



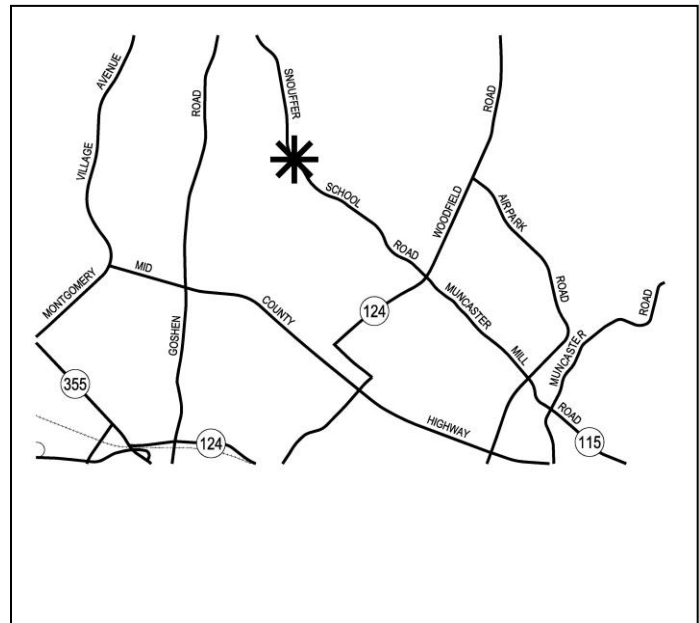
**Snouffer School Road North (Webb Tract)**  
**Part A: Mandatory Referral, MR2014038**

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**Completed: 5/16/16**

**Description**

- Montgomery County Department of Transportation (MCDOT) CIP Project, No. 501119, to improve Snouffer School Road from Centerway Road to 1,600 feet south of Ridge Heights Drive, including widening of the road from 2 to 4 lanes from Centerway Road to Turkey Thicket Drive, construction of associated sidewalk and shared use path between Centerway Road and Ridge Heights Drive, and associated park impacts.
- R-200 Zone, located within the 1985 (Amended 1990) *Gaithersburg Vicinity Master Plan* area.
- Filing Date: March 23, 2016.
- Applicant: MCDOT.



**Summary**

- This project includes the following five items for the Planning Board’s consideration:
  - A) Mandatory Referral, MR2014038
  - B) Impacts to Parklands
  - C) Preliminary Forest Conservation Plan No. MR2014038
  - D) Amendment to Final Forest Conservation Plan No. MR2010738
  - E) Amendment to Final Forest Conservation Plan No. SC2008018
- Staff recommends approval with comments for item A (Mandatory Referral, covered in this report), and approval with conditions for the other four items (covered in separate reports).
- The Planning Board’s decision in Mandatory Referrals is advisory, but it is final and binding for the other four items.
- The project is scheduled to start construction in October 2016, and be substantially complete by mid-January 2018.

## **STAFF RECOMMENDATION**

Staff recommends approval and transmittal of the following comments to (MCDOT):

1. Provide ADA accessible, 8-foot wide ramps in the northeast corner of the intersections of Snouffer School Road with Alliston Hollow Way and the park access driveway near Centerway Road.
2. Install traffic signals at the Snouffer School Road intersections with Alliston Hollow Way and Turkey Thicket Drive.
3. Provide directional ADA ramps in the southeast corner of the intersections of Snouffer School Road and Alliston Hollow Way.
4. Provide additional street trees where feasible within the constrained right-of-way.
5. Ensure adequate lighting at all intersections and marked crosswalks within the project limits.
6. Submit final construction and stream restoration plans to the M-NCPPC Department of Parks for review as part of the park permit process to ensure that all work is performed in accordance with M-NCPPC standard details, specifications, and policies.

## **PROPOSAL**

Snouffer School Road between Centerway Road and approximately 1,600 feet south of Ridge Heights Drive is currently a two-lane road with no sidewalks or bike facilities, and is posted at 40 mph. It is an Arterial road with an average daily traffic (ADT) volume of 15,000 vehicles between Centerway Road and Ridge Heights Drive, which is typical of an arterial road. The proposed Project will provide the following improvements:

1. Widen Snouffer School Road between Centerway Road and Turkey Thicket Drive from two to four lanes.
2. Provide vehicular access for the Montgomery County Multi-Agency Service Park (County Service Park) at the intersection of Centerway Road and Turkey Thicket Drive.
3. Reconstruct the two bridges over the Cabin Branch and its tributary.
4. Safely accommodate turning movements into/from the County Service Park at Turkey Thicket Drive.
5. Taper down the road between Turkey Thicket Drive and 1,600 feet south of Ridge Heights Drive from four lanes to an improved and resurfaced two-lane road.
6. Improve pedestrian and bicycle connectivity along Snouffer School Road within the project limits.
7. Provide stream restoration for 1,483 linear feet of Cabin Branch stream.

The project limits are shown in the Figure 1.

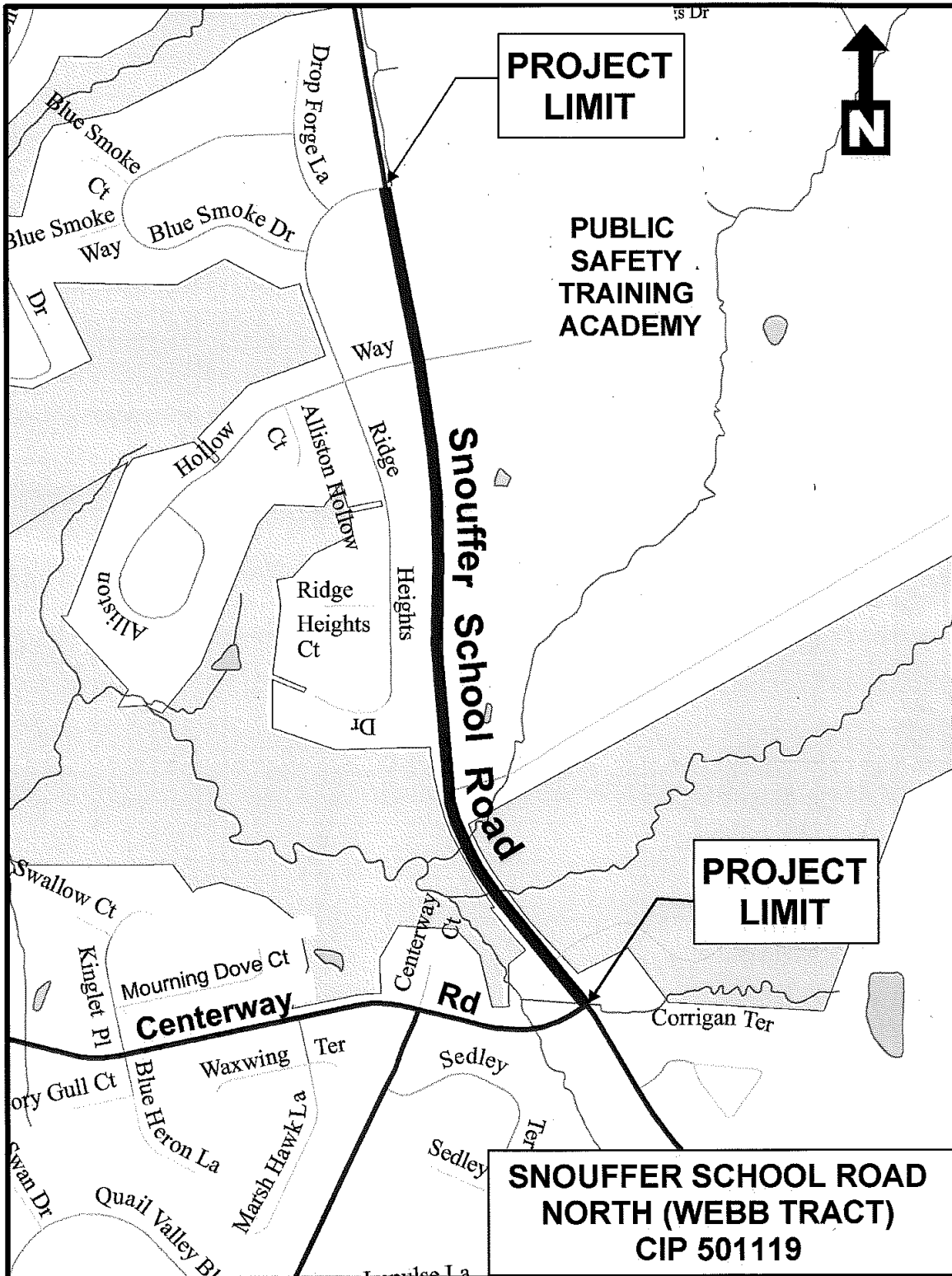


Figure 1: Project Boundary

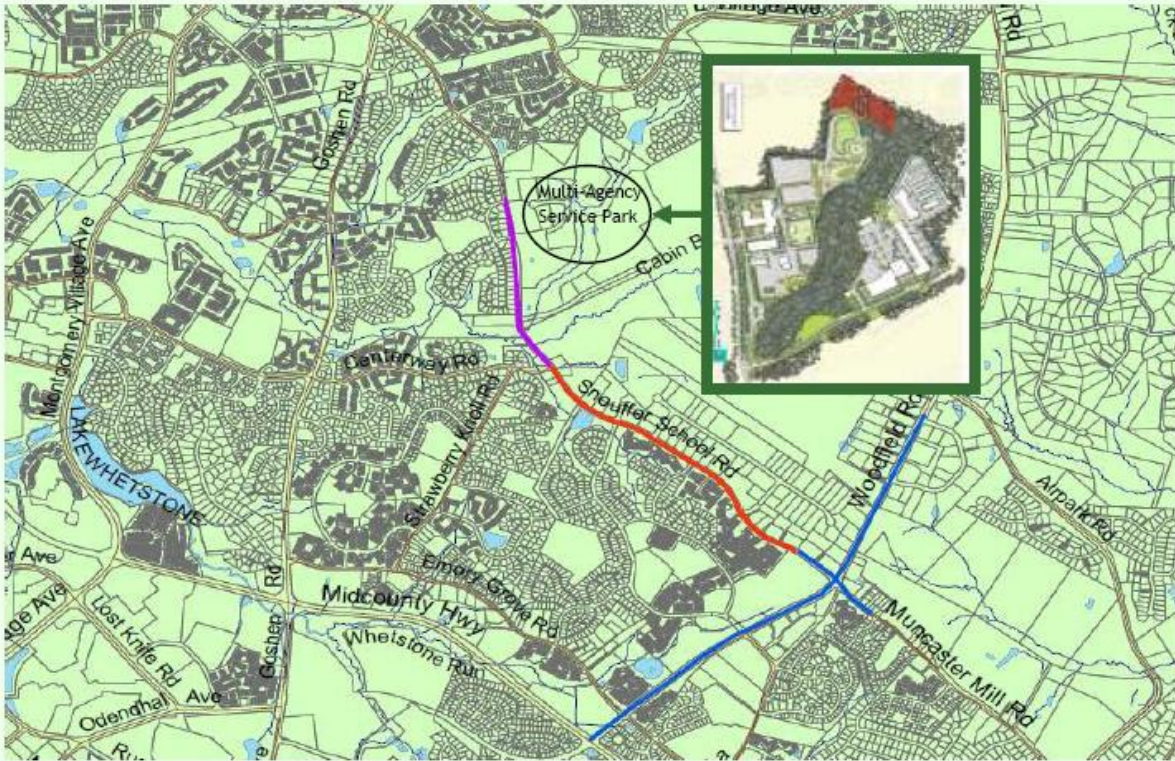
Originally, this project was to widen Snouffer School Road from two to four lanes from Centerway Road to Goshen Road as a transportation “Policy Area Review” improvement requirement for the Webb Tract project, Preliminary Plan No. 1-86225, and the subsequent Airpark North Business Park project, Preliminary Plan No. 120040180. When the County acquired the Webb Tract property for the County Service Park, the MCDOT developed plans to widen Snouffer School Road from two to four lanes for the entire length of the project (between Centerway Road and approximately 1,600 feet south of Ridge Heights Drive). In 2012, the County Council reduced the scope of the project (CIP Project No. 501119, Attachment 1) to widen Snouffer School Road only between Centerway Road and Turkey Thicket Drive from two to four lanes while keeping the rest of the project as two lanes (Council Resolution No. 17-482).

Along the east side of the roadway within the County Service Park property, the proposed project will expand the existing 80-foot right-of-way (ROW) to 110 feet by adding 30 feet. This 30-foot additional right-of-way is currently held in reservation and no further Planning Board action is required. No right-of-way will be acquired along the west side of Snouffer School Road. Along the Lois Y. Green Conversation Park, the additional right-of-way is already owned by the County in fee simple. The project will need to acquire a Park permit for the proposed improvements on the parkland.

The proposed four-lane section between Centerway Road and Turkey Thicket Drive consists of a 12.3-foot wide outer lane, an 11-foot wide inner lane, and a raised median. The proposed two-lane section between Turkey Thicket Drive and approximately 1,600 feet south of Ridge Heights Drive consists of 11-foot wide lanes with no median. Both segments will include a 5-foot concrete sidewalk with a 4 to 6-foot wide green panel on the west side and an 8-foot wide concrete shared-use path with a 4-foot green panel on the east side. (Attachment 2).

#### **Nearby Related Transportation Project**

MCDOT CIP Project No. 501109 will upgrade Snouffer School Road between Sweet Autumn Drive and Centerway Road. It will provide five lanes, including a center turn lane, 5.5-foot wide on-road bike lanes, an 8-foot wide shared-use path, and a 5-foot wide sidewalk. The Planning Board reviewed this project as a Mandatory Referral (MR2013003) on October 4, 2012. Construction is scheduled to start in late May 2016, with completion in late June 2018, which means it may overlap with the construction of the southern portion of the proposed project. Figure 2 shows the proposed project (Snouffer School Road North, subject to this mandatory referral) and other nearby County and State projects.



Map Legend	
	Snouffer School Road North (Webb Tract) CIP Project No. 501119
	Snouffer School Road CIP Project No. 501109
	Woofield Road MD 124- Phase 2(State Highway Administration Project)
	Multi-Agency Service Park CIP Project No. 470907

**Figure 2: Proposed Project and other CIP Projects**

**Available Transit Service**

Ride On route 58 operates along Snouffer School Road between the Shady Grove Metrorail Station and the Lakeforest Transit Center with 30-minute headways on weekdays and weekends. Bus stops are located on both sides of Snouffer School Road at the intersection with Ridge Heights Drive.

**Master Plan Consistency – Roadways**

In accordance with the 1985 (amended 1990) *Gaithersburg Vicinity Master Plan* (Master Plan) and the 2005 *Countywide Bikeways Functional Master Plan*, the master-planned designated roadways and bikeway are as follows:

1. Snouffer School Road is designated as a four-lane arterial, A-16, with a recommended 80-foot wide right-of-way. With the right-of-way reservations in place, the existing right-of-way within the project’s limits is approximately 105 to 111 feet along the County Service Park

frontage and approximately 70 to 84 feet along the Lois Y. Green Conservation Park frontage.

2. Centerway Road is designated as a four-lane arterial, A-275, with a recommended 80-foot-wide right-of-way and no bikeway.

The following cross streets exist within the project limits but they are not designated Master Plan streets:

1. Alliston Hollow Way is a secondary residential street between Snouffer School Road and Ridge Heights Drive and a tertiary residential street between Ridge Heights Drive and its northern terminus.
2. Ridge Heights Drive is a secondary residential street between Snouffer School Road and Alliston Hollow Way and a tertiary residential street between Alliston Hollow Way and its southern terminus.

### Master-Plan Consistency - Bikeway

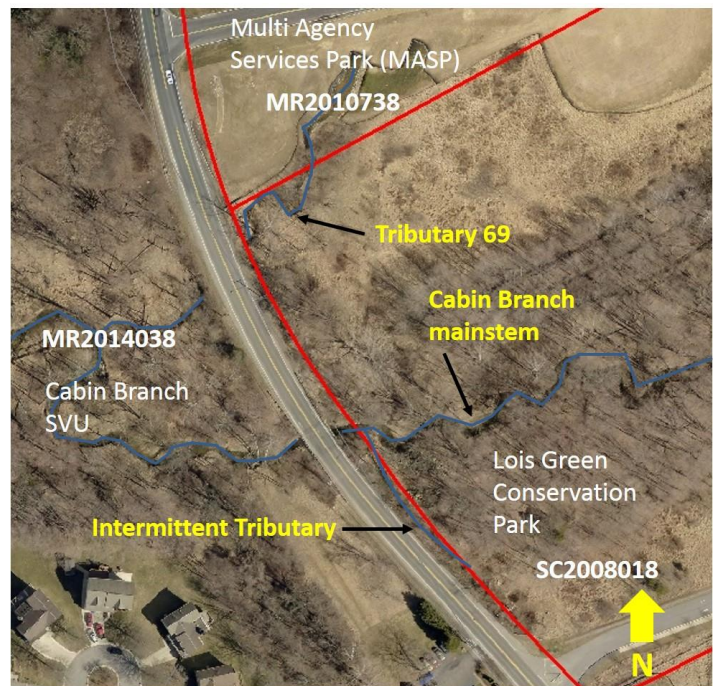
The 2005 *Countywide Bikeways Functional Master Plan* recommends a shared-use path, SP-28, along Snouffer School Road between Centerway Road and Goshen Road. The proposed project will install the recommended shared use path within its work boundaries.

### Summary of the Stream Impacts

Three streams will be impacted by this project. The first is an unnamed, perennial tributary of Cabin Branch (Tributary 69) that originates above the County's Service Park and flows through the property and onto parkland before it flows under Snouffer School Road. A second impacted stream is the main stem of Cabin Branch stream that flows west through the project limits within Lois Y. Green Conservation Park and continues west of Snouffer School Road through Cabin Branch Stream Valley Park. The third impacted stream is a small unnamed intermittent tributary to Cabin Branch stream, which will be relocated as part of the road widening process.

### Forest Conservation

The proposed project is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). It requires amendments to two previously approved Final Forest Conservation Plans (FFCPs), MR2010738 and SC2008018, because it impacts these two properties that already have existing FCPs. And it requires a new Preliminary Forest Conservation Plan, MR2014038, to cover the impacts within the rest of the project's limits of disturbance. Staff analysis and recommendations on these forest conservation plans are covered in three separate staff reports to the Planning Board.



**Park Impacts**

Snouffer School Road within the project’s limits is generally located within the County-owned right-of-way. However, a portion of the roadway within the project’s limits is on parkland. Therefore, the project impacts approximately 0.94 acres of parkland in the Lois Y Green Conservation Park on the east and the Cabin Branch Stream Valley Park on the west side of the roadway. The proposed project’s impacts to parkland and associated stream restoration mitigation are addressed in a separate staff report to the Planning Board by the Montgomery County Department of Parks.

**Noise Wall**

In accordance with the MCDOT Highway Noise Abatement Policy, a noise assessment has not warranted the need for a noise study. Therefore, noise walls are not proposed.

**Street Lighting**

Street lights are proposed on both sides of the 4-lane segment and only the west side of the 2-lane segment of the proposed project. The lighting fixtures will be placed approximately every 230 feet.

**Utilities**

There are no impacts to the existing gas lines, but the existing utility poles will be relocated. Verizon and Comcast lines will be relocated onto the PEPCO poles.

**Intersection Congestion Levels**

The intersection analysis contained in the table below is based on the traffic studies prepared for the County Service Park (which superseded the Webb Tract) and the Reserve Business Center (Preliminary Plan No. 120130100 located on the north side of the County Service Park). The traffic studies projected the Critical Lane Volumes during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.) as shown in the following table:

Intersections with Snouffer School Road	Weekday Peak Hour	Critical Lane Volume (CLV)	
		Existing	Pipeline Build-Out
Centerway Road	Morning	1,464*	1,373
	Evening	938	1,447*
Turkey Thicket Drive	Morning	n/a	957
	Evening	n/a	860
Lewisberry Drive-Chelsey Knoll Drive	Morning	937	987
	Evening	881	913
Alliston Hollow Way-County Service Park Drive	Morning	1,056	1,095
	Evening	983	1,050
Ridge Heights Drive-Reserve Business Center’s Driveway	Morning	886	946
	Evening	793	897

\*Exceeds the 1,425 CLV standard

Only the projected CLV values at the intersection with Centerway Road will exceed the congestion standard of 1,425 for the Montgomery Village/Airpark Policy Area.

The congestion level at the intersection of Snouffer School Road and Centerway Road will be reduced in the County CIP project No. 501109 (Snouffer School Road between Sweet Autumn Drive and Centerway Road), which will create additional capacity through restriping of the northbound right-turn lane at Lois Y. Green Conservation Park entrance until the proposed project widens Snouffer School Road to provide two northbound receiving lanes at the intersection with Centerway Road/offset park entrance.

### **Traffic Signal Warrants**

Based on the traffic signal warrant studies performed for this project, the proposed project will install traffic signals at the Snouffer School Road intersections with Alliston Hollow Way and Turkey Thicket Drive.

Outside of the proposed project's boundaries, the approval for the Reserve Business Center (Preliminary Plan No. 120130100) required its applicant to submit a traffic signal warrant study to MCDOT at the intersection of Snouffer School Road and the Reserve Business Center's driveway/Ridge Heights Drive. If warranted, the applicant for that project will be responsible for installing this traffic signal.

### **Public Outreach**

MCDOT held a public meeting on May 20, 2013, with newsletters distributed to interested parties in advance of the meeting. At the public meeting, MCDOT staff and its consultant presented the 35% design with associated impacts. MCDOT held a second public hearing on April 23, 2015.

### **Conclusion**

The proposed project meets the mandatory referral review guidelines and the requirements of the forest conservation law as described in separate reports. Staff recommends approval of the proposed project and to transmit the comments listed at the beginning of this report to MCDOT.

### **Attachments:**

1. Project Description Form for the proposed project, MCDOT CIP No. 501119
2. Proposed Roadway Typical Sections



# Snouffer School Road North (Webb Tract) (P501119)

## ATTACHMENT 1

Category                      Transportation  
 Sub Category                Roads  
 Administering Agency      Transportation (AAGE30)  
 Planning Area                Gaithersburg Vicinity

Date Last Modified            11/17/14  
 Required Adequate Public Facility    No  
 Relocation Impact            None  
 Status                            Final Design Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	2,374	1,219	0	1,155	608	147	150	250	0	0	0
Land	416	0	0	416	0	416	0	0	0	0	0
Site Improvements and Utilities	727	0	0	727	0	327	400	0	0	0	0
Construction	9,965	19	0	9,946	0	500	3,980	5,466	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,482</b>	<b>1,238</b>	<b>0</b>	<b>12,244</b>	<b>608</b>	<b>1,390</b>	<b>4,530</b>	<b>5,716</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	9,017	1,238	0	7,779	0	0	2,880	4,899	0	0	0
Impact Tax	4,465	0	0	4,465	608	1,390	1,650	817	0	0	0
Interim Finance	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,482</b>	<b>1,238</b>	<b>0</b>	<b>12,244</b>	<b>608</b>	<b>1,390</b>	<b>4,530</b>	<b>5,716</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000s)

Energy				4	0	0	1	1	1	1
Maintenance				4	0	0	1	1	1	1
<b>Net Impact</b>				<b>8</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		13,482
Expenditure / Encumbrances		1,529
Unencumbered Balance		11,953

Date First Appropriation	FY 11	
First Cost Estimate		
Current Scope	FY 15	13,482
Last FY's Cost Estimate		13,482

#### Description

This project provides for the design, land acquisition, and construction of 1,300 linear feet of roadway widening and resurfacing along Snouffer School Road between Centerway Road and Turkey Thicket Drive and a new traffic signal at Alliston Hollow Way and Turkey Thicket Drive, providing left-turn lanes at both signals as well as providing for grading for two northern lanes and resurfacing two southern lanes from Turkey Thicket Drive to Alliston Hollow Way. The closed-section roadway typical section consists of two through lanes southbound and one through lane northbound separated by a raised median, an eight-foot shared use path on the northern side, and a five-foot sidewalk on the southern side within a 100-foot right-of-way. The sidewalk and shared use path will extend for a distance of 2,500 linear feet from Centerway Road to Alliston Hollow Way. The project will include a bridge for the northbound traffic lanes and replacement of the existing bridge for the southbound traffic lane over Cabin Branch, street lights, storm drainage, stormwater management, landscaping, and utility relocations.

#### Capacity

Average Daily Traffic is projected to be 15,000 vehicles per day by 2015.

#### Estimated Schedule

Final design to be completed in Spring 2016. Utility relocations are anticipated to be completed in Summer 2016 and construction will begin in Fall 2016. Completion is anticipated in Fall 2017.

#### Justification

This project is part of the County's Smart Growth Initiative for the relocation of the Public Safety Training Academy and the Montgomery County Public School (MCPS) Food Services Facility to the Webb Tract and will provide improved access to the new facilities. This project is also needed to meet the existing and future traffic and pedestrian demands in the area. The Airpark Project Area of the Gaithersburg Vicinity Planning Area is experiencing growth with plans for commercial and residential development. This project meets the recommendations of the area Master Plan and enhances regional connectivity. It will improve traffic flow by providing additional traffic lanes and encourage alternative means of mobility through proposed bicycle and pedestrian facilities.

#### Fiscal Note

The funding schedule reflects the addition of \$6.396 million in GO bonds and an offsetting decrease in impact taxes in the FY15-20 period.

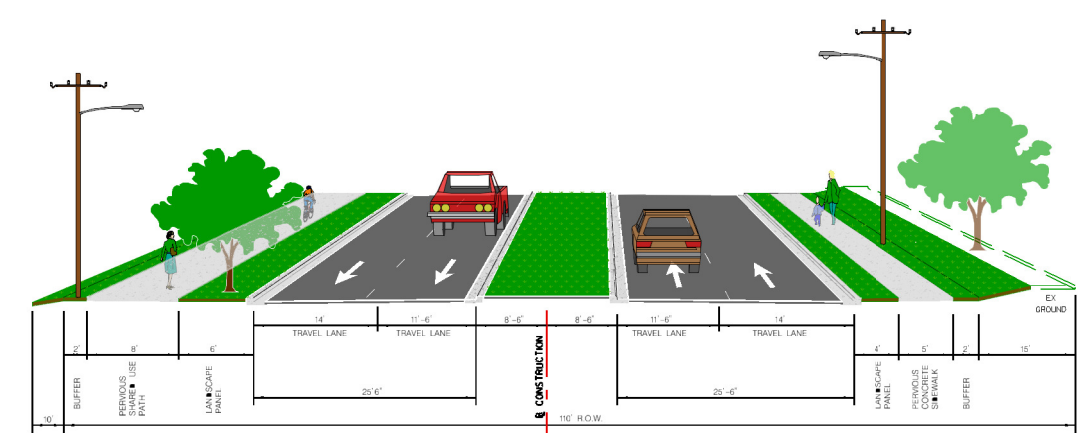
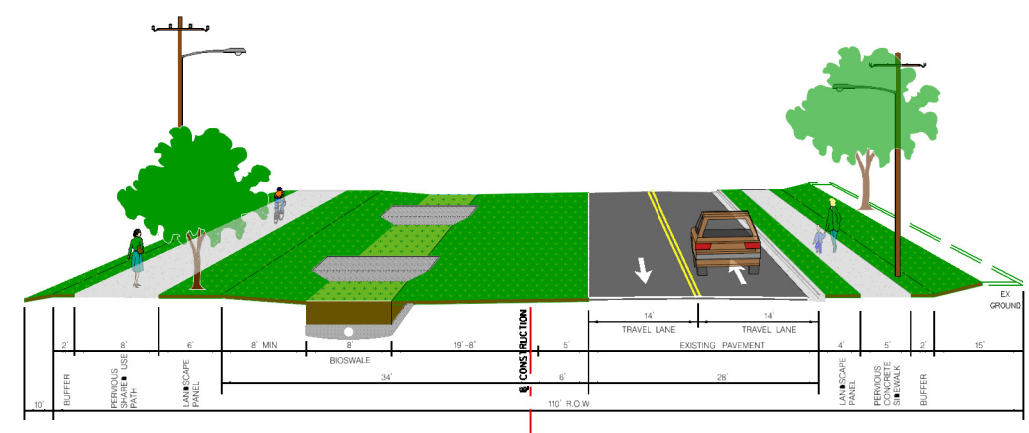
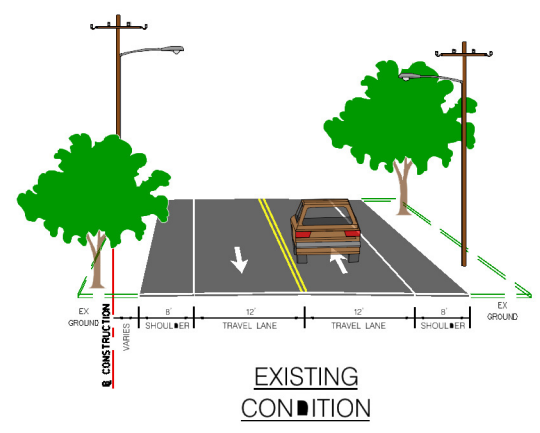
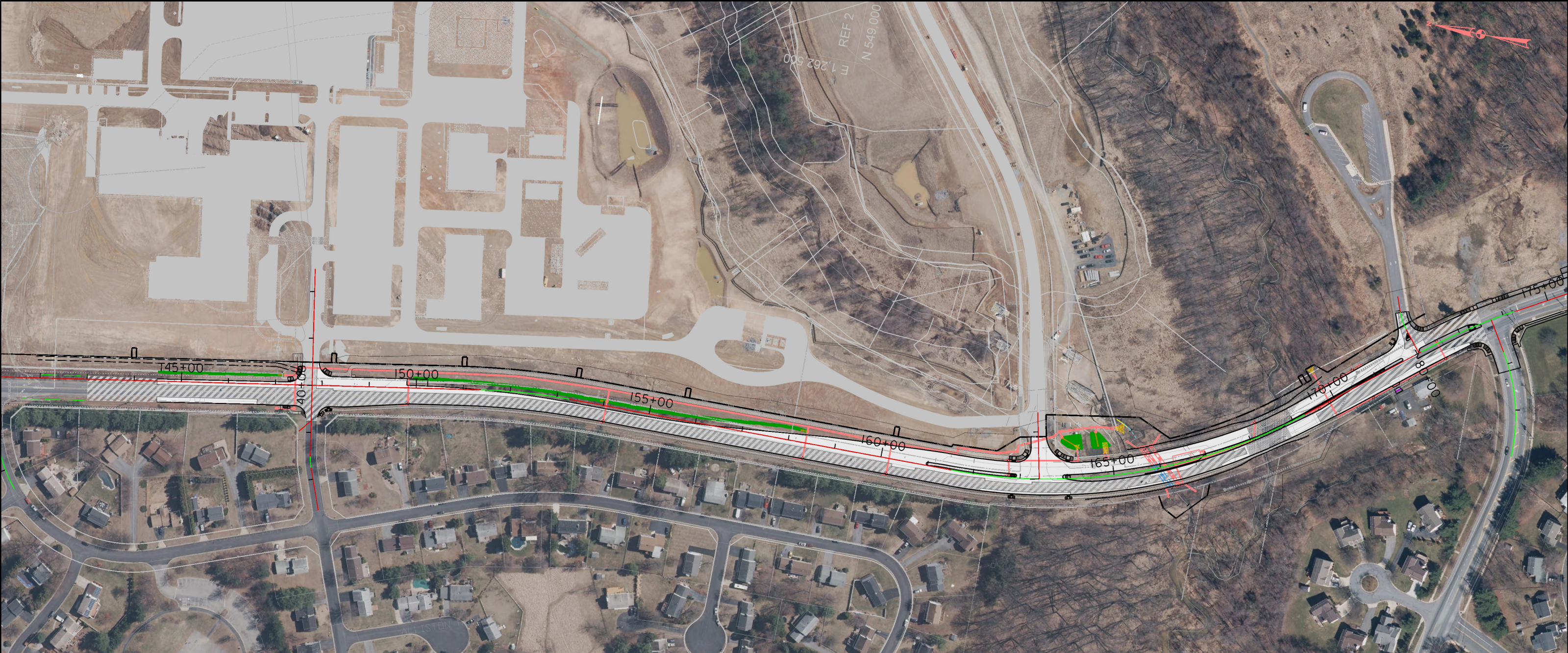
#### Disclosures

A pedestrian impact analysis has been completed for this project.

#### Coordination

## Snouffer School Road North (Webb Tract) (P501119)

Snouffer School Road (CIP #501109), Public Services Training Academy Relocation, Washington Suburban Sanitary Commission, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of General Services, Maryland Department of the Environment



**SNOUFFER SCHOOL ROAD**  
 ROLL MAP - FULL SCOPE

SCALE : 1" = 200'  
 DATE: MAY 2013

**ATTACHMENT 2**

