

February 1, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning KHK

SUBJECT: Preliminary Plan No. 1-00024
Part of Thomas Property
R & D Village Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan under the Alternative Review Procedure for Expedited Development Approval (EDA) since the site is located in a policy area, which is in a moratorium.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan:

1. Limit the preliminary plan to 52,000 square feet of R&D office space on Parcel 2.
2. Satisfy the APF test by paying the EDA (payment) excise tax under the Development Impact Tax - EDA Excise Tax (or "pay and go") legislation. The APF test includes:
 - a. Policy Area Review: Site-generated traffic does not have to be mitigated within the R & D Village Policy Area, which is in a moratorium. There is no capacity available for employment development (negative 44 jobs) as of December 31, 2001 in the R & D Village Policy Area. The applicant is

satisfying Policy Area Review by paying the EDA excise tax under the *FY 02 Annual Growth Policy* staging ceiling capacity.

- b. Local Area Transportation Review: A traffic study to analyze the traffic impact at nearby intersections is required since the proposed land use generates more than 50 total peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.).
3. Place an easement on part of the property for the future Decoverly Transit Station to provide for safe and efficient circulation for buses, vehicular parking, kiss & ride. The exact details of the easement shall be determined prior to record plat.

DISCUSSION

Summary of Local Area Transportation Review

The critical lane volume (CLV) impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table 1.

Table 1								
Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour								
Intersection	Existing		Background		Total		Total Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
Darnestown Road/ Key West Avenue	765	1049	1162	1354	1177	1361	---	---
Great Seneca Highway/ Sam Eig Highway	1568	1109	1483	1554	1498	1557	1498	1437
Great Seneca Highway/ Key West Avenue	1352	973	1412	1585	1415	1615	1415	1439

As shown in the above table, two intersections, Great Seneca Highway and Sam Eig Highway and Great Seneca Highway and Key West Avenue, are anticipated to operate at unacceptable CLVs (above the congestion standard of 1,525) under the background development and this unacceptable level will continue for the total development. With inclusion of intersection improvements identified by the applicant's traffic consultant, all intersections are anticipated to operate better than the background condition. The

intersection improvements are feasible and could be constructed with the EDA excise tax funds. The intersection improvements, which can be considered for construction with the EDA excise tax funds, include providing a second eastbound left-turn lane on Key West Avenue at Great Seneca Highway and a third southbound left-turn lane on Great Seneca Highway at Sam Eig Highway.

Transitway Alignment Discussion

The alignment of the Corridor Cities Transitway, as shown on the plans for this subdivision, is consistent with the Shady Grove Study Area Master Plan (as amended) and with the on-going I-270/US 15 Multi-Modal Study being conducted by the State Highway Administration and the Mass Transit Administration. This property is to be placed in an easement subject to future dedication at the time it is needed for the Corridor Cities Transitway.

Parcel 2 of this subdivision is a portion of the area designated for the Decoverly station on the Corridor Cities Transitway on both the Master Plan and the Multi-Modal study. This station is programmed to provide seven bus bays, 250 parking spaces and a Kiss-and-ride function. In order to accommodate these future uses, an easement should be placed on areas of the property to allow for future construction of not only the transitway alignment and station platform, but also the seven bus bays, an adequate one-way circulation road counter clockwise through the property, and a parking garage with sufficient parking spaces for the transit station and the private development. Staff would support additional development on the site given its proximity to the future transit station.

Staff continues to support the future construction of Belward Campus Drive to an at-grade intersection with Great Seneca Highway. This street connection is desirable to improve overall access to development within the Belward Campus. However, there are no public funds programmed for this improvement. Construction by private developers is a possible alternative. The Belward Campus Drive extension at grade to Great Seneca Highway is an interim connection, which may be ultimately rebuilt as an overpass should a grade separated interchange, be constructed at Key West Avenue and Great Seneca Highway.

KHK:cmd

PP 1-00024A Part of Thomas Property

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MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: February 1, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman

SUBJECT: Informational Maps for Subdivision Items on the Planning Board's Agenda for February 7, 2002

Attached are copies of plan drawing for items #6, #8, #10 and #11.
These subdivision items are scheduled for Planning Board consideration on February 7, 2002.
The items are further identified as follows:

Agenda Items #06 – Subdivision Review Waiver SRW 02005
Montrose

Agenda Items #08 – Preliminary Plan 1-02061
Allen Chapel AME Church

Agenda Items #10 – Preliminary Plan 1-00024
Part of Thomas Property

Agenda Items #11 – Preliminary Plan 1-02033
Greenway Village at Clarksburg

VICINITY MAP FOR

PART OF THE THOMAS PROPERTY (1-00024)



Map compiled on December 18, 2001 at 12:37 PM | Site located on base sheet no - 220NW10

