



July 12, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Transportation Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02048
Gateway Commons
Clarksburg Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan under the Development Approval Payment (DAP) procedure 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 the following uses and density:

325 residential dwelling units
2. Satisfy the APF test by paying the Development Approval Payment (DAP) under the Alternative Review Procedure for Limited Residential Development provision of the FY 02 Annual Growth Policy for the proposed residential development. The APF test includes:
 - a. Policy Area Review: Site-generated traffic has to be mitigated within the Clarksburg Policy Area, which is in a moratorium. There is no capacity

available for residential development as of June 30, 2002 (-8,717 units) in the Clarksburg Policy Area. The applicant is satisfying policy area review by paying the DAP 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. As a condition of site access, construct the outside lanes of Stringtown Road (A-260) through the property as a two-lane arterial road including a five foot sidewalk, an eight-foot bikepath, street trees, and grading for a future four-lane divided roadway.
4. As a condition of site access, construct the outside lanes of Observation Drive (A-19) from Stringtown Road to MD 355 by-pass as a two-lane arterial road with a future transitway in the median including a five-foot sidewalk, an eight-foot bikepath, street trees, and grading for a future four-lane divided roadway.
5. For the first 200 building permits as a condition of site access, construct the outside lanes of MD 355 by-pass through the property as a two-lane arterial road including a five foot sidewalk, an eight foot bikepath, street trees, and grading for a future four-lane divided roadway.
6.
 - a. Prior to issuance of the 201st building permit, but not later than eighteen (18) months after approval of the Preliminary Plan, obtain two (2) appraisals of the fair market value of the right-of-way for the By-Pass ("ROW") and make a cash offer to the owners of this ROW of up to 110 percent of the highest appraised value via certified letter.
 - b. If the offer is not accepted by the owner(s), or no response is received, the County shall act to acquire the ROW. The applicant shall be responsible to reimburse the County a maximum price, and to construct a half-section of the roadway in accordance with County standards at their sole cost and expense.
 - c. In the event neither the applicant nor the County acquires the ROW within three years of preliminary plan approval of Gateway Commons, the applicant shall be free to proceed with full build-out of Gateway Commons and be issued all remaining building permits without obtaining the ROW or constructing the By-Pass.
7. As a condition of site access, construct Woodport Road from Public Road "B" to MD 355 (as a right-in/right-out at MD 355) as a tertiary residential street.

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 I.

Table 1								
Intersection Capