

MEMORANDUM

**DATE:** February 1, 2000  
**TO:** Montgomery County Planning Board  
**VIA:** Larry Ponsford, Supervisor  
 Joseph R. Davis, Division Chief  
 Development Review Division  
**FROM:** Mary Beth O'Quinn *MBO*  
 Planning Department Staff  
 (301) 495-1322



**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 16 town homes with TDRs  
**PROJECT NAME:** Montrose Park  
**CASE #:** 8-02021  
**REVIEW BASIS:** Site Plan required in the R-60 TDR Zone, Sec. 59-D-1 and 59-C-1.393

**ZONE:** R-60 TDR  
**LOCATION:** Montrose Road 200 feet west of Jefferson Street  
**MASTER PLAN:** North Bethesda/Garrett Park  
**APPLICANT:** Standard Construction  
**FILING DATE:** December 5, 2001  
**HEARING DATE:** February 7, 2002

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**STAFF RECOMMENDATION:** Approval of 15 multi-family units subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of MCDPS stormwater management concept approval dated April 30, 2001.
3. Conditions of Transportation Planning Division memo dated July 26, 2001.
4. Conditions of Environmental Planning Division communication dated February 1, 2002, including:
  - a. Applicant to implement architectural and physical barriers designed to protect

decks and ground level areas from Montrose Road noise. Details shall be provided at signature set.

- b. Applicant shall provide compensation for reduced stream buffer on site through construction of on- and off-site improvements in accordance with a final detailed stream restoration plan at signature set, to include the following:

i. Onsite Improvements to include stream restoration, with tree save and native tree replanting per approved plan. Restored and replanted area to be placed in Category I Easement that recognizes MC DPS storm water easement in some areas.

ii. Offsite riparian improvements/stream stabilization substantially in accord with signed concept agreement letter dated December 21, 2001. The offsite concept includes improvements to riparian habitat just below the subject property including stream armoring, removal of invasive species, and planting of new trees and shrubs that enhance existing native vegetation/trees.

[Note: Item 4.b.ii involves a private agreement not subject to direct planning board enforcement. If the Montrose Forest HOA rescinds their concept approval despite continued due diligence by the applicant, applicant shall provide a replacement compensation concept for staff review and approval.]

iii. Enforcement of these conditions shall be via the SPEA in conjunction with a bond to cover proper installation and maintenance of referenced improvements for a period of two years.

5. Prior to signature set approval the following revisions shall be made and/or information provided:

A. Site Plan

1. Site Plan Signature Set shall show all easement lines, LODs, PUEs, ROWs, setbacks, slopes of sidewalks, and all grading;
2. Provide a fence of masonry material along the east side property line running north-south; no fences shall be constructed on lot sides between units to permit maintenance and utility access;
3. Provide documentation from appropriate agencies on utility feed access requirements to all lots on the site; allow for rear utility access to units by providing 8-foot clear path across all lot rears; show utility lines and feeds on site plan;
4. Remove Lot 3 and shift existing Lots 4 and 5 northward; retain setback established with Lot 1; reduce the number of required TDRs accordingly;
5. Revise street line to reduce the curve shift and provide for additional streetscaping;
6. Provide additional visitor parking to achieve a total of 6 visitor surface spaces;
7. Site Plan Signature Set shall include wall heights and details and materials of decks, yard fences, railings, decks, return walls, and garage doors.

**B. Landscape Plan**

1. Provide street trees along internal street; trees shall be a standard species such as Zelkova, London Plane, etc; provide trees at spacing of 44 feet (every other unit), and extending the entire length of the drive
2. Replace the two Yoshino Cherry trees on each side of the entrance drive with street tree species;
3. Provide landscaping, such as ornamental trees and hedges at the perimeter of the surface parking area;
4. Show location of picnic table and benches.

## **SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:**

### **Stream Buffer**

Existing conditions include a "stream" within a mowed lawn that actually is a straight hand-dug ditch and adjoining flooded area that conveys flow from the natural meandering forested stream upstream through the site. Although current stream habitat is poor, a 100' stream buffer is applicable from the edge of the existing "stream". Full application of the stream buffer would render the site functionally undevelopable. The Board approved the concept for a stream buffer reduction with appropriate compensation as part of the #1-01022 preliminary plan review and approval dated July 26, 2001.

The original compensation concept (on the adjoining B'Nai Isreal site) has been replaced with a conceptual plan to improve downstream riparian habitat along an eroded stream on the adjacent Montrose Forest townhouse property. A habitat restoration plan has conceptual approval as a result of a cooperative effort among the county DEP watershed restoration team, DPS SWM review staff, the applicant, the Montrose Forest HOA, and environmental staff. The concept includes stream armoring in eroded areas, removal of invasive species, and planting of new trees and shrubs, as specified in the Linowes and Blocher letter to the Montrose Forest HOA dated December 21, 2001 and initialed by the HOA representatives on January 27, 2002.

In the opinion of environmental staff, this creative plan and cooperative effort represents the best of the smart growth concept. Housing objectives for infill development were achieved and, at the same time, environmental protection, watershed restoration, and riparian habitat enhancements were also achieved above and beyond regulatory requirements, benefitting the general public at no public expense.

### **Parking**

The primary design issue of the site plan review concerned the adequate provision of parking for residents and visitors. Citizen input has expressed serious concern over amount of visitor parking provided and resulting issues of pedestrian safety created by potential off-site parking and instances of illegal street parking. Staff recommends the reduction of one housing unit to provide adequate parking and sufficient streetscaping for the internal private street.

**PROJECT DESCRIPTION: Surrounding Vicinity**

The subject property is located in the North Bethesda-Garrett Park Master Plan area. The site is served by Montrose Road that forms the north boundary of the site. To the north across Montrose Road lies the Bnai Israel Congregation and the Charles Smith Jewish Day School, both properties zoned R-200. The Washington Science Center (C-T Zone) is located to the east and south of the property; Jefferson Road, approximately 200 feet to the east, is the nearest north-south connector street. To the west and south is the Montrose Forest residential development (RT-12.5).

**PROJECT DESCRIPTION: Site Description**

The site consists of a single existing lot, trapezoidal in shape, with approximately 215 feet of frontage along Montrose Road, the major arterial, and local street, Shagbark Drive. The property projects lengthwise, from Montrose Road, forming a linear parcel 340 feet deep that narrows to about 125 feet in width at the rear parcel line. The site falls gently at a 2% slope from the north east corner to the west side of the property where the stream buffer is located. Existing vegetation is not significant.

**PROJECT DESCRIPTION: Proposal**

The high density, infill proposal scheme proposes townhouses organized along both sides of the internal private street that draws a nearly straight line from the frontage on Montrose Road to the rear property line. The east side of the street features 11 traditional townhomes arranged tightly along the entire length of the street, with house rears abutting the adjacent side property line. The west side of the street features five townhomes at the front portion of the street, while the rear 100 feet opens with a view of the stream buffer.

The design proposes extensive planting of hardwood, evergreen and ornamental trees to effect a restoration of this stream buffer. Street trees are proposed for Montrose Road.

**PROJECT DESCRIPTION: Prior Approvals**

Preliminary Plan 1-01022 was heard and approved by the Planning Board on July 26, 2001.

## **Master Plan Conformance**

The subject property is located in the North Bethesda Garrett Park Master Plan area. The Master Plan recommends R-60/TDR-15 for this property. The proposed development is consistent with the intent of the Master Plan.

One of the major Master Plan goals is to encourage housing and protect neighborhoods. The goal stresses the provision of a range of housing types and an adequate supply of housing.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (sq. ft.):	NA	56,126 sf
Density Standard Method	5 units/acre max 6 units	
Optional Method TDR TDRs	16 units 10 TDRs **	16 units 10 TDRs **
Open Space: Green Area	50% min 0.645 acres	50% 0.645 acres
Parking 16 du @ 2 spaces/du Visitor Parking	32 spaces 3 spaces	32 spaces *

\* No requirement: staff recommends 2.4 space/unit ratio

\*\* TDR Calculation: Base Density = 6 units  
 TDRs = 10 TDRs  
 Total = 16 units  
 Req'd 2/3 = 9 of 13 units



**FINDINGS for Site Plan Review:**

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings

As conditioned, the location of the building, and the disposition of open spaces and pedestrian ways are adequate, safe, and efficient. The elimination of one townhouse unit on the west side of the street will provide necessary parking spaces, enhance the streetscape, resulting in better use of the site.

b. Open Space

The open space along the stream buffer will offer an attractive restoration of the unique natural amenity within a densely built residential environment. The elimination of one unit (as per Condition #5.A.4) will enhance the open space by enlarging the view opening to the stream.

c. Landscaping and Lighting

As conditioned, the landscaping and lighting is adequate and efficient. Staff recommends the provision of traditional street trees evenly spaced, along the internal street to provide adequate shade and greenery for view of the street from both inside the development and from the public view on Montrose Road. Staff recommends enhanced landscaping of ornamental trees and hedges for the additional surface parking spaces (Condition #5.A.6).

d. Recreation

The proposal is exempt from Recreation Facilities required for developments with greater than 25 units.

e. Vehicular and Pedestrian Circulation

Vehicular and Pedestrian circulation is adequate, safe, and efficient. Sidewalks are provided along Montrose Road and along both sides of the internal street.

As conditioned (See Conditions # 5.A.4 and #5.A.6), the number of parking is adequate. Staff recommends the elimination of one housing unit to provide adequate parking (and enlarged view of the stream buffer). Staff recommends the commonly used ratio of 2.4 spaces per unit (6 visitor spaces) to provide adequate parking for residents and visitor needs.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposal is compatible with the surrounding existing uses. The townhomes and the restored stream buffer will provide an attractive amenity on Shagbark Drive for the residents of Montrose Forest. Likewise the streetscaping proposed for Montrose Road will provide compatible and attractive environment.

The activity associated with the proposed residential use will not cause any negative effect on adjacent residential uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The proposed development is exempt from Forest Conservation requirements (#4-01051E, dated September 26, 2000).

## **APPENDIX**

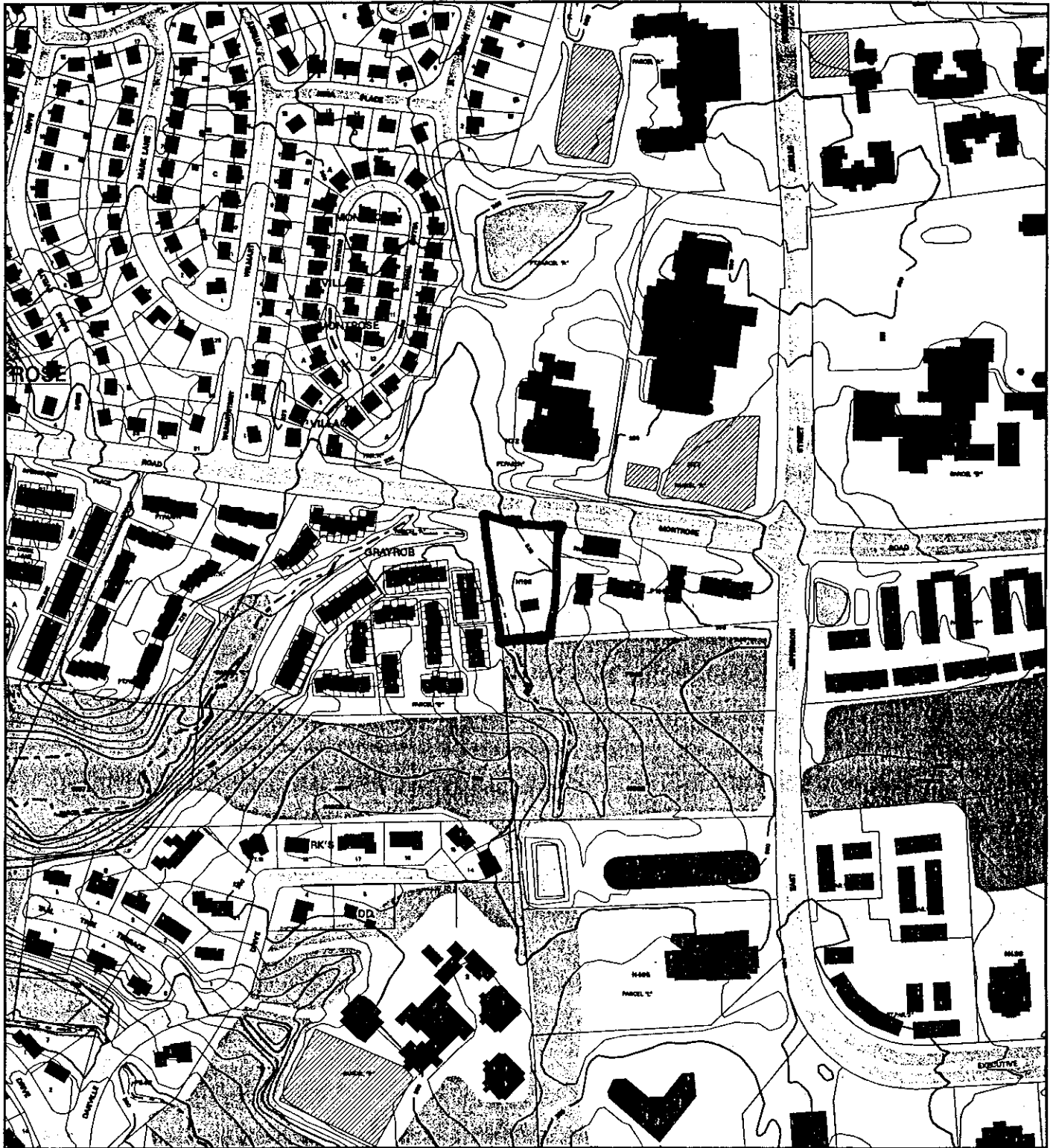
- A. Standard conditions dated October 10, 1995

**APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
    - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
    - 3) Landscaping associated with the building shall be completed as construction of each facility is completed.
    - 4) Pedestrian pathways and seating areas associated with the building shall be completed as construction of each facility is completed.
    - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - 6) Coordination of each section of the development and roads;
    - 7) Phasing of dedications, sediment/erosion control, recreation, community paths, trip mitigation or other features.
  - b. Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition of approval.
2. Signature set of site, landscape/lighting, and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - a. Limits of disturbance;
  - b. Methods and location of tree protection
  - c. Conditions of DPS Stormwater Management Concept approval letter;
  - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
  - e. Conservation easement boundary;
  - f. The development program inspection schedule;
  - g. Conservation easement boundary.
  - h. Streets trees 40-50 feet on center along all public streets
  - i. Certification from a professional acoustical engineer that the building shell will attenuate current noise levels to an interior level not to exceed 45 dBA Ldn.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans



VICINITY MAP FOR  
**MONTROSE PARK (8-02021)**



Map compiled on December 06, 2001 at 2:54 AM | Site located on base sheet no - 215NW06

**NOTICE**

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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 1998

