUBS
 - DECIDUOUS SHRUBS
 - PERENNIALS/GRASSES
 - GRANDCOVERS



**TRIPLEX BUILDINGS
- LOT #3**

- | | | | |
|---|---|---|---|
| SHADE TREES | UPRIGHT EVERGREEN TREES | ORNAMENTAL TREES | PERENNIALS/GRASSES |
| SY: BOTANICAL NAME
HT: FEET
DB: INCHES
TR: TRUNK THICKNESS
SP: SPREAD
CO: COLOR
RE: RECOMMENDATIONS | SY: BOTANICAL NAME
HT: FEET
DB: INCHES
TR: TRUNK THICKNESS
SP: SPREAD
CO: COLOR
RE: RECOMMENDATIONS | SY: BOTANICAL NAME
HT: FEET
DB: INCHES
TR: TRUNK THICKNESS
SP: SPREAD
CO: COLOR
RE: RECOMMENDATIONS | SY: BOTANICAL NAME
HT: FEET
DB: INCHES
TR: TRUNK THICKNESS
SP: SPREAD
CO: COLOR
RE: RECOMMENDATIONS |

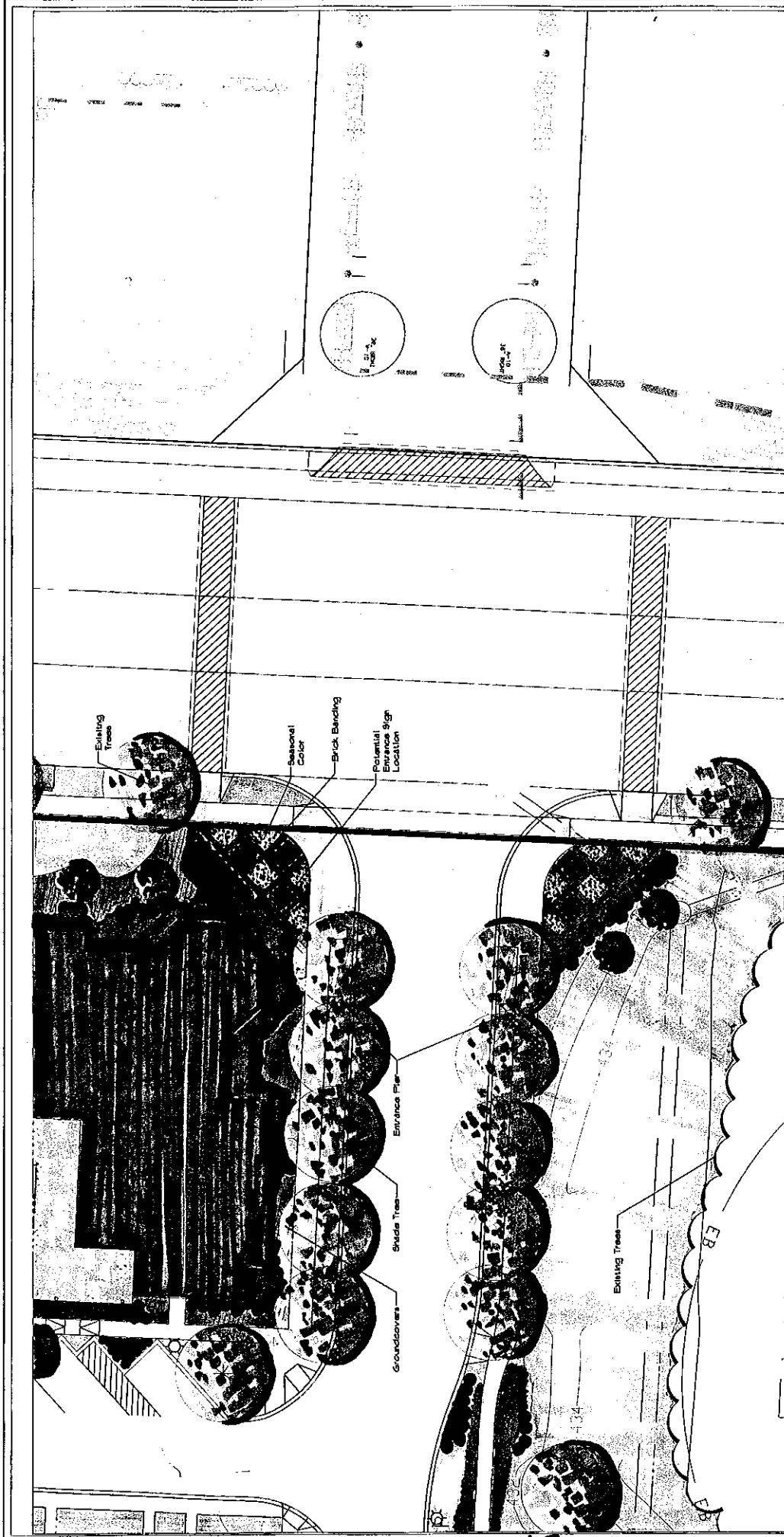
LandVantage
 10000 Rockville Pike, Suite 100
 Rockville, MD 20850
 Phone: 301-761-1000
 Fax: 301-761-1001
 Website: www.landvantage.com

AvalonBay COMMUNITIES, INC.

**AVALONBAY
PARCELS A, B, C, D
TRAVILLE
ROCKVILLE (4TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND**

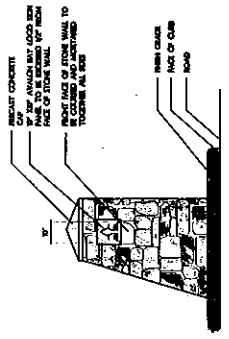
Typical Building Landscape Plans

NO. 10
DATE: 08/14/03
SHEET NO. 1 - 3

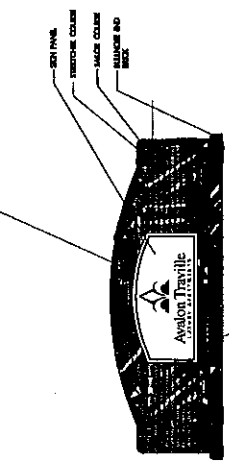


LOT #5 - ENTRANCE ENLARGEMENT

- LEGEND**
- SMALL EVERGREEN SHRUB
 - MEDIUM EVERGREEN SHRUB
 - LARGER EVERGREEN SHRUB
 - SPREAD EVERGREEN TREE
 - SEMI-DECIDUOUS TREE
 - DECIDUOUS TREE
 - LARGE EVERGREEN SHRUB
 - SEASONAL COLOR



ENTRANCE PIER



SIGN WALL

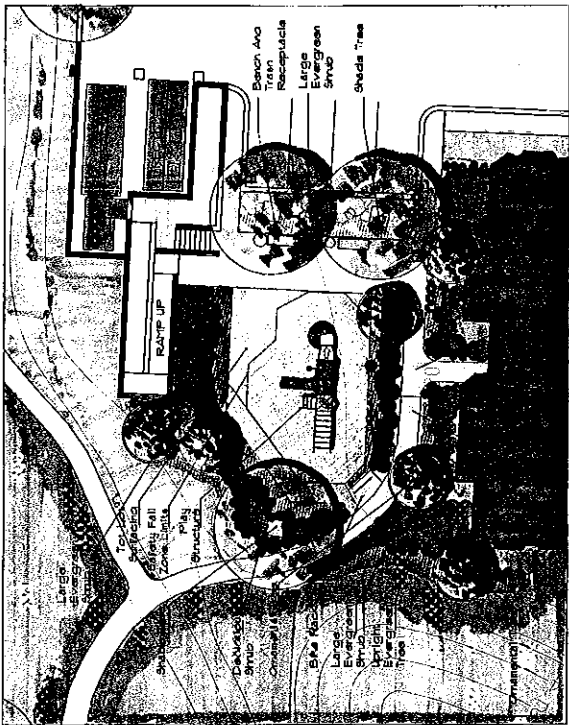
**AVALONBAY
PARCELS A, B, C, D
TRAVILLE**
ROCKVILLE (4TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND

REVISIONS

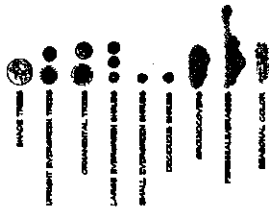
SOIL P 3
DATE: JANUARY 1, 2007
PROJECT NO. 11-100
SHEET NO. 1-10A

AvalonBay
COMMUNITIES, INC.

Landmark
AvalonBay
1100 Rockville Pike
Rockville, MD 20850
Tel: 301.994.3000
Fax: 301.994.3001



LEGEND



COMPACTOR AND TOT - LOT #5

PLANT LIST

SY	BOTANICAL NAME	COMMON NAME	HEIGHT	CULTURE	REMARKS
01	SHADE TREES				
02	BOTANICAL NAME	COMMON NAME	HEIGHT	CULTURE	REMARKS
03	SHADE TREES				
04	SHADE TREES				
05	SHADE TREES				
06	SHADE TREES				
07	SHADE TREES				
08	SHADE TREES				
09	SHADE TREES				
10	SHADE TREES				
11	SHADE TREES				
12	SHADE TREES				
13	SHADE TREES				
14	SHADE TREES				
15	SHADE TREES				
16	SHADE TREES				
17	SHADE TREES				
18	SHADE TREES				
19	SHADE TREES				
20	SHADE TREES				
21	SHADE TREES				
22	SHADE TREES				
23	SHADE TREES				
24	SHADE TREES				
25	SHADE TREES				
26	SHADE TREES				
27	SHADE TREES				
28	SHADE TREES				
29	SHADE TREES				
30	SHADE TREES				
31	SHADE TREES				
32	SHADE TREES				
33	SHADE TREES				
34	SHADE TREES				
35	SHADE TREES				
36	SHADE TREES				
37	SHADE TREES				
38	SHADE TREES				
39	SHADE TREES				
40	SHADE TREES				
41	SHADE TREES				
42	SHADE TREES				
43	SHADE TREES				
44	SHADE TREES				
45	SHADE TREES				
46	SHADE TREES				
47	SHADE TREES				
48	SHADE TREES				
49	SHADE TREES				
50	SHADE TREES				
51	SHADE TREES				
52	SHADE TREES				
53	SHADE TREES				
54	SHADE TREES				
55	SHADE TREES				
56	SHADE TREES				
57	SHADE TREES				
58	SHADE TREES				
59	SHADE TREES				
60	SHADE TREES				
61	SHADE TREES				
62	SHADE TREES				
63	SHADE TREES				
64	SHADE TREES				
65	SHADE TREES				
66	SHADE TREES				
67	SHADE TREES				
68	SHADE TREES				
69	SHADE TREES				
70	SHADE TREES				
71	SHADE TREES				
72	SHADE TREES				
73	SHADE TREES				
74	SHADE TREES				
75	SHADE TREES				
76	SHADE TREES				
77	SHADE TREES				
78	SHADE TREES				
79	SHADE TREES				
80	SHADE TREES				
81	SHADE TREES				
82	SHADE TREES				
83	SHADE TREES				
84	SHADE TREES				
85	SHADE TREES				
86	SHADE TREES				
87	SHADE TREES				
88	SHADE TREES				
89	SHADE TREES				
90	SHADE TREES				
91	SHADE TREES				
92	SHADE TREES				
93	SHADE TREES				
94	SHADE TREES				
95	SHADE TREES				
96	SHADE TREES				
97	SHADE TREES				
98	SHADE TREES				
99	SHADE TREES				
100	SHADE TREES				



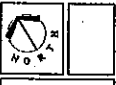
AvalonBay
COMMUNITIES, INC.

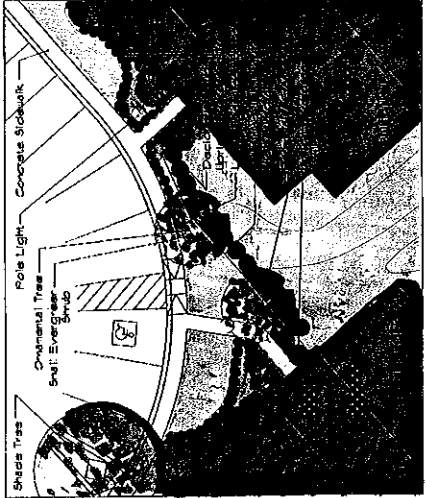
AVALONBAY
PARCELS A, B, C, D
TRAVILLE
ROCKVILLE (4TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND

Lot #5
Compactor and
Tot Lot Plans

REVISIONS

--	--	--

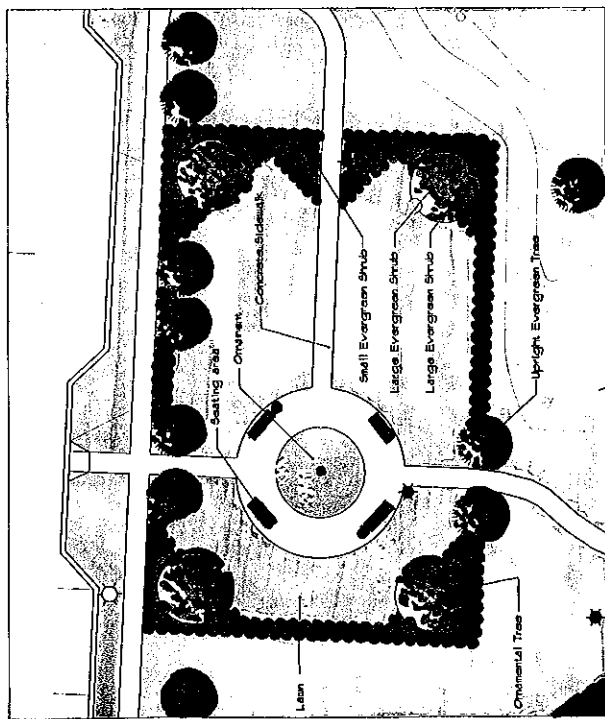




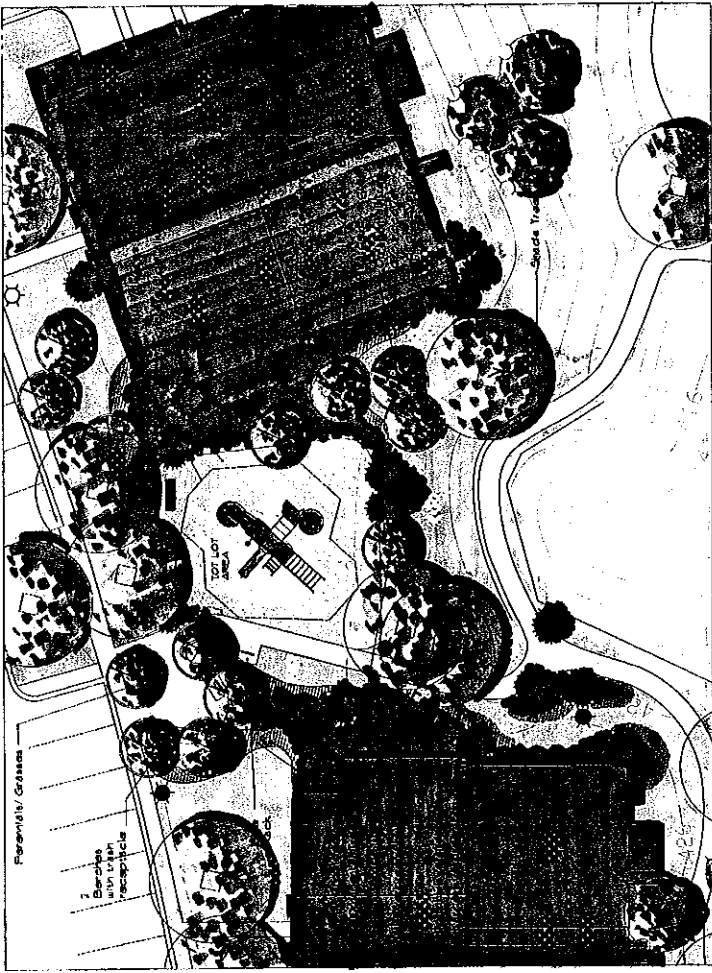
**BUILDING ENTRY WITH
RETAINING WALL - LOT #3**

LEGEND

- SHADE TREE
- UPRIGHT EVERGREEN TREE
- ORNAMENTAL TREE
- LARGE EVERGREEN SHRUB
- SMALL EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIALS/GRASS
- PERENNIALS/GRASS
- PERENNIALS/GRASS



FEATURE GARDEN - LOT #5



TOT LOT-LOT #3

SY	SYMBOL	COMMON NAME	HEIGHT	SPREAD	REMARKS
1	●	SPANISH BAY	34" - 50"	34" - 50"	CONTAINER
2	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
3	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
4	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
5	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
6	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
7	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
8	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
9	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
10	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
11	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
12	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
13	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
14	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
15	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
16	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
17	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
18	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
19	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
20	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
21	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
22	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
23	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
24	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
25	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
26	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
27	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
28	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
29	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
30	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
31	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
32	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
33	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
34	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
35	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
36	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
37	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
38	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
39	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
40	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
41	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
42	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
43	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
44	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
45	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
46	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
47	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
48	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
49	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
50	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER

SY	SYMBOL	COMMON NAME	HEIGHT	SPREAD	REMARKS
1	●	SPANISH BAY	34" - 50"	34" - 50"	CONTAINER
2	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
3	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
4	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
5	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
6	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
7	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
8	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
9	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
10	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
11	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
12	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
13	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
14	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
15	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
16	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
17	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
18	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
19	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
20	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
21	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
22	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
23	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
24	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
25	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
26	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
27	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
28	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
29	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
30	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
31	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
32	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
33	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
34	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
35	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
36	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
37	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
38	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
39	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
40	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
41	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
42	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
43	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
44	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
45	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
46	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
47	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
48	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
49	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER
50	●	LEAFY LILAC	34" - 50"	34" - 50"	CONTAINER

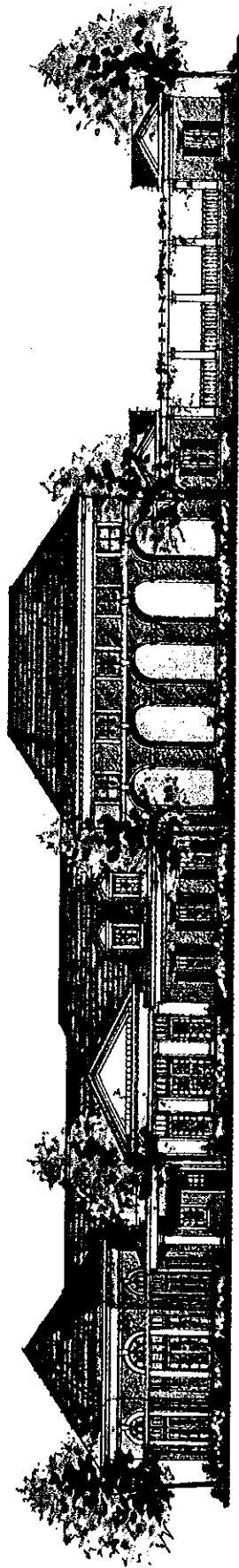
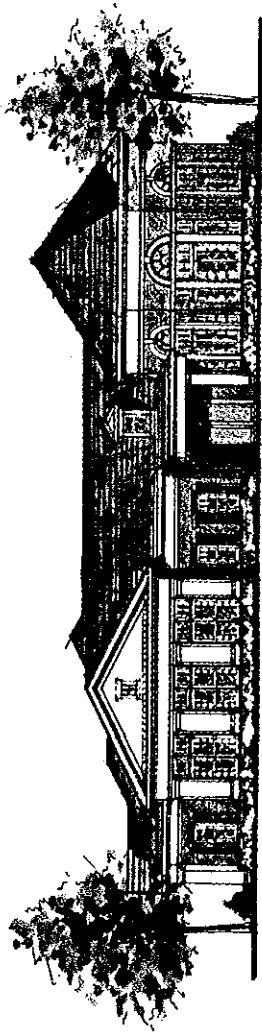
AvalonBay
COMMUNITIES, INC.

**AVALONBAY
PARCELS A, B, C, D
TRAVILLE
ROCKVILLE (4TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND**

SOUP # 3
DATE REVISION A.M.
PROJECT NO 202
SHEET NO 1 - 3

Typical Building Entry and Tot Lot Plans

NO.	REVISIONS



TRAVILLE APARTMENTS

MONROE COUNTY, MARIETTA
AVADZBAOS

LEASING CENTER

ELEVATIONS

AVALON BAY COMMUNITIES, INC.

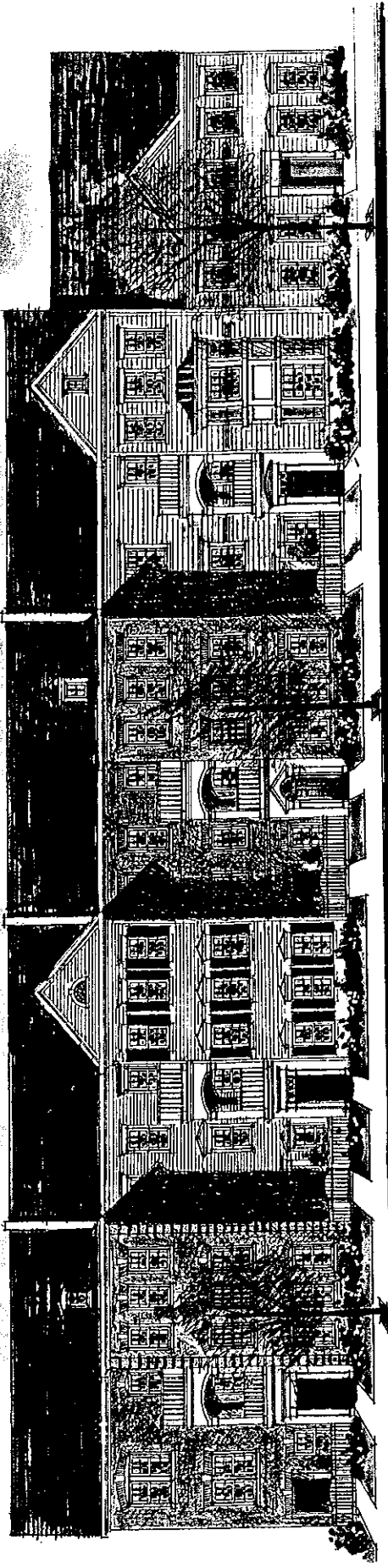
THE LESSARD ARCHITECTURAL GROUP INC.

