



**JUSTIFICATION STATEMENT  
FOR PRELIMINARY PLAN APPLICATION  
NO. 120120290**

**Travilah Grove**

The following statement is submitted in support of the Preliminary Plan application (the "Application") for a CR (Commercial/Residential) development, *Travilah Grove* (formerly the Rickman Property) (the "Property") located at 14215 – 14219 Travilah Road in Rockville, Maryland. As described in further detail below and on the Preliminary Plan submitted with the application, the application proposes development of the subject property with 300 multi-family dwelling units, including 12.5% Moderately Priced Dwelling Units ("MPDUs"), in five mid-rise residential buildings, with related improvements and additional resident amenities.

**I. Introduction**

The subject property consists of six contiguous parcels of largely unimproved land, located to the east of Travilah Road and approximately ¼ mile south of the intersection of Travilah Road and Maryland Route 28 (Darnestown Road). Collectively, the Property has a total gross tract area of 597,876 square feet ("SF") (13.72 acres), dedicating 18,017 square feet (0.41 acres) for Travilah Road improvements. Upon approval by MNCPPC, the collective parcels comprising the subject project will be consolidated into a single recorded lot.

Located to the north of the Property is *Traville* (Site Plan Application No. 82003012A; Subdivision No. 119970220). *Traville* provides a wide variety of retail, commercial, educational, and employment opportunities to the Property, which include anchor facilities such as the University of Maryland (satellite campus), Human Genome Sciences (biotechnology / research & development), and the Institute for Governmental Service and Research. Located to the south of the Property is *Willow Oaks* (Site Plan Application No. 820010240; Subdivision No. 120000910) a residential subdivision with single and multi-family homes. Directly across Travilah Road to the west are Stone Mill Elementary School and several single family homes which front on Travilah Road.

The subject property is separated from Shady Grove Road to the east by means of a narrow parcel of unimproved land which lies within a "Perpetual & Exclusive" easement area (L. 28318 F. 753). The easement currently contains an endangered dwarf dandelion (Potato Dandelion (*Krigia dandelion*)) habitat, which is listed on the *Maryland Department of Natural Resources* list of Current and Historical Rare, Threatened, and Endangered Species of Montgomery County, Maryland.

The Property is bisected by a 50' WSSC right of way (L. 2811 F.256) running roughly parallel to Travilah Road in which a 36" and 60" water main pipe are located. Additionally, a portion of the subject property is located within the Piney Branch Special Protection Area ("SPA") for water quality.

**II. Master Plan Recommendations**

The Property is within the area of the Great Seneca Corridor Master Plan, approved and adopted in June 2010 (the "Master Plan"), and specifically within the Master Plan's LSC (Life Sciences Center) South District. The primary objective of the Master Plan is to "Transform the LSC into a dynamic live/work community while ensuring growth opportunities for research, medical, and bioscience interests". *Id.* at 9.

Pursuant to the Master Plan recommendations, the Property was rezoned by sectional map amendment to CR 0.5: C 0.5, R 0.5, H 80'. Accordingly, maximum commercial and/or residential density of up to 0.5 FAR (floor area ratio) and a maximum building height of 80 feet are permitted to be developed on the Property. *Id.*

As noted above, a portion of the Property is located within the Piney Branch SPA. To preserve water quality in the SPA and preserve the overall environmental health of the site, the Master Plan recommends that the Property address the following guidelines:

- a. "Minimize impacts to the SPA by orienting buildings and parking nearer Travilah Road, outside the SPA boundary to the extent feasible."
- b. "Ensure proper sediment control during construction."
- c. "Consider parking underneath buildings (ground-level), compact development design, and other techniques to minimize impervious surfaces."
- d. "Consider placing recreation facilities that are not noise-sensitive closer to Shady Grove Road."
- e. "Consider meeting afforestation requirements in the area adjacent to the existing protective strip along Shady Grove Road to enhance protection of the *Krigia dandelion* population." *Id.* at 52.

Additionally, the Master Plan specifically references and makes recommendations toward the subject property in respect to several other important issues which include the following:

- a. The Master Plan specifically exempts the Property from its recommendation that lands within the Piney Branch SPA be restricted to existing and approved development. *Id.* at 27.
- b. The Master Plan specifically exempts the property from the staging requirements applicable to the various LSC districts. *Id.* at 76

### **III. Proposed Preliminary Plan**

The Application proposes five mid-rise multi-family residential buildings, for a total of 300 dwelling units, including 38 MPDUs (12.5%). In total, the project proposed a maximum FAR of 0.5, a maximum building height of 60 feet, and a gross square footage of approximately 298,958 square feet.

The project includes dedicated, high quality residential amenity space including a 5,000 square foot clubhouse, a swimming pool and associated recreational areas, and 1.35 acres (10%) of Public Use Space. Additionally, the project will provide 417 surface parking spaces, ten of which will be handicapped accessible as required. A development data table for the project is set forth below.

The project will provide pedestrian and vehicular access through two ingress/ egress access points along Travilah Road and a "right in, right out" onto Shady Grove Road.

Surface water from the project will be served by six on-site stormwater trap facilities. The project will be served by public water and sewer, category W-3, S-3.

A Natural Resource Inventory/Forest Stand Delineation Plan for the property was approved by the Maryland-National Capital Park & Planning Commission on April 12, 2012 (File No. 420121230).

### **IV. Required Findings for Preliminary Plan Approval**

The subject preliminary plan application demonstrates that the proposed project meets or exceeds all of the required development standards for the CR zone as set forth in the attached development data table.

In addition, as hereinafter described, the proposed project satisfies each of the applicable requirements itemized in Section 50-35 of the Montgomery County Code which governs the Planning Board's approval of preliminary subdivision plan applications.