



Shawnee Lane between Frederick Road (MD355) and Gateway Center Drive, Mandatory Referral No. MR2010815

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Completed: 10/11/12

Description

This project would reconstruct the existing two-lane Shawnee Lane as a four-lane divided roadway between Gateway Center Drive and Frederick Road (MD355), a distance of approximately ½-mile.

Mandatory Referral approval is requested for these improvements, which are required as a condition of Preliminary Plan No. 12005101A and Site Plan No. 820050038A for the Gallery Park development in Clarksburg. Concurrent approvals requested for a Final Water Quality Plan, a Forest Conservation Plan (FCP), and revision of an existing FCP are covered in a separate staff memo. A Limited Preliminary Plan Amendment 12005101B: Gallery Park (Eastside) has been proposed and is covered in an additional staff memo for the Board’s consideration at the same hearing.

The project is located within the Clarksburg Master Plan area.

Summary

Construction of the subject widening of Shawnee Lane would fulfill an off-site transportation requirement of the Gallery Park development in Clarksburg.

We recommend that the Board **approve** this project with the comments outlined below.

Board Comments

1. Provide pedestrian refuges in the Shawnee Lane median at all intersections and align the handicap ramps, as appropriate. Locate the handicap ramps at the planned Observation Drive and Corridor Cities Transitway so as to minimize any future reconstruction needed to achieve this goal.
2. Construct the ramp at the northeast corner of Gateway Center Drive to be ten feet wide to accommodate the future shared use path on Gateway Center Drive. Provide a ten-foot-wide refuge in the median of Shawnee Lane.

3. Provide shade trees along both sides of the widened Shawnee Lane. Also provide shade trees within the 16-foot-wide median if possible; if this is not possible, smaller ornamental trees and shrubs should be provided in the median.

Previous Board Action

On September 23, 2010, the Planning Board approved Preliminary Plan No. 12005101A and Site Plan No. 820050038A for the Gallery Park development in Clarksburg. Condition #5 of the Preliminary Plan approval, from the resolution dated December 2, 2010, addresses the widening of Shawnee Lane and reads as follows:

- 5) The Applicant must dedicate and/or acquire 120 feet of right-of-way for Shawnee Lane from Gateway Center Drive to Frederick Road (MD 355), and construct Shawnee Lane to a four-lane divided arterial roadway. Any additional right-of-way or associated easements necessary for construction of Shawnee Lane will be acquired or funded by the Applicant. The Applicant must acquire or fund the cost of condemnation by Montgomery County Department of Public Works and Transportation (DPWT) for all necessary right-of-way for the entire length of Shawnee Lane prior to issuance of the building permit for the 91st dwelling unit. Construction of Shawnee Lane must be complete and open to traffic prior to the issuance of the building permit for the 201st dwelling unit.

Site context

The north side of the road is mostly undeveloped but has two single-family homes in the center of the project and one at the eastern end. The south side of the road is abutted by Moyer and Sons Moving and Storage and a Montgomery County Public Schools bus depot. Access to these properties would be maintained by the subject project but, with the exception of the home at the eastern end of Shawnee Lane, all would be impacted by the future construction of Observation Drive and the Corridor Cities Transitway (CCT). Attachment 1 shows the location of the project in relation to the Master Plan of Highways in the Clarksburg area with the future Observation Drive and CCT crossing Shawnee Lane at roughly the midpoint of the Shawnee Lane project.

Project Description

This project would reconstruct the existing two-lane Shawnee Lane as a four-lane divided roadway between Gateway Center Drive and Frederick Road (MD355), a distance of approximately ½-mile. The proposed typical section consists of two 25-foot-wide roadways separated by a 16-foot-wide landscaped median. Attachment 2 shows the proposed typical section.

The roadway would be closed-section (with curbs) but would have drainage swales along its entire length to infiltrate roadway runoff, providing stormwater management.

Beyond the drainage swales, a five-foot wide sidewalk is proposed on the north side of the road and a ten-foot-wide shared use path is proposed on the south side of the road.

Master Plan Consistency

Roadway: The Clarksburg Master Plan classifies Shawnee Lane between Gateway Center Drive and Frederick Road (MD355) as a four-lane arterial road in a 120-foot right-of-way. The proposed typical section is consistent with the Master Plan. The new road standards that were approved in 2008 do not require such a wide right-of-way, but they were intended to maximize stormwater infiltration. Since the applicant proposes to use the additional right-of-way to meet current stormwater management requirements via vegetated swales, we believe that the proposed typical section meets both the Master Plan and Road Code objectives.