1003 Wynwood Court Drive, Suite 400, Marietta, GA 30067 770/426-0004 770/426-0005

0 4 8 16

SCALE: 1/8" = 1'-0"





FRONT ELEVATION
TOWNHOUSE

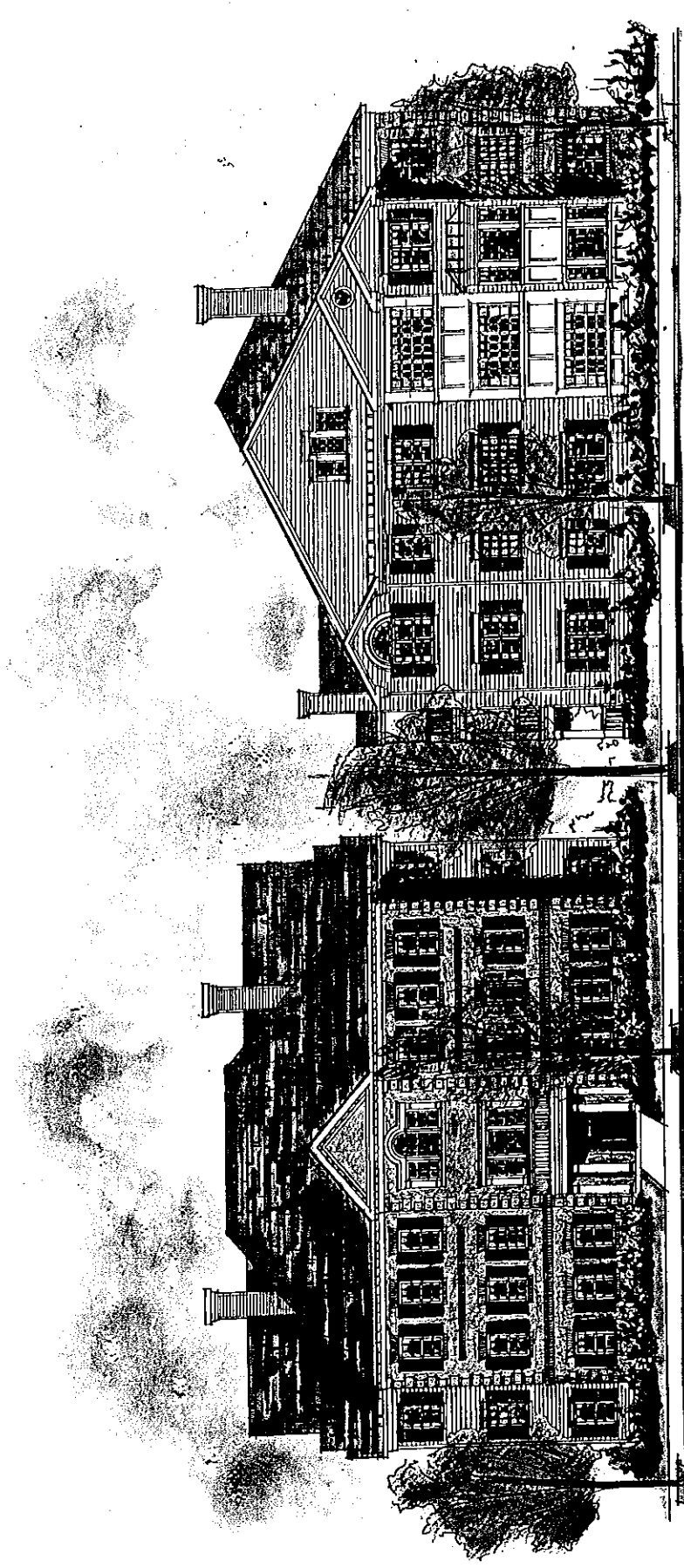
DATE: FEBRUARY 16, 1999
DATE: DEC 18, 1998

SCALE: 1/8" = 1'-0"

THE LISSARD ARCHITECTURAL GROUP, INC.
ARCHITECTS
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.LISSARDARCHITECTS.COM

TRAVILLE APARTMENT

AWALON BAY COMMUNITIES



ENTRY ELEVATION

SIDE ELEVATION

DATE: FEBRUARY 16, 1999
 DATE: DECEMBER 18, 1998
 DATE: DEC. 15, 1996

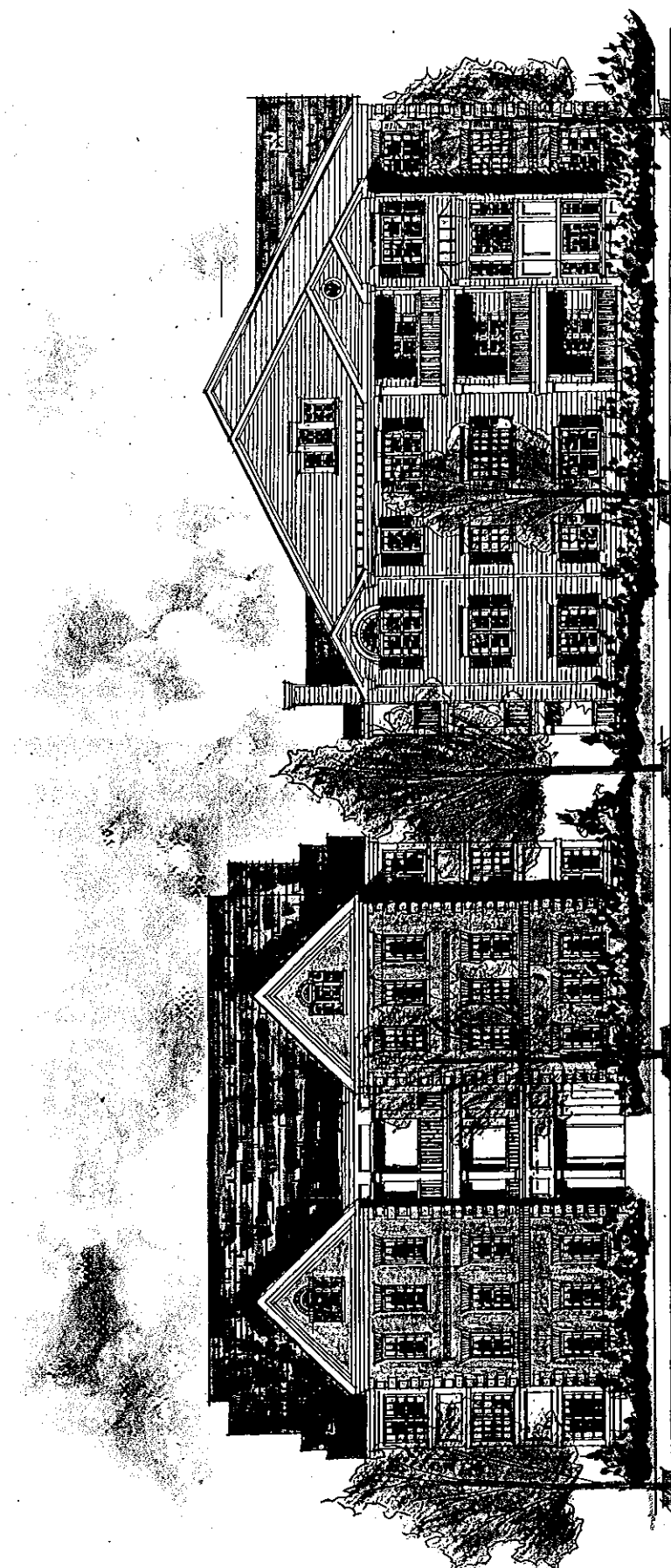
BUILDING #1

SCALE: 3/16" = 1'0"

TRAVILLE APARTMENTS

AVALON BAY COMMUNITIES

<p>THE LESSARD ARCHITECTURAL GROUP, INC. 8403 Westwood Center Drive, Suite 200, Dallas, TX 75242 214/350-0000 • FAX 214/350-0000</p>	
--	--



SIDE ELEVATION

BUILDING #1 BREEZEWAY ELEVATION

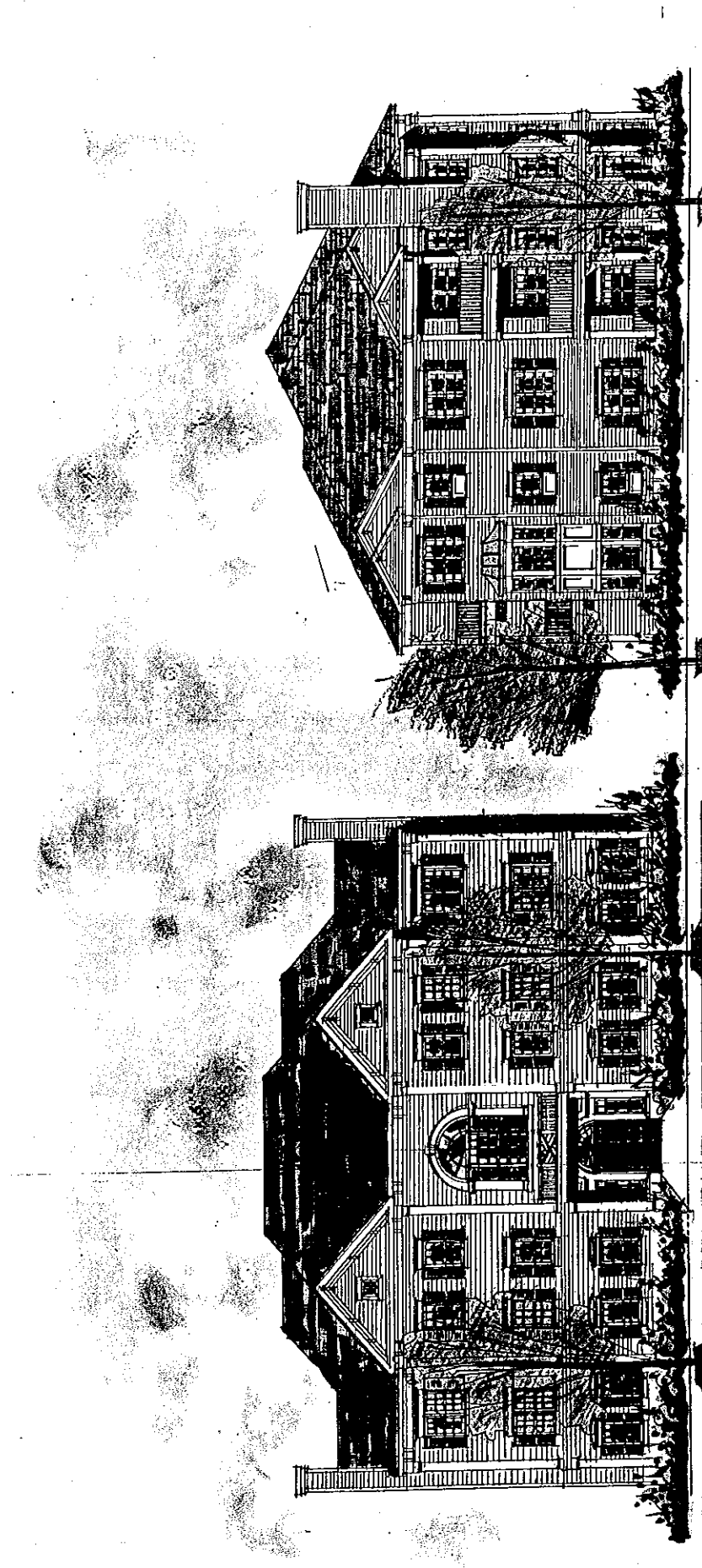
DATE: FEBRUARY 16, 1999
 DATE: DECEMBER 18, 1998
 DATE: DEC. 15, 1998

SCALE: 1/8" = 1'-0"

<p>THE LESNARD ARCHITECTURAL GROUP INC. 4800 Westmoreland Drive, Suite 400, Irvine, CA 92614 (949) 451-1111 • FAX (949) 451-1112 www.lesnard.com • 1-800-833-3333</p>	
--	--

TRAVILLE APARTMENTS

AVALON BAY COMMUNITIES



ENTRY ELEVATION

BUILDING #3

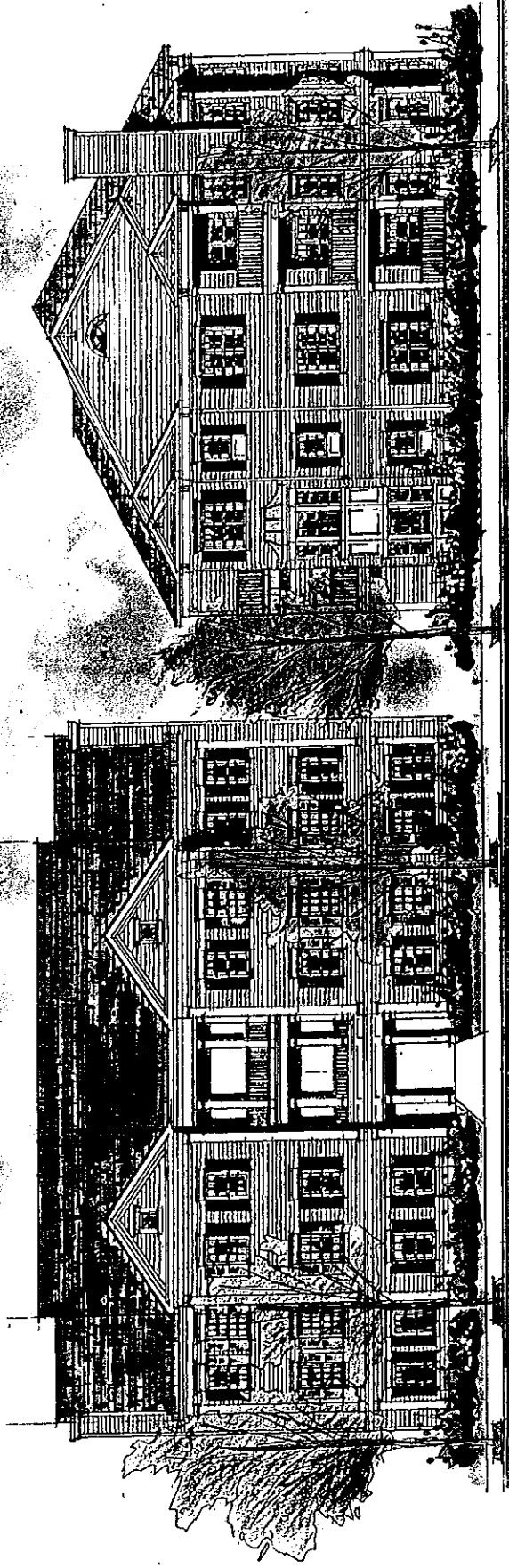
SCALE 3/16"=1'-0"

TRAVILLE APARTMENTS

AVALON BAY COMMUNITIES

DATE: FEBRUARY 16, 1999
 DATE: DECEMBER 16, 1998
 DATE: DEC 15, 1998

THE LESSARD ARCHITECTURAL GROUP INC.
 4100 WASHINGTON DRIVE, SUITE 200, WASHINGTON, VA 22184
 TELEPHONE: 703-499-9238
 FAX: 703-499-9238



BUILDING #3 BREEZEWAY ELEVATION

SIDE ELEVATION

DATE: FEBRUARY 16, 1999

SCALE: 3/16"=1'-0"

AVALON BAY COMMUNITIES

TRAVILLE APARTMENTS

THE LESSARD ARCHITECTURAL GROUP INC. 1000 Westwood Blvd., Suite 200, Westport, NY 10994 707-779-2222 • FAX 707-779-2222	

PROJECT DESCRIPTION: Prior Approvals and their Status.

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 also 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.

LOEDERMAN ASSOCIATES, INC.
 Consulting Land Planning Land Surveying Environmental Planning
 1000 Peachtree Street, N.W., Suite 1000
 Atlanta, Georgia 30309
 Telephone: (404) 525-1000
 Telex: 525100
 Fax: (404) 525-1001

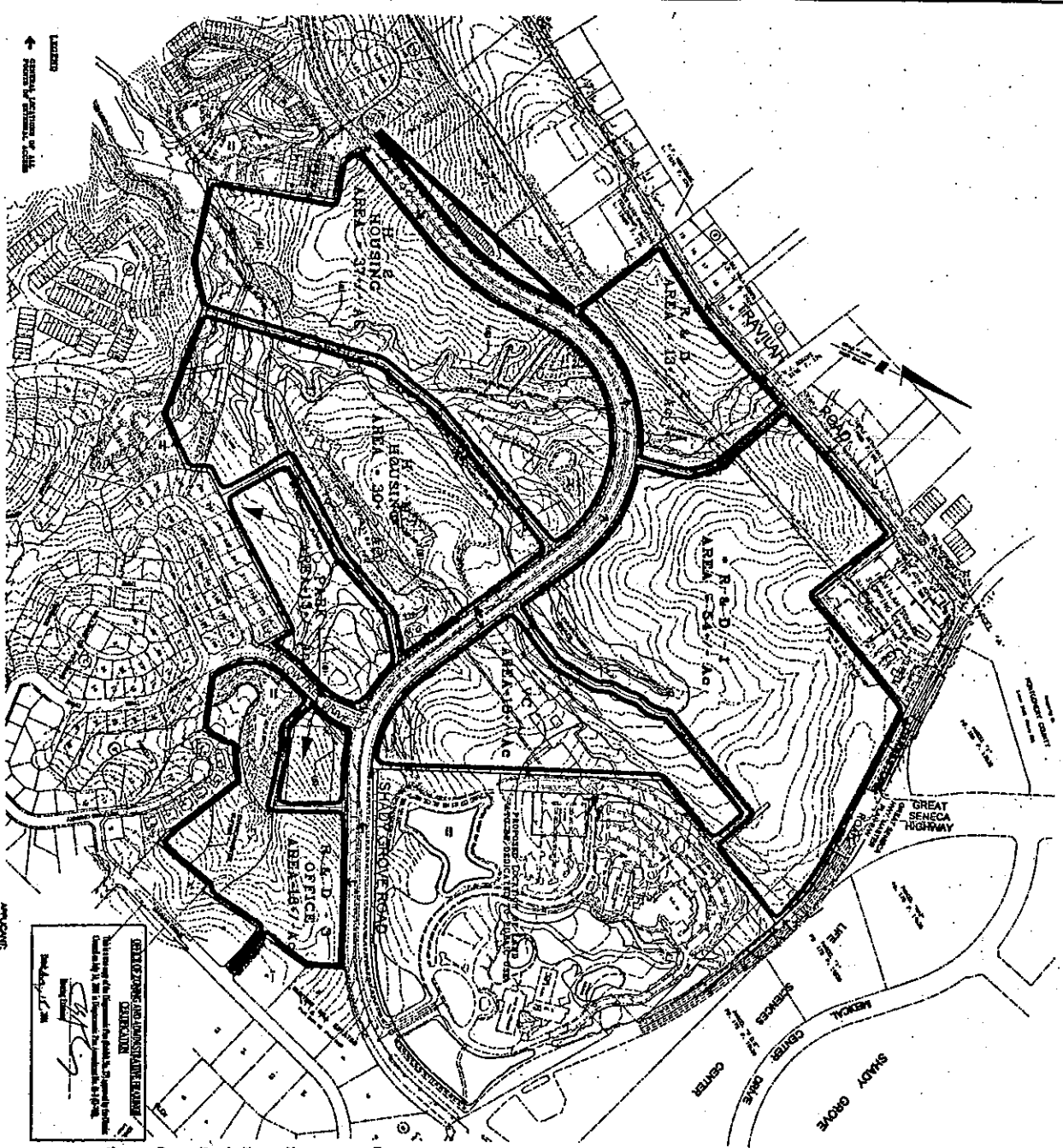
PROJECT LOCATION OF THESE LOTS AREA OF THE SITE AT THE TIME OF THIS PLAN.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	1984
2	FINAL PLANS	1984

DIAGRAMMATIC GENERALIZED LAND USE PLAN

GENERALIZED LAND USE PLAN

TRAVILLE
 PROJECT (PARTIAL SECTION CORNER)
 LORNGROVE COUNTY, GEORGIA



GENERALIZED LAND USE PLAN
 Showing the location of the lots to be developed in the project.
 The lots are shown in the same colors as in the diagrammatic plan.
 The lots are shown in the same colors as in the diagrammatic plan.
 The lots are shown in the same colors as in the diagrammatic plan.

GENERALIZED LAND USE PLAN

NOTES:

1. The lots shown on this plan are the same as those shown on the diagrammatic plan.
2. The lots shown on this plan are the same as those shown on the diagrammatic plan.
3. The lots shown on this plan are the same as those shown on the diagrammatic plan.
4. The lots shown on this plan are the same as those shown on the diagrammatic plan.
5. The lots shown on this plan are the same as those shown on the diagrammatic plan.
6. The lots shown on this plan are the same as those shown on the diagrammatic plan.
7. The lots shown on this plan are the same as those shown on the diagrammatic plan.
8. The lots shown on this plan are the same as those shown on the diagrammatic plan.
9. The lots shown on this plan are the same as those shown on the diagrammatic plan.
10. The lots shown on this plan are the same as those shown on the diagrammatic plan.
11. The lots shown on this plan are the same as those shown on the diagrammatic plan.
12. The lots shown on this plan are the same as those shown on the diagrammatic plan.
13. The lots shown on this plan are the same as those shown on the diagrammatic plan.
14. The lots shown on this plan are the same as those shown on the diagrammatic plan.
15. The lots shown on this plan are the same as those shown on the diagrammatic plan.
16. The lots shown on this plan are the same as those shown on the diagrammatic plan.
17. The lots shown on this plan are the same as those shown on the diagrammatic plan.
18. The lots shown on this plan are the same as those shown on the diagrammatic plan.
19. The lots shown on this plan are the same as those shown on the diagrammatic plan.
20. The lots shown on this plan are the same as those shown on the diagrammatic plan.

LAND USE STATISTICS

Lot No.	Area (Ac.)	Use	Area (Ac.)
101	101.0	Residential	101.0
102	102.0	Residential	102.0
103	103.0	Residential	103.0
104	104.0	Residential	104.0
105	105.0	Residential	105.0
106	106.0	Residential	106.0
107	107.0	Residential	107.0
108	108.0	Residential	108.0
109	109.0	Residential	109.0
110	110.0	Residential	110.0
111	111.0	Residential	111.0
112	112.0	Residential	112.0
113	113.0	Residential	113.0
114	114.0	Residential	114.0
115	115.0	Residential	115.0
116	116.0	Residential	116.0
117	117.0	Residential	117.0
118	118.0	Residential	118.0
119	119.0	Residential	119.0
120	120.0	Residential	120.0

AREA STATISTICS

Area	Area (Ac.)	Use	Area (Ac.)
101-110	1100.0	Residential	1100.0
111-120	1100.0	Residential	1100.0
121-130	1100.0	Residential	1100.0
131-140	1100.0	Residential	1100.0
141-150	1100.0	Residential	1100.0
151-160	1100.0	Residential	1100.0
161-170	1100.0	Residential	1100.0
171-180	1100.0	Residential	1100.0
181-190	1100.0	Residential	1100.0
191-200	1100.0	Residential	1100.0

GENERALIZED LAND USE PLAN

GENERALIZED LAND USE PLAN

GENERALIZED LAND USE PLAN

GENERALIZED LAND USE PLAN

TEXTUAL STIPULATIONS**TRAVILLE DPA. 678-A**

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).

ANALYSIS: Conformance to Master Plan

The Approved and Adopted Shady Grove Study Area Master Plan (1990) is the guiding document for planning the Traville projects. 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 Avalon Bay site plan maintains the residential component within the mix uses as permitted in the Textural Stipulations approved by the County Council in the original Diagrammatic Plan. The mix of uses combine with other proposed site plans which will include research and development, retail, elderly 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 Avalon Bay site plan provides 520 of the 750 multifamily dwelling units recommended for residential uses in the Diagrammatic Plan.

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

- The retail center 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 Avalon Bay 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 proposed 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 retail center.
- The Avalon Bay 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

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,

#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	Direct path connections to all
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

unless the Planning Board..

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

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 has been 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*

This condition has been satisfied.

- (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 11, 2001. 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*

This condition has been satisfied.

- (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:*
- 3. 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*
- 4. 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*
- 5. 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 the Development Standards of the
Mixed Use Neighborhood - MXN Zone**

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Lot Area (acres) Traville total	20 acres min	192.10 acres – Total 66.2 acres - Avalon Bay Lot (5) 31.4 acres Parcel A: 23.8 acres Parcel B: 7.6 acres Lot (3) 34.8 acres Parcel C: 24.1 acres Parcel D: 10.7 acres
Number of Dwelling units	750 multifamily Traville - total	520 multifamily Avalon Bay
Moderately Priced Dwelling Units	250 MPDU's Traville	65 Avalon Bay (12.5% of AB total)
Density/Floor Area Ratio (FAR)	H-1 (Lot 5) 6.7 – 7.4 du/ac .16 - .17 FAR H-2 (Lot 3) 8.7 to 9.2 du/ac .20-.22 FAR	6.4 du/ac .14 FAR 9.3 du/ac .21 FAR
Min. Green Area	60% per DP Traville/ 115.26 acres total	51.8 acres-see tally sheet for total

Development Standard

Permitted/Required

Proposed

Off street Parking per Section 59-E

Lot 5 :	68 (1BR) @ 1.25 sp/du = 85	
	104 (2 BR) @ 1.5 sp/du = 156	
	30 (3 BR) @ 2 sp/du = 60	
	Total: 301 req'd	Total: 431
		Incl 9 handicapped
Lot 3:	122 (1BR) @ 1.25 sp/du = 153	
	1580 (1BR) @ 1.5 sp/du = 237	
	38 (3 BR) @ 2 sp/du = 76	
	Total : 466 req'd	Total : 653
		Incl 14 handicapped
Bicycle	Lot 5: 22	22
	Lot 3: 33	33
Motorcycle	Lot 5: 9	9
	Lot 3: 13	10

Discussion on Parking:

Staff was initially concerned about what appeared to be a gross overage of parking on site, given the environmental concerns for impervious areas. The applicant has stated that it is their experience that their projects historically require between 2.16 and 1.70 spaces per unit depending on unit type. Our standards recommend 1.48 spaces per unit, at a minimum. Staff then compared the these parking numbers to the Institute of Traffic Engineers parking ratios, which staff has utilized on projects such as Clarksburg Town Center, we found that 1.8 spaces per unit were the average (for this particular unit mix). The applicant's proposal is for 2.08 spaces per unit for this project.

Staff recommends approval of the applicant's parking proposal as there is no place for overflow parking within or around the residential areas.

MPDU CALCULATIONS

MPDUs required for entire site: $1/3$ of dwelling units ie $1/3$ of 750 = 250 MPDU's
Traville

MPDUs required: 520 units @ 12.5% (min MPDU without density bonus)

= 65 MPDU's required

MPDUs provided with in Avalon Bay section: 65 MPDU's

The total number of MPDU's will be provided with the approval of both projects Traville housing projects: Avalon Bay (providing 12.5%) and the Gardens of Traville (providing 80%). The projects will be heard concurrently on January 24, 2001. See staff memo, attached.

RECREATION CALCULATIONS

~~See attachment in appendix.~~ The proposed recreation features include a pedestrian system that is typically required to be five feet in width. Due to the environmental constraints of the site, a four-foot path and sidewalk system around the developed areas is recommended for this case.

Recreation Calculations

Avalonbay Traville Lot 3

Total dwelling units 318

DEMAND POINTS

Population Requirements

Housing Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
GARDEN	34.98	44.52	38.16	375.24	50.88

SUPPLY POINTS

Values of Recreation Facilities

Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Indoor Community Space	3.52	6.72	11.52	113.28	20.48
Indoor Fitness Facility	0	4.48	3.84	75.52	7.68
Natural Areas	0	2.24	3.84	37.76	2.56
Nature Trail	1.76	4.48	5.76	56.64	7.68
Pedestrian System	3.52	8.96	7.68	169.92	23.04
Picnic / Sitting Areas - 16	16	16	24	80	32
Swimming Pool	1.76	8.96	7.68	94.4	7.68
Tot Lot - 1	2	2	2	4	1
TOTAL	35.56	53.84	64.32	631.24	102.12

SUPPLY AND DEMAND

	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Demand	34.98	44.52	38.16	375.24	50.88
Supply	35.56	53.84	64.32	631.24	102.12
Differences / Surplus	+0.58	+9.32	+26.16	+256.00	+51.24

Recreation Calculations

Avalonbay Traville Lot 5

Total dwelling units 202

DEMAND POINTS

Population Requirements

	D1 TOTAL	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Housing Type GARDEN	2222	2828	2424	23836	3232

SUPPLY POINTS

Values of Recreation Facilities

Type	D1 TOTAL	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Indoor Community Space	22	42	12	708	128
Indoor Fitness Facility	0	28	24	472	48
Natural Area	0	14	24	736	16
Nature Trail	11	28	36	354	48
Pedestrian System	22	56	48	1062	144
Picnic / Sitting Area - 7	7	7	108	98	14
Swimming Pool - 1	11	56	48	88	48
Tot Lot - 1	2	2	12	4	1
TOTAL	226	314	377	3812	632

SUPPLY AND DEMAND

	D1 TOTAL	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Demand	2222	2828	2424	23836	3232
Supply	226	314	377	3812	632
Differences / Surplus	-2096	-2512	-2047	-20024	-2600

SWIMMING POOL AREA REQUIREMENT CALCULATION:

918 BEDS + 520 UNITS X 25 X 10 = 3,595 SF POOL AREA REQUIRED

SWIMMING POOL PROVISION

(LAP POOL) 2,059 SF + (MAIN POOL) 1,536 SF = 3,595 SF.

POOL DECK AREA = 5,853 SF

FINDINGS FOR SITE PLAN REVIEW:

1. *The site plan is consistent with the approved Diagrammatic Plan Amendment, approved by the County Council 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 locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. **Location of Buildings**

The buildings are located in accordance with the zone: they are designed to show a diversity of building types; the design standards are compatible with surrounding residential uses; they are oriented to the street and well tied into the pedestrian systems internally and along public streets. The building locations along Shady Grove Road make a compatible presentation to the adjoining communities. The units along Shady Grove Road, with the recommended soundproofing improvements, will act as a buffer for the other units and open space areas further within the site. The buildings are also located to minimize views to parking and parking areas themselves are reduced by the provision of some parking within the lower level of the units.

MPDU's conform to the approved guidelines by being evenly dispersed through the project at a density of 12.5%. There will be recreation facilities nearby and they will be integrated within the community as a whole.

b. **Open Spaces**

There are 51.8 acres of open space provided on the individual sites for buffers, play areas, storm water management and pedestrian use.

The stormwater management concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on January 15, 2001, see attached letter.

c. Landscaping and Lighting

Landscaping on the site consists of a variety of design treatments which create a well-developed scheme consistent with the residential and clubhouse uses proposed.

The highlighted planted accent areas near building entries and in other key locations within each site. Open space planting will create attractive walkways. The internal drives are well defined by the street tree planting and accent planting which will develop a hierarchy of streets and assist in orientation within the site. Internal screen planting around the parking courts will beautify pedestrian areas by minimizing views of parked cars. The added landscaping within the stormwater management ponds and other devices will make those areas more attractive as well. The planting along the public streets will assist in providing a psychological buffer to the noise from Shady Grove Road.

The evergreen and undisturbed buffers to adjoining projects will provide a more compatible relationship between the two projects. The preservation of existing trees near the stream valley buffer will maintain the natural surroundings associated with the site and provide further protection to the stream valleys.

The proposed lighting scheme will provide an adequate amount of light for residential use. The lighting is proposed to be contained on site (directed internally) and should not cause any glare given the low light levels proposed.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table attached. The tot lots are located near the naturalistic buffers of the property and stream valley buffers. These provide a more naturalistic, quieter and attractive place for sitting and a safer place to play, away from the road. The woodchip paths, pedestrian bridges and the hiker/biker sidewalk will provide for pedestrian connections between the two projects and provide for optimal use of the Clubhouse by the entire community.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary Plan, with connections to Shady Grove Road. An additional right-in, right-out connection to Shady Grove Road for Lot 3 will provide improved function to the circulation pattern. The internal circulation patterns for the site should provide for the even distribution of traffic through the site.

The driveways are located in a grid pattern that provides clear orientation and wayfinding on site. Parking is well located and located near the units they serve.

The pedestrian system is tied to the vehicular system as sidewalks within and surrounding the site follow the roads. The path to each unit is clear and well defined and sidewalks connections are made to each front door from the parking areas.

Additional pedestrian connections are made through the open spaces beyond the developed parcels by woodchip paths that tie to an existing woodchip and asphalt path system within the open space areas.

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

The compatibility of this plan is achieved by its setbacks, landscaping and the massing and scale of the proposed architecture. The two and three story, sloped roof units have a variety of traditional designs and building materials that are consistent with the large single-family detached homes and townhouses nearby. The setbacks between the units within "The Willows" and the proposed multifamily units allows for suitable privacy and identity for each neighborhood. The site design of the units with front doors to the major streets and the parking courts which screen views of parking are other important elements of compatibility. The preservation of wooded areas, connection of path systems, the low but effective lighting levels proposed and the screening of the trash compactors with wooden screening and landscaping are all elements which allow this proposal to become a contributing part of the existing and future neighborhood.

Buffers to adjoining projects are enhanced by preserved vegetation, additional planting distance and unit orientation.

The activity associated with the proposed residential will not cause any negative effect on adjoining residential and non-residential uses.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

ATTACHMENTS

- | | |
|---------------|--|
| Attachment A. | Standard conditions dated October 10, 1995, attached |
| Attachment B. | Correspondence referenced in report, attached |

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

1. Submit a Site Plan Enforcement Agreement, Development 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 or other programs.
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 on site plan and limits of disturbance per approved Final Water Quality and Forest Conservation Plan;
 - b. Methods and location of forest protection per final Forest Conservation Plan;
 - c. Conditions of DPS Final Water Quality Plan including Stormwater Management Concept approval letter dated January 15, 2002.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - e. The development program inspection schedule.
 - f. Street trees 50 feet max. on center along all public streets;
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.

*led*

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

January 11, 2002

Robert C. Hubbard
Director

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

Re: Revised Final Water Quality Plan for Traville -
Avalon Bay
Preliminary Plan #: 1-97022
SM File #: 200044
Tract Size/Zone: 66.2 acres/MXN
Total Concept Area: 66.2 acres
Tax Plate: FR 342, 343 and 563
Lots: 3 and 5
Montg. Co. Grid: 28 5D & E
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 Revised 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 66.2 acres located on the south side of Shady Grove Road and adjacent to the Willows of Potomac subdivision. The proposed development is zoned MXN and will consist of a mix of residential development and the associated infrastructure. The property is located within the Piney Branch Watershed, which is a designated Special Protection Area (SPA).

Stormwater Management: Water quantity control will be provided via an existing off-site dry pond (Willows of Potomac, Pond #2), coupled with on-site dry ponds. These structures will provide detention of the two-year storm with a predeveloped release rate. As an added measure of stream protection the new on-site ponds will also provide control of the one-year storm. Quality control will be provided on-site via an extensive system of linked BMPs, which include recharge/infiltration trenches, surface sand filters, water quality inlets, bioretention structures, and vegetated buffers. These on-site structures will be coupled with an existing off-site structure (water quality area #3, Willows of Potomac) that was sized to provide partial water quality treatment for the contributing drainage area. Generally the on-site linked system will consist of a water quality inlet that outlets to dual surface sand filters in series. The recharge/infiltration trenches will typically treat rooftop area only. The water quality structures in series will each provide half of the overall one-inch of treatment volume that is required over the impervious drainage area. 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

①

Edward C. Wallington
 January 11, 2002
 Page 2

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.

Monitoring: The following are the requirements for monitoring that are to be done by Avalon Bay in conjunction with the on-going overall site monitoring being done by 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 on both lots 3 and 5. The sediment trap/basin with the largest drainage area and that will remain throughout the construction phase, will be sampled on each lot. This sampling is to be done four times a year during storm events throughout the construction phase.
2. Two monitoring stations are to be established for pre-construction and during construction measurements of turbidity and embeddedness. Testing will be done as delineated in the previous FWQP submission.
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 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.
4. One monitoring station will be established at proposed stormwater management structure 3.5 to obtain information on the effectiveness of the structure. Prior to construction three samples will be taken to establish a baseline for monitoring. Once the structure is converted to a permanent stormwater structure, monitoring will be done as delineated in the FWQP submission. The parameters will include nitrogen (nitrate, nitrite and TKN), phosphorus (total and ortho) metals, (lead, zinc, copper and cadmium) and flow. This monitoring will last for a period of five years after construction is complete with reports submitted quarterly during this period.

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.

(2)

Edward C. Wallington
January 11, 2002
Page 3

3. Surface sand filters are to be pretreated with a minimum of a 20' vegetated buffer or a water quality inlet.
4. Verification of a stormwater management joint use agreement between Avalon Bay and Willows of Potomac must be submitted at the plat recordation.
5. Provide stream restoration via the use of fiber logs and plantings, at three areas at or below the proposed pond outfall for water quantity structure #1. These areas are to be identified and field marked during a joint field walk by DPS, DEP, and your staff. The restoration plan must be submitted along with the detailed sediment control plan. Photographic documentation is to be done prior to construction and throughout the post construction monitoring period. The photos are to be submitted with the quarterly monitoring reports.
6. Provide safe and non-erosive conveyance of the pond outfall at structure 3.5 via a level ~~spread~~ (earthen).
7. Safely locate the path that is shown below the outfall of the stormwater structure 3.5.
8. At a minimum, one foot of stone (dead storage) is to be provided below the outlet pipe of the surface sand filters.

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 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:LMG

cc: M. Shaneman
S. Federline
L. Galanko
D. Marshall
SM File # 200044

QN - On-site; Acres: 66.2 acres
QL - On-site; Acres: 66.2 acres

3



Memorandum

TO: ~~Walter Withans - MNCP&PC~~
Steve Federline - MNCP&PC

FROM: Ed Wallington - LSA *EW*

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. 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 (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	(10.73)	(7.86)		
2. Streets	(3.65)	(2.23)		
3. Apartments	(4.5)	(3.56)		
4. Day Care	(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 18, 2002

MEMORANDUM

TO: Wynn Withans, Development Review Division

FROM: Steve Federline and Carol Martin *SA/cm*
Environmental Planning- Countywide Division

SUBJECT: Avalon Bay at Traville (8-99050)

Environmental Planning Staff Recommendations

Environmental Planning recommends approval of the final water quality plan for Avalon Bay Apartments at Traville subject to the following conditions:

1. Conditions of DPS Final Water Quality Plan approval letter of January 11, 2002.
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 inclusive of 66.16 acres.
 - B) Implementation of the requirements of the final forest conservation plan dated September 21, 2001. All stream valley buffers shall be placed in forest conservation (category I) easement. The forest conservation plan for the overall Traville site includes protection of existing forest or reforestation of the entire stream valley buffer by active planting.
 - C) Imperviousness limited to no more than 14.62 acres on 66.16 acres 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).
 - D) Applicant shall provide boardwalks that span the entire wetland area for all necessary trail crossings, subject to compliance with MDE wetland regulations, if applicable.

5

Recommend approval of the Site Plan with the following conditions:

- A) Certification from a professional acoustical engineer that the apartment buildings will attenuate projected noise levels from Shady Grove Road to an interior level not to exceed 45dBA Ldn. In addition, the applicant shall implement the proffered specifications for additional acoustical treatment on the residential buildings on Shady Grove Road, referenced in and enforceable by the SPEA. The affected buildings and the acoustical specifications are included in a Polysonics Corporation acoustical report dated May 15, 2001, which is attached to a cover letter from Avalon Bay Communities dated January 18th, 2002. Functionally equivalent products with the same or higher STC ratings may be substituted. Any additional openings (skylights, etc. but excluding garage doors) on the fronts and sides of apartment buildings on Shady Grove Road must have a minimum STC rating of 28 dBA.
- B) Notify prospective tenants as part of the lease agreement of the high noise levels along Shady Grove Road due to its use as an industrial haul road, and that acoustical treatment has been incorporated into the buildings along Shady Grove Road to mitigate noise levels inside the units. Notification should specify that although the windows may be opened, acoustical treatment presumes closed window conditions to be effective.

Major Environmental Issues

The three issues of overall concern that have been addressed in prior reviews re: imperviousness (per textual stipulation #2, specific to this plan, and in the broader Traville context); noise impact mitigation; and rare, threatened, and endangered (RTE) species protection.

Imperviousness

The issue of imperviousness was thoroughly reviewed as part of the recent Diagrammatic Plan Amendment (DPA) to the Traville site. The M-NCPPC sponsored a study of the Piney Branch SPA areas by ERM consultants (August,2000) to assess the likely impact of development of Traville at approximately 33% imperviousness on the overall water quality of Piney Branch. This percentage was a reduction from the originally-approved upper limit of 35%, due primarily to the significant use of structural parking on the Human Genome Sciences site.

The conclusion of the study was that *the "Traville project, with the augmented, SPA-level BMP's and projected imperviousness, will likely result in fair stream conditions for the Piney Branch watershed within the subject property"*.

Current calculations for imperviousness at build-out for the Traville site is 32.75%, as presented in tabular form from the applicant on January 10, 2002 (attached). The cap applies to the entire site: not to individual site plans. Therefore, the Avalon Bay site plan does not necessarily have to be at or

below 33%. However, the site plan was carefully scrutinized to determine if additional impervious reductions were possible, which will also be done for each site plan or other regulatory review of the Traville plan.

Noise Impact Mitigation

Testimony on earlier plans and analysis by this applicant and others has documented the noise levels from quarry heavy truck traffic on Shady Grove Road. In response to the well-recognized conflict with both existing and proposed residential development, both the County Executive and the Planning Board have responded positively to the need to address the inherent compatibility conflict by controls at the source and receiver, respectively. The most dramatic improvement has been DPWT's action to reduce the speed limit along Shady Grove Road at night, which in turn has brought a clearly perceptible reduction in truck noise levels and improvement in the night-time noise impact for nearby residences.

The Planning Board's role is to make all reasonable and feasible efforts to implement noise mitigation strategies to enhance compatibility for residential development along Shady Grove Road. The effort was outlined in a response to then- Council Chairman Ewing in a letter of November 20, 2001, and cited **use of noise tolerant uses in the area of greatest impact; building orientation that provides barrier protection to portions of the site more distant; and acoustical treatment of the building facade.** Given the interagency effort to deal with this issue, staff invited the director of the DEP noise program and a project manager from DPWT to actively participate in the noise related aspects of the site plan review.

The Avalon Bay apartments site plans use all of these techniques. On Lot #5, a more noise tolerant active recreation facility (swimming pool) is located along Shady Grove Road, and is designed to use the building structure and a noise wall to better isolate the users from Shady Grove Road noise, and further, to provide physical noise reduction and greater setback of residences from the roadway.

A building orientation on Lot #3 has attached units oriented linearly along Shady Grove Road to provide partial mitigation to residences beyond. However, this technique is only effective if the first row of units are properly armored from truck noise.

Traditional noise standards do not adequately address the night-time and peaked single event nature of the truck noise. Routine noise descriptors which average a short duration noise event over a longer period of time tend to underestimate the annoyance associated with such noise events. Even M-NCPPC noise compatibility guidelines do not fully characterize the extent of single event impacts with such peaked profiles, although the guidelines do use projected traffic levels and penalize night-time noise. Staff recommended that affected units should achieve interior levels reflective of the single event intrusiveness of the trucks. The applicant has responded to this recommendation by noting that although night-time truck noise levels are reduced as a result of the lower speed limit, they will keep the same acoustical treatment standards, thereby reducing the resulting interior level. The applicant's acoustical engineer has stated that with the "building elements meeting the required STC rating, interior noise levels of the proposed buildings will not exceed 45 *dba* for single event truck passbys on Shady Grove Road." (emphasis added by staff).

Use of acoustical treatment as a primary noise mitigation measure is not without several negative effects, even at the higher level of protection provided by this applicant. The necessity of a closed window condition for effectiveness (with its inherent extra energy use), and the diminished quality of usefulness of the impacted exterior spaces are unavoidable byproducts of the use of acoustical treatment. However, the ultimate staff position acknowledged the inherent compromise with the focus on neotraditional development and the limited space for development outside environmentally sensitive areas. Ultimately, staff cannot disagree with the gist of the testimony provided on truck noise, its intrusiveness, and its impact on the use of outdoor spaces. However, the implemented nighttime speed limit reduction, and the solution recommended by staff for this site recognized the many design objectives to be achieved on this site, and maximized the available but limited options for achieving noise compatible development.

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

Upon intensive queries from staff, the applicant's engineer mapped the extent of the serpentine conditions on Avalon Bay. (Memo from Ed Wallington to Laura Bachle, Nov. 16, 1999 inclusive of report from Engineering Consulting Services, Inc). The applicant demonstrated that the serpentine conditions occur only to a limited extent on Lot 3 (an average of 120 feet from Shady Grove Road) and the only wetland/spring area on the serpentine occurs in an area already heavily damaged by gypsy moth.

As part of the reconfirmation of the preliminary water quality plan for Traville as part of the Diagrammatic Plan Amendment (Planning Board, March 8, 2001), the Board approved language which addresses the RTE issue and states, "*the applicant should consider incorporating reasonable measures into site designs for protecting the high concentrations of RTE species identified on the property. In recognition of previous tradeoffs, this condition does not support modifications to the previously approved Concept Plan or any reductions of density on the Traville site.*" This condition was intended to specifically address the issue of RTE on the Avalon Bay Apartments on Lot #3: therefore, no further changes to the plan since the "highest concentration" had been protected in the area north of Shady Grove Road. Staff will examine remaining site plans for opportunities to protect migrating areas of *krigia* (specifically, the former park site north of the curve on Shady Grove Road) through possible inclusion in the open space system.

Forest Conservation

Forest conservation for the entire Traville site was accomplished in accordance with the forest conservation plan approved with Preliminary Plan #1-97022. This site contributes a significant portion of the preserved high priority forest, as well as large areas of afforestation (surrounding development on Lot #5) and environmental enhancement areas, where existing forest will be "enhanced" through management of invasives and other management measures intended to improve the quality of the forest resource.

SDF:g:avalonsteve.env1/02.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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

January 15, 2002 (Revised)

Ms. Wynn Withans
 Development Review Division
 Maryland National Capital Park & Planning Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910

RE: Avalon at Traville Apartments – Parking Requirements

Dear Wynn:

The purpose of this letter is to provide additional information on the number of parking spaces shown in AvalonBay's site plan submission. The number of spaces shown on the plan (1,084 spaces or 2.08 spaces per apartment home) is based on projected need and is derived from AvalonBay's experience at other area apartment communities. As you are aware, the community that we have designed for Traville has a large percentage of parking garages integral to the apartment buildings (56.3% of the apartments have integral garages available). Integral garages are a popular amenity for our residents who, like homeowners, often prefer to keep their cars inside to keep their vehicles clean and to avoid the elements.

The integral garages also help to enhance the curb appeal of the community. Rather than typical garden style apartment buildings surrounded by large areas of asphalt surface parking, 293 of our parking spaces are garages that are within the residential building footprints. Each garage has an associated exterior tandem parking space. The tandem spaces are made from concrete rather than asphalt, which also further enhances the overall curb appeal. This design will help our community feel like a neighborhood rather than a typical apartment complex.

Although using integral garages and tandem spaces has many advantages, it does tend to restrict the use of parking spaces. Each resident who rents a home with a garage has two designated parking spaces (one garage space and the associated tandem). As a result, communities with integral garages require slightly higher parking ratios than a surface parked communities.

The following chart shows parking ratios at some of AvalonBay's newer apartment communities in the metro area. As you can see, communities with a large percentage of integral garages tend to have higher parking ratios.

Community Name	# of Apartment Homes	Product Type	# of Integral Garage Spaces	Parking Ratio/ Apartment Home
Avalon Fox Mill	165	Primarily Townhome	132	2.10
Avalon Fair Lakes	234	Primarily Townhome	156	2.16
Avalon at Cameron Court	460	Townhome & Garden Flats	168	1.87
Avalon Crescent	558	Townhome & Garden Flats	116	1.75
Avalon Crossing	132	Garden Flats	54	1.70
Avalon Fields – Phase 2	96	Garden Flats	0	1.88

11

We believe that the number of parking spaces shown on the plan is appropriate for the community we have designed at Trville. It is important to us to ensure that we offer adequate parking to safely and conveniently serve our residents. Please let me know if you have any questions or if I can provide you with any additional information.

Sincerely,



Betsy L. Weingarten
Senior Development Director

cc: Steve Elmendorf (Linowes & Blocher)



WANCA

Willows and Neighbors Citizens Association, Inc.

FAX TRANSMISSION

To: Wynn Witthans
Fax: 301-495-1306
Tel: 301-495-4584

From: Thomas J. DeGraba
Fax: (301) 295-0863
Tel: (301) 295-0846 (W) (301) 340-2570 (H)
email: tdegraba@yahoo.com
Date: January 18, 2002

Pages Including Cover: 8

Comments:

Attached by an outline of the issues and comments form WANCA regarding the Avalon Bay and Gardens of Traville site Plans.

Best Regards,
Tom DeGraba
President, Willows and Neighbors Citizens Association



WANCA

Willows and Neighbors Citizens Association, Inc.

*Serving the Communities of:
Willows of Potomac, Potomac Glen
and Hunting Hills Estates*

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

January 18, 2002

Re: Site Plans for the Traville Property #8-99050A and 8-02018

Dear Mr. Holmes,

I am Tom DeGraba, 13612 Cherrydale Dr., Rockville, and for the 1400 homes of the Willows and Neighbors Citizens Association, I would like to comment on the Avalon Bay Apartment site plans and Gardens of Traville:

- 1) First, the Association is in complete support of the Gardens of Traville, which supplies the much-needed affordable elderly housing that has been opposed in many other regions of the County. **Item to be Addressed:** We request that the Planning Board assures that sufficient sound insulation for these apartments are required. Even though this part of the development is off of Shady Grove Road, from our experience, this community knows that it is still close enough for significant noise impact from the trucks. Since, the elderly are sensitive to sleep disturbances, the Association wants to be sure that every effort be made to make this an excellent environment. Overall, the concept of affordable housing as designated for Traville represents a significant County asset and has been supported by this Association since the onset of public testimony on the Traville property.
- 2) Second, the Association still has great concern that the remainder of the density of this project continues to be in violation of the Shady Grove Master Plan and the MXN zoning. The Traville development is in violation of MXN zoning ordinance 59-D-4.61(b), which states that the MXN Zone at the location in question must be "in accordance with the adopted master plan...and does not conflict with the applicable County plans and policies". The Shady Grove Master Plan assigned a total of 1700 family dwelling units this sector of the Plan and with the Falls Grove development currently approved for 1530 units, the Traville development causes a 580 unit housing excess. This overage allows for the violation of zoning ordinance 59-C-7.723 that requires "adequate access be available to the site so that traffic does not have an adverse impact on the surrounding area. Since traffic in the Shady Grove region is subjected to numerous class F intersections, much of the traffic in and out of Traville will use neighborhood roads as cut-throughs.
- 3) The community is still very concerned with the undetermined intersection configuration at Shady Grove Road and Darnstown Road. Given the high density of traffic from the apartments, quarry trucks, students from the expanding University of Maryland and the existing neighborhoods, we request that the north bound lanes at the intersection include 4 lanes: a L hand only lane, 2 through lanes and 1 R hand only lane. Lack of this facility will cause excessive lines that will promote traffic to use alternate routes either through the neighborhoods or

Human Genome and the "pedestrian friendly" Village Center. Though this element will not correct the excess development, it can help to decrease some of the negative impact on the community.

- 4) In further examining the violations of MXN zoning ordinance 59-D-4.61(b) the current conditions at Traville also conflicts with at least two plans and/or policies of the County's: First, this "pedestrian friendly" mixed use prototype of a live/play and work community is split by a truck haul route with 1500 trucks day and night and therefore Traville is in conflict with Shady Grove Road being designated the Quarry Truck haul route. The Avalon Bay apartments are the most susceptible to the fumes and noise pollution as well as the safety hazards created by this juxtaposition of Quarry Trucks and residential community.
- 5) Second and of equal importance the density of the Avalon Bay Apartments encroach upon the most sensitive wetlands on the property and will result in the destruction of quality upland forest. This is in conflicts with Legacy Open Space which is a program designed to spend millions of taxpayer dollars to purchase land to save open space to preserve valued County environmental resources. This plan is predicated on the understanding that even modest development in sensitive environmental areas will result in significant degradation. Traville, at its approved density and proposed BMP's will result in the destruction of one of the most sensitive environmental regions in the County. Because of this the only sure solution for the protection of Water Quality as mandated by MXN zoning is to reduce density as required by Textual stipulation 2 for Traville. Zoning ordinance 59-C-7.71(g) which states that the purpose of the zone was to authorize development "consistent with applicable laws, regulations, and restrictions addressing environmental protection", requires that efforts should be made to minimize water impact and preserve the environment by impervious reduction. Short of impervious reduction, we further request that the Planning Board requires that as a condition of this site plan approval, improvements of failing and sub-adequate SWM facilities at the Willows be implemented by the Traville developers in order to attempt to optimize water quality in the upper Piney Branch. This may help reduce impervious negative impact. The condition which support this request can be found in the attached communication, which was composed and supported by the Potomac Leadership group, including the presidents of the West Montgomery County Citizens Association, North Potomac Citizens Association, Darnstown Citizens Association and the Willows and Neighbors Citizens Association.
- 6) The Association supports, as a condition of approval for the Avalon Bay Apartments, the implementation of future OSHA regulation to be adopted by the County Council as outlined by testimony submitted by Michael Berger. This implementation will improve protection of workers and residents from hazards created by development and blasting on serpentine rock.
- 7) The Association is concerned by the lack of adequate active recreational facilities on the Avalon Bay property particularly within access of residents on the parcel closest to Calabash lane. We suggest that attempts be made to re-arrange parking and road surface to allow at least for a half court basketball court and a tennis court, hopefully without any appreciable increase in imperviousness. We approve of the replacement of the asphalt paths in the wetlands with board-walks.

- 8) Given the overwhelming noise still produced by the trucks, we recommend that all sides of all apartment buildings be significantly insulated and not just those buildings facing Shady Grove Road.
- 9) Because of significant traffic impact from the excess housing above the Master Plan and the additional 526,000 sq ft of non-resident above the APFO generated by Pay and Go, we would like to see some level of incentive from the Apartments for workers at Human Genome Science (and any future businesses on Trville) rent at Avalon Bay in order to reduce traffic and fulfill some of the concept goals of the MXN zone.
- 10) Finally, we believe that extraordinary efforts need to be made for reforestation of this property considering the sensitive wetlands that are being displaced.

We thank the Board for its' consideration of our concerns and we will continue to work with MNCPPC to make this project the best it can be. We look forward to our interaction at the hearing and hope to be able to elaborate on any specific issue as needed.

Sincerely,



Tom DeGraba

President: Willows and Neighbors Citizens Association

Env. & Energy

042818

KL
CC
JAH
MM

Montgomery County Council
The Honorable Steven Silverman, President
Stella Warner Building
100 Maryland Ave.
Rockville, Maryland 20850



January 7, 2001

Hand Delivered January 8, 2002

RECEIVED COUNCIL
JAN 8 9

Dear Mr. Silverman and Council Members,

As the representatives of the Leadership of the major civic associations in the Potomac Subregion, we respectfully ask your assistance in giving guidance to the Montgomery County Department of Permitting Services and the Planning Board Staff at MNCPPC with respect to the Water Quality Plans for the Traville development.

In July 2001, oral arguments presented by the Willows and Neighbors Citizens Association on the DPA for the Traville Project, revealed serious concerns with regards to the realistic capability of the Traville storm water management plan to maintain the Piney Branch water quality in a "good" range. The following points highlight the deficiencies in the current plan, which creates a high potential for significant water degradation and violation of the MXN zoning ordinances with the implementation of further development at Traville.

- 1) The Traville property is priority wetlands in a special protection area of the headwaters of the Piney Branch. Despite the developer's assertions that their "new" SWM plans will mitigate 33% impervious surface of Traville, all authoritative scientific documents state that water degradation will occur at impervious levels > 10-12% irrespective of BMP's.
- 2) The non-peer reviewed study that the developers opined support the above assertions was not even admitted into evidence during the hearings. The conclusion of the report (as determined by MNCPPC Environmental Planning Staff) was that insufficient data exists to determine if BMP's would mitigate Traville's impervious impact.
- 3) Water quality degradation is in direct violation of MXN zoning ordinance 59-C-7.71(g) which states that the purpose of the zone was to authorize development "consistent with applicable laws, regulations, and restrictions addressing environmental protection".
- 4) Storm Water Management facilities in the adjacent property of the Willows of Potomac are failing. Failure has occurred to the point where one SWM facility has been filled in at the direction of DPS because of the "potential negative environmental effects that these facilities may have in this sensitive watershed". DPS further wrote, "these areas will then cease to be storm water management facilities". (See attachment 1). It is important to note that the same engineers that are designing Traville's "new" BMPs designed these facilities. No safeguards are in place if SWM facilities at Traville also fail.
- 5) Water quality has already significantly deteriorated in the Piney Branch, as indicated by the worsening of Benthic Macroinvertebrate IBI scores, due to development in the area that has a lesser imperviousness than Traville. (See attachment 2). These data are from County monitoring station in the Piney Branch on the Traville property, stations WBPB201, WBPB202 and WBPB203A.
- 6) Some of the Traville property is designed to drain into the current SWM facilities at the Willows, which cannot even handle it's own 26% imperious level.
- 7) Traville is using BMPs that rely heavily on a high ground percolation rate, in a region known to have a very poor percolation capacity.
- 8) The developers touted the success of the Germantown Bog as an indication that the BMPs for Traville could work. However, the conditions at the Bog and the Piney Branch stream are not

comparable entities. In addition, a large reservoir was created on the Bog site, which is not a component at the Trville property.

- 9) Given the foreseeable degradation of a high quality stream, the Trville development with its current BMPs is in further violation of MXN zoning ordinance 59-D-4.61(b), which states that the MXN Zone at the location in question must be "in accordance with the adopted master plan...and does not conflict with the applicable County plans and policies". The current situation at Trville conflicts with at least two plans and/or policies of the County's: First, it conflicts with Legacy Open Space which is a program designed to spend millions of taxpayer dollars to purchase land to save open space to preserve valued County environmental resources. This plan is predicated on the understanding that even modest development in sensitive environmental areas will result in significant degradation. Trville, at its approved density and proposed BMP's will result in the destruction of one of the most sensitive environmental regions in the County. Second, the extraordinary number of SWM facilities necessary to attempt to mitigate the density of Trville will set a precedent for future BMPs in other developments that will cost the taxpayers of Montgomery County hundreds of thousands of dollars to maintain.

Therefore, given that the County has knowingly approved a project that realistically jeopardizes a priority wetlands, in violation of the MXN Zoning Ordinances, we ask that the County Council directs the Department of Permitting Services and the MNCPPC Environmental Planning Staff to, in addition to the usual process, consider reviewing and correcting deficient and inadequate SWM facilities on the Willows property, which serve the identical watershed as part of the Trville Water Quality Plan.

This request is appropriate at this time given that the developers of Trville, five years ago, received Council approval for the project based on the developers' assurance that they could mitigate a 35% impervious level. The developers have failed the burden of proof that this is possible with the existing technology and therefore all efforts must be made in this region to mitigate the impact of development on the Piney Branch water quality.

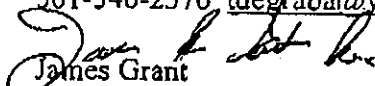
The site plans for the apartments on the property are currently under review and the Water Quality plans are at DPS. We request that an expedient communication be sent to DPS expressing the Council's concerns of the current plans for the protection of the Piney Branch, and that a high priority be given to solutions that include correcting SWM facilities in the neighboring development that was created by the same developer and engineers.

Thank you for your attention in this matter and please do not hesitate to contact us if you have any questions.

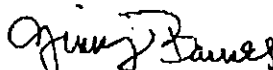
Sincerely,



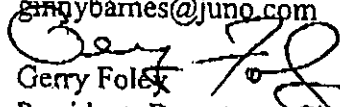
Thomas DeGraba
 President: Willows and Neighbors
 Citizens Association
 301-340-2570 tdegraba@yahoo.com



James Grant
 President: North Potomac
 Citizens Association
grantj@us.ibm.com



Ginny Barnes
 President: West Montgomery County
 Civic Association
ginnybarnes@juno.com



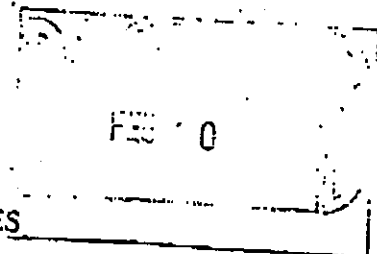
Gerry Foley
 President: Darnstown Civic Association
foleyg007@aol.com

Attachment 1



3014951306;# 7/ 8

DEPARTMENT OF PERMITTING SERVICES



Douglas M. Duncan
County Executive

February 14, 2001

Robert C. Hubbard
Director

Ted Smart
MI/Willows Ltd. Partnership
c/o Maryland Development Corporation
2401 Research Blvd.
Rockville, MD 20850

Re: Willows of Potomac Phase 2C
Sediment Control No. 9406300090


Dear Mr. Smart:

The water quality facilities constructed behind the homes at the end of Shining Willow Drive, (shown on the above referenced plans as "Water Quality Area #2") have not operated as designed since their installation. Water is ponded for significant amounts of time. A recent repair effort did not solve the problem; and, we continue to receive complaints from homeowners in the area. We also have concerns about the negative environmental effect that these facilities may have in this sensitive watershed. Therefore, you are required to grade these facilities out and stabilize them in such a way that positive drainage is provided. These areas will then cease to be stormwater management facilities.

Please submit redline plans to this office, for review and approval, prior to regrading these areas. There will be no review fees associated with this plan revision. Regrading should commence as soon as practical.

If you have questions or comments please contact me at 240-777-6343.

Sincerely,


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

RAB:anm

Cc: Ed Wallington (Loiederman Associates, Inc.)
James R. Hammerschmidt (Paley, Rothman, Goldstein, Rosenberg & Cooper)
Rick Holley (MCDPS)
Mark Etheridge (MCDPS)
SWM File #1-88187
SC #: 9406300090

BENTHIC MACROINVERTEBRATE IBI SCORES - Scores range from 8 (poor) to 40 (excellent)

Monitor sites on TRAWILL

STATION	1995	1996	1997	1998	1999	2000
WBPB201	N/D	32	26	34	16	12
WBPB202	30	20	22	22	14	14
WBPB203A	28	12	14	28	14	10
WBPB203B	N/D	N/D	N/D	22	16	14
WBPB204A	24	14	18	N/D	20	14
WBPB204B	N/D	N/D	16	24	16	16
WBPB205	28	14	14	28	8	N/D
WBPB101	34	20	24	28	32	32