Key Map



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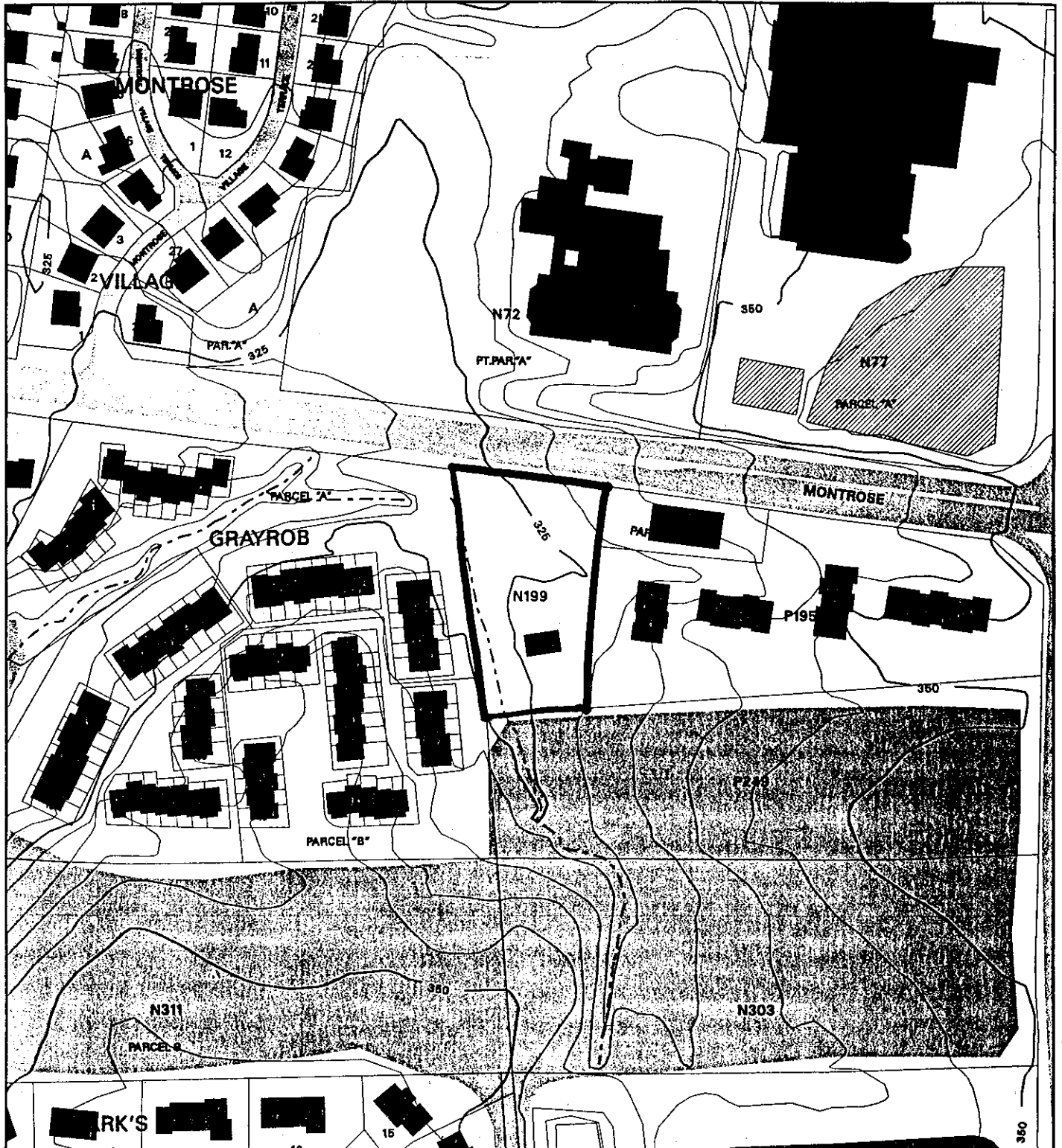


Research & Technology Center



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VICINITY MAP FOR  
**MONTROSE PARKS (8-02021)**



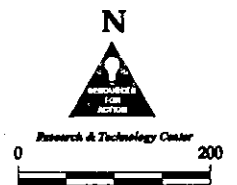
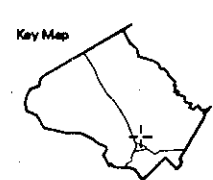
Map compiled on January 04, 2002 at 2:15 PM | Site located on base sheet no - 215NW06

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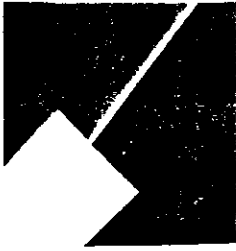
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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date Mailed: August 28, 2001

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by  
Comm. Perdue with a vote of 4-0;

Comms. Bryant, Holmes, Perdue and  
Wellington voting in favor

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-01022

NAME OF PLAN: MONTROSE PARK

On 10/20/00, STANDARD CONSTRUCTION submitted an application for the approval of a preliminary plan of subdivision of property in the R-60/TDR zone. The application proposed to create 16 lots on 1.29 acres of land. The application was designated Preliminary Plan 1-01022. On 07/26/01, Preliminary Plan 1-01022 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01022 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01022.

Approval, subject to the following conditions:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Approval of detailed on and offsite stream buffer mitigation plan at site plan review as compensation for stream buffer reduction. Detailed mitigation plan shall include the following elements at the minimum, consistent with the current concept: 1) onsite stream restoration, relocation, and buffer planting; 2) offsite planting around B'Nai Isreal Regional SWM Facility (as acceptable to DEP), and long term protection; and 3) other riparian and/or forest improvements, restoration, or enhancements, in the same watershed, if feasible. The mitigation plan shall be in addition to all current SWM and forest conservation requirements, and shall be at least 2 for 1 mitigation for the area of stream buffer displaced onsite.
- (3) Coordinate with the Montgomery County Department of Public Works and Transportation (MCDPW&T) regarding the site access to Montrose Road with their Capital Improvement Program (CIP) Project No. 507017 for the improvements at the intersection of Montrose Road and East Jefferson Street. The site access may be limited to a right-in and right-out because of a possible reconstruction of the median on Montrose Road extending back from the intersection with East Jefferson
- (4) Final access and improvements, as required to be reviewed and approved by MCDPW&\*T prior to recording of plats



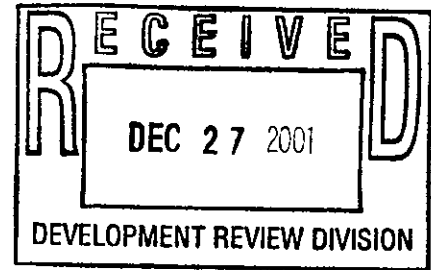
# CHERINGTON ASSOCIATION

C/O 6014 STONEHENGE PLACE · NORTH BETHESDA, MD 20852

TEL: (301) 230-2267 · FAX: (301) 230-2268

December 21, 2001

Montgomery County Department of Park & Planning  
Attn: Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760



Re: Montrose Parks Site Plan  
Your File No. 8-02021

Dear Sir or Madame:

These comments on the Montrose Parks Site Plan are submitted on behalf of the Cherington Homeowners Association. Cherington is a community of 99 homes located at the intersection of Montrose Road and East Jefferson Street, approximately 1/10 of a mile from the proposed development site. We have two objections to the Site Plan.

## Visitor Parking

We object to the Site Plan because it provides only two visitor parking spaces for sixteen townhomes. In fact, as one of the proposed visitor parking spaces is to be restricted for handicapped access, the Site Plan effectively provides only one visitor parking space for the entire development.

We know from experience that ample visitor parking is essential in a townhome community where street parking is not a viable option. Indeed, Cherington's 99 residence have a total of 17 visitor parking spaces (a ratio of approximately 6:1), and that has proven to be an unworkable nightmare. Despite creative problem solving (e.g., residents fully utilize their garages and driveways, and routinely offer their driveways to neighbors), Cherington regularly suffers from visitor parking congestion. When that occurs, visitors are forced to park in fire lanes, on sidewalks or on adjacent commercial property. In all such instances, their vehicles are towed. That being said, we note that Cherington's visitor space allotment is three times more generous than the allotment proposed for Montrose Parks.

The lack of sufficient visitor parking in the Montrose Parks Site Plan presents three problems. First, it threatens public safety, as visitors inevitably will park in fire lines, thereby blocking access to emergency vehicles. Second, it threatens pedestrian safety, as visitors inevitably will park on sidewalks, thereby forcing pedestrians into the street. Third, it presents a threat to neighboring property (e.g., Cherington, Tildenwood and B'nai Israel Congregation), as visitors unable to park their cars at Montrose Parks will venture to our private streets and park in our visitor spaces (from which they will be towed). Though we expect the developer will oppose any measure that cuts into its profit, we believe the Department of Park & Planning should take early action to avoid these design flaws.

*Visitor parking spaces*

*public safety  
ped safety*

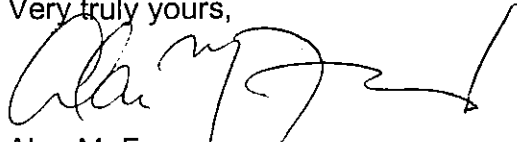
*adequate ingress/egress Montrose Rd.*

Vehicular Access

We object to the Site Plan because it does not provide for adequate ingress and egress at Montrose Road. In our experience, cars exiting and entering adjacent townhouse developments—Cherington, Tildenwood and Montrose Forest—routinely present significant safety risks for pedestrians and other motorists. This problem is exacerbated during periods of limited visibility or peak traffic congestion. We believe that each of these developments should have a signalized entrance at Montrose Road, and that the Montrose Parks entrance should be similarly configured. These signals could be synchronized with existing signals along Montrose Road, and the monetary costs would be outweighed by the significant enhancement to vehicular and pedestrian safety (an oft-touted priority of County Executive Duncan).

We appreciate the opportunity to provide these comments, and ask that we be notified of any opportunity to provide oral testimony regarding the Site Plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan M. Freeman", with a long horizontal stroke extending to the right.

Alan M. Freeman  
President

# LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

1610 Wayne Avenue, Tenth Floor  
Silver Spring, MD 20910-1800  
301.544.8540  
Fax 301.485.9044  
Website: www.linowes-law.com

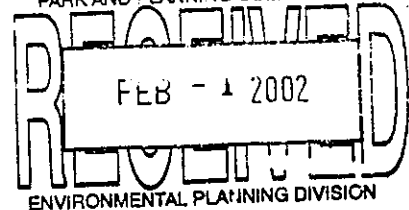
December 21, 2001

Scott C. Wallace  
301.650.7024  
scw@linowes-law.com

VIA TELECOPIER AND SCHEDULED EXPRESS

Ms. Jan Howard  
President, Montrose Forest Homeowners Association  
c/o Mr. Jeff Catling  
The Management Group, Inc.  
One Bank Street, Suite 301  
Gaithersburg, Maryland 20878

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



Re: Standard Construction - Stream Improvements Agreement

Dear Ms. Howard:

Thank you for taking the time on December 3, 2001 to meet with representatives of Standard Construction ("Standard") to discuss improvements Standard proposes along the stream located on "Parcel A" as shown on a plat entitled "Plat 1, Grayrob" and recorded in the Land Records as Plat No. 12569 and "Parcel C" as shown on a plat entitled "Plat 2, Grayrob" and recorded in the Land Records as Plat No. 12570 (collectively the "Parcels"), which are owned by the Montrose Forest Homeowners Association (the "HOA"). It is my understanding that the HOA supports Standard's proposal. Accordingly, the purpose of this letter is to memorialize the agreement between Standard and the HOA regarding the improvements.

As discussed, Standard is proposing these improvements to meet certain requirements of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and Montgomery County (the "County") associated with Standard's proposed development of the lot adjacent to Montrose Forest to the east for 16 residential townhouses (the "Project"). In the event Standard is granted the necessary approvals for the Project by the M-NCPPC and the County and proceeds with construction, Standard proposes the following improvements to the stream on the Parcels (collectively the "Improvements"):

1. Removal of invasive species of plants within the Parcels, as directed by a qualified arborist. The removal will be confined to within twenty-five feet of the stream, and no further downstream than the area adjacent to Lot 22. No invasive species of trees larger than 6" in caliper will be removed.
2. Installation of stream armoring (location and type to be determined) as requested by presiding public agencies.

Ms. Jan Howard  
December 21, 2001  
Page 2

- 3. Planting of shrubs within ten feet of the top of the stream embankment, on the north side of the stream and limited to no more than 300 linear feet along the stream. Exact location and type to be field coordinated with representatives from the HOA. Placement and type of shrubs must be approved by presiding public agencies.
- 4. Planting of trees at several locations within the Parcels. Exact location and type to be field coordinated with select representatives from the HOA. Placement and type of trees must be approvable by presiding public agencies. Total area of tree plantings will not exceed 0.5 acres.