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 1988

Key Map



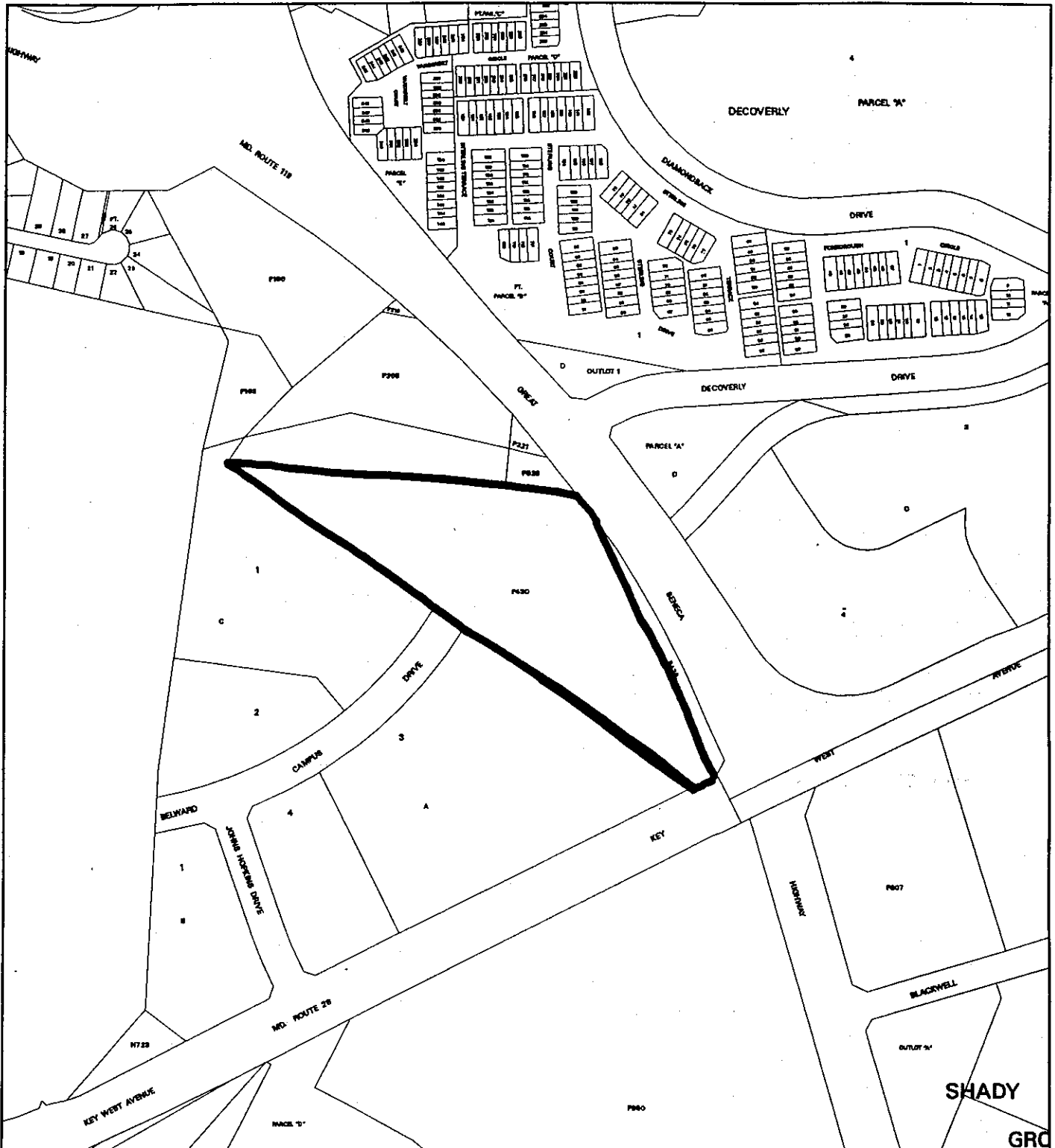
Research & Technology Center



1 : 4800

VICINITY MAP FOR

PART OF THE THOMAS PROPERTY (1-00024)



Map compiled on December 18, 2001 at 12:40 PM | Site located on base sheet no - 220NW10

NOTICE

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Key Map



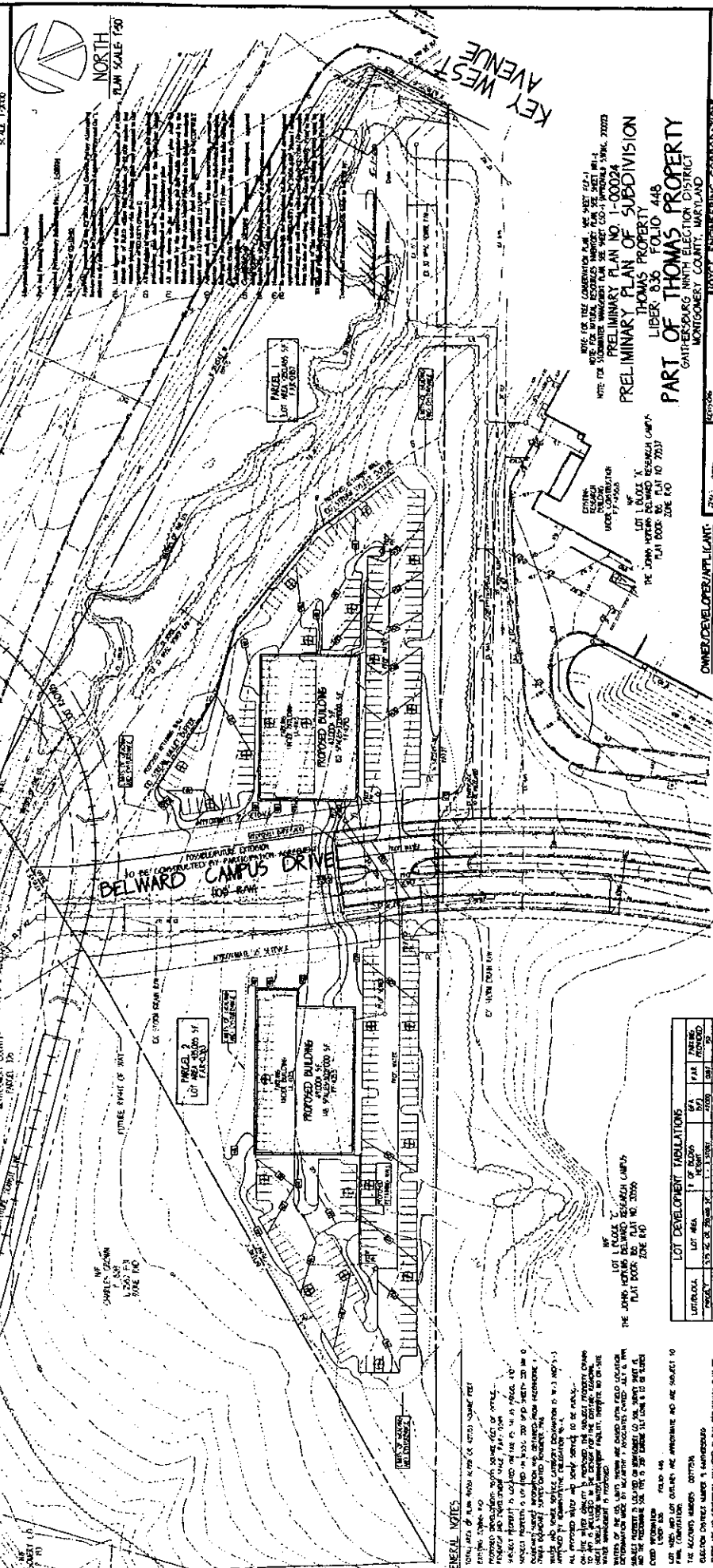
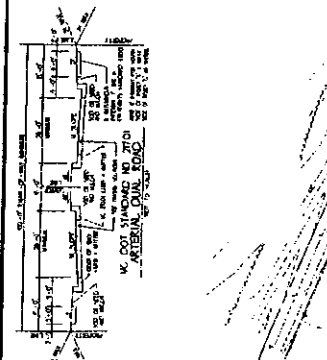
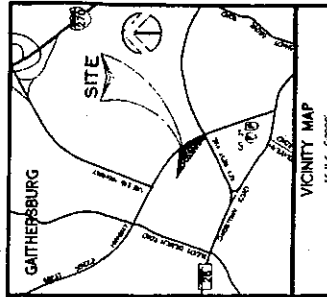
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1 : 4800

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



GENERAL NOTES

1. TOTAL AREA OF THIS PROJECT IS 107.50 ACRES (7572,000 SQ. FT.)
2. EXISTING UTILITIES ARE SHOWN AS DOTTED LINES.
3. PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF GAITHERSBURG ZONING ORDINANCE.
4. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS SHOWN ON THIS PLAN.
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LOT DEVELOPMENT TABULATIONS

UTILITIES	LOT AREA	ACRES	PAV. AREA	PAV. AREA	PAV. AREA
1	1000	1.00	1000	1000	1000
2	1000	1.00	1000	1000	1000
TOTALS	2000	2.00	2000	2000	2000

OWNER/DEVELOPER/APPLICANT:
 UPTOWN CAPITAL PARTNERS, LLC
 500 WEST DUNDON MOBILE
 SUITE 200
 GAITHERSBURG, MD 20878
 PHONE: 301-761-1776

ENGINEER:
 THE JOHN WATSON DELWARD RESEARCH CAMPUS
 1000 DELWARD RESEARCH CAMPUS
 PLAT BOOK NO. 10000

PRELIMINARY PLAN NO. 0000A
 PART OF THOMAS PROPERTY
 LIBER 836 FOLIO 448
 GAITHERSBURG NORTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

NOTICE OF THE CONVEYANCE PLAN:
 THIS PLAN IS THE CONVEYANCE PLAN FOR THE TRACT OF LAND SHOWN HEREON AND IS SUBJECT TO THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND CONVEYANCE SERVICES.
 DATE OF RECORDING: 10/11/2023

OFFICE ENGINEERING CORPORATION
 PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR
 6700 PATENT AVENUE, SUITE 200
 ROCKVILLE, MARYLAND 20850
 PHONE: 301-761-1776

SCALE 1:25000

KEY WEST AVENUE

P-1

DATE OF THE WORK: 10/11/2023

SCALE: 1:25000

SHEET NO. 1 OF 1