

June 03, 2013

M-NCP&PC  
Mr. Glenn Kreger  
8787 Georgia Avenue  
Silver Spring, MD. 20910

Re: Glenmont Metrocenter Phase 1.1 - Site Plan (# 820130270)  
Zone: TS-R, Site Area = 9.46 Acres  
Statement of Justification and Short Description  
RCI Job No.: 506-AN2

On behalf of Winchester Homes, Inc., the following is a Statement of Justification and project Short Description to support approval of Glenmont Metrocenter, Phase 1.1 Site Plan application.

Winchester Homes, Inc., (the "Applicant") is seeking approval of a Site Plan application, comprised of 9.46 acres of land located north-west of the intersection of Glenallan Avenue and Layhill Road, in Glenmont, Maryland (the "Property").

The Phase 1.1 Site Plan proposes 171 dwelling units (townhouse units) of which 22 will be designated as MPDU's. The 22 MPDU's represent 12.5% of the total 171 units included with the Phase 1.1 Site Plan application and is in accordance with the approved Development Plan (G-862/863).

The Site Plan has been developed to provide quality of design in coordination with the TS-R zone and the Glenmont Master-Plan. Those elements include the use of interconnected streets with short blocks which emphasize pedestrian use and street character. The pedestrian friendly private streets have been developed with on-street parking, street trees, and sidewalk system that provide connectivity to the perimeter public sidewalk system, which provides safe and efficient access to the adjacent Glenmont Metro facility to the south and the adjacent public Glenfield Park to the north. The plan includes townhouse units of various sizes, all with rear loaded garage parking, which will be accessed through the proposed private alleys. The use of minimum curb radii, allowing improved intersection design, will calm vehicular traffic and create definition for the internal roadway pedestrian crossings. The proposed building setbacks have been kept to a minimum and address the recommendations of the approved Development Plan, as the buildings are arranged to activate the street and allow for a number pedestrian openspaces. A number of other openspace areas include SWM bio-facilities along the common area in the front of the units, which will be landscaped in manner to define the pedestrian system. Additionally, the site includes a number of Environmental Site Design (ESD) SWM facilities that will provide curb side tree panels which allow for separation of the roadway and pedestrian systems, and incorporate shade trees directly adjacent to the private streets.

Glenmont Metrocenter, 9.46 Ac. TS-R Zone (Standard Method)  
Statement of Justification  
RCI Job No.: 506-AN2  
May 22, 2013

Based upon the design elements described above, and the contents of this application, the Glenmont Metrocenter, Phase 1.1 Site Plan complies with all requirements of the subdivision regulations. The Site Plan also closely represents the approved Development Plan design, and is in substantial compliance with the recommendations of the Glenmont Master- Plan.

We look forward to working with Technical Staff on the Glenmont Metrocenter, Preliminary Plan application. Thank you for your continued cooperation regarding this matter.

Sincerely yours,  
Rodgers Consulting, Inc.

Robert K. McCary  
Senior Project Manager  
Senior Associate

cc: Michael Lemon, Winchester Homes, Inc.  
Michael Conley, Winchester Homes, Inc.  
J.T. Jerve, Layhill Investment Associates, LLC  
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