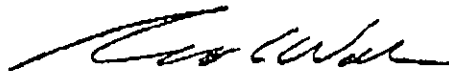
Further, Standard will provide and maintain a letter of credit or other appropriate security for a two-year period in an amount equal to the cost of the Improvements to be used for any required maintenance (although we note that the Improvements do not include mechanical equipment that require maintenance and, in general, it is not anticipated that the Improvements will require any on-going maintenance). Finally, in order to access the Parcels and construct the Improvements, Standard will require certain temporary easements from the HOA.

If you are in agreement with this proposal, please sign in the space provided below on behalf of the HOA and return the signed copy to this office.

Thank you for your assistance regarding the Project. We believe the Improvements will benefit your community and the environment of the surrounding area.

Very truly yours,

LINOWES AND BLOCHER LLP



Scott C. Wallace

SCW:cp

cc: Mr. Fred Margolis  
Mr. Mike Goodman  
Barbara A. Sears, Esquire

READ AND AGREED TO:

MONTROSE FOREST HOMEOWNERS ASSOCIATION

By: Jan Howard  
Title: President, Montrose Forest HOA  
Date: 1/27/02

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

# 10

7-26-01

July 18, 2001

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

FROM: Ed Axler, Coordinator  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-01022  
Montrose Park  
North Bethesda Policy Area

*FA*

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

**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 16 single-family detached units.
2. Dedicate 40 feet of right-of-way from the centerline of Montrose Road.
3. Coordinate with the Montgomery County Department of Public Works and Transportation (DPWT) regarding the site access from Montrose Road with their Capital Improvement Program (CIP) Project No. 507017 for the improvements at the intersection of Montrose Road and East Jefferson Street. The site access may be limited to a right-turn-in and a right-turn-out because of the median on Montrose Road extending back from the intersection with East Jefferson Street.

## **DISCUSSION**

### **Site Location**

The site is located in the southwest quadrant of Montrose Road and East Jefferson Street.

### **Site Access**

DPWT prefers no direct site access from Montrose Road and would rather have a shared site access from Shagbark Drive (which connects to Montrose Road). The applicant's engineer tried to negotiate in good faith with the adjoining townhouse community, Montrose Forest, to the west to obtain a site access to Shagbark Drive, a private road, but was unsuccessful.

### **Master Plan Roadways and Bikeways**

According to the *North Bethesda/Garrett Park Master Plan*, the nearby roadways are classified as follows:

1. Montrose Road is classified as an arterial roadway, A-90, with an 80-foot right-of-way and a Class II bikeway.
2. Montrose Parkway is classified as an arterial roadway, A-270, with a 300-foot right-of-way and a Class I bikeway.
3. East Jefferson Street is classified as an arterial roadway, A-271, with an 80-foot right-of-way and a Class I bikeway.

### **On-Going Transportation Projects**

Nearby on-going transportation projects are as follows:

1. DPWT's CIP Project No. 500141, Montrose Parkway, is at the 35% design stage but no construction funding has yet been appropriated.
2. DPWT's CIP Project No. 507017 is an intersection improvement at the intersection of Montrose Road and East Jefferson Street, which is scheduled to begin construction in November 2001 and to be completed in May 2002.

### **Local Area Transportation Review**

Sixteen single-family detached units generate less than 50 peak-hour trips during weekdays in the morning peak period (7:00 a.m. and 9:00 p.m.) and evening peak period (4:00 to 6:00 p.m.). Thus, a traffic study is not required to satisfy Local Area Transportation Review to analyze the traffic impact at nearby intersections.

**Policy Area Review/Staging Ceiling Condition**

As of March 31, 2001, the North Bethesda Policy Area has a remaining capacity of 827 housing units in the transportation staging ceiling under the FY 01 Annual Growth Policy.

EA:cmd

cc: Larry Cole  
Dan Hardy  
Jerry McCauley

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