Bikeway: The Clarksburg Master Plan recommends a shared use path along Shawnee Lane, as proposed by the subject project.

Additional Analysis

Roadway

The proposed project would complete one segment of the planned roadway network in Clarksburg and would provide access to the planned CCT station at Shawnee Lane. We are in agreement with the general design of the road.

As noted above, the proposed typical section includes vegetated swales to provide infiltration of roadway runoff. The steps taken to minimize environmental disturbance are described in greater detail in the separate staff memo that covers the Final Water Quality Plan and Forest Conservation Plan.

Pedestrian Accommodation

Handicap ramps are proposed at all intersections within the project limits, as required by the American with Disabilities Act (ADA). They should be located in such a way that they can take advantage of the opportunity to use pedestrian refuges in the wide proposed median of Shawnee. We recommend that median pedestrian refuges in line with the appropriately located handicap ramps.

Bike Accommodation

Bicyclists would be accommodated on the proposed off-road shared use path on the south side of Shawnee Lane, as well as on-road in the bike-accessible 14-foot-wide curb lane.

We recommend that the ramp at the northeast corner of Gateway Center Drive be constructed at ten feet wide to accommodate the future shared use path on Gateway Center Drive. In addition, a refuge should be provided in the median of Shawnee Lane that accommodates this shared use path connection.

Landscaping

We recommend that shade trees be provided along both sides of the widened Shawnee Lane. Shade trees should also be provided within the 16-foot-wide median if possible; if this is not possible, smaller ornamental trees and shrubs should be provided in the median.

Park Impacts

No parks exist within the project limits.

Outreach

A public notice of this Planning Board meeting was sent by staff to area community associations.

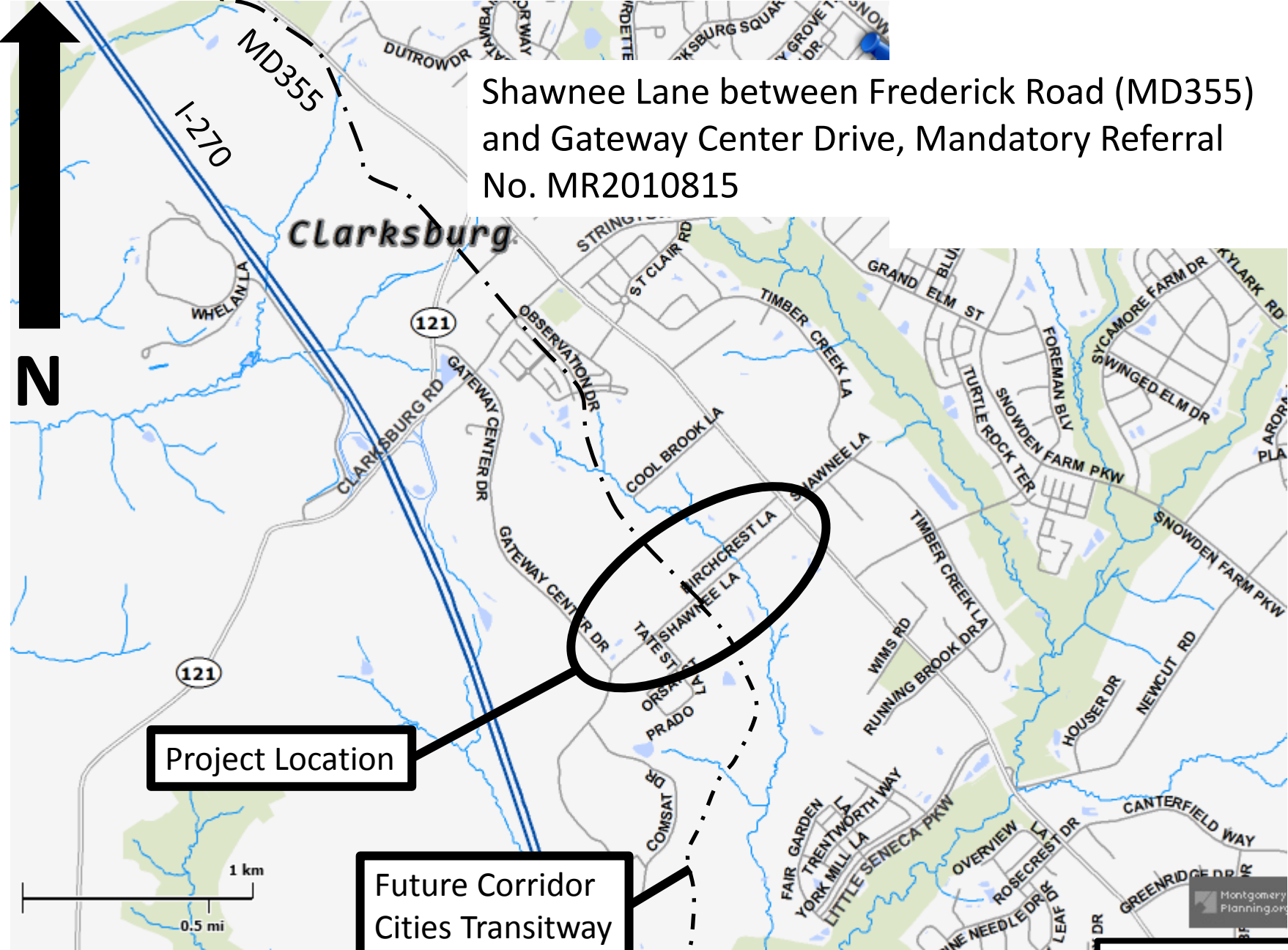
Conclusion

The proposed project should be approved with the recommended Board comments.

Attachments

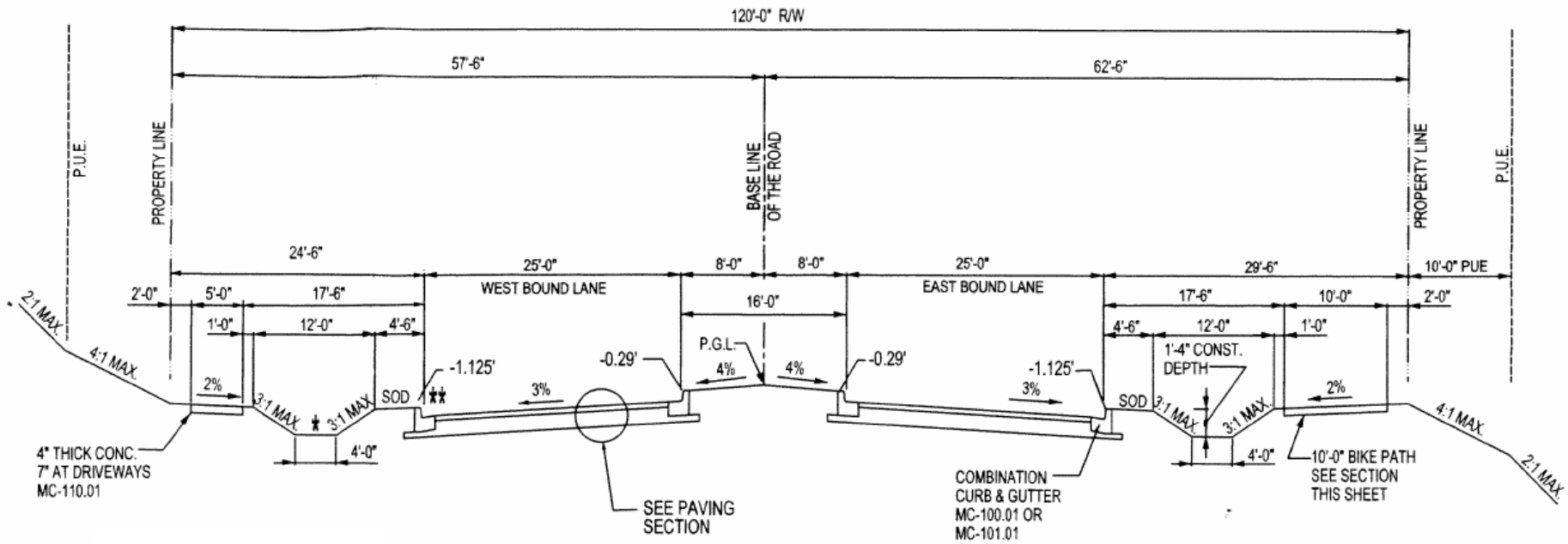
LC/MD/am

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Project Location

Future Corridor Cities Transitway



MODIFIED ARTERIAL DUAL ROAD - 120' RIGHT OF WAY
 NOT TO SCALE

Proposed Typical Section for Shawnee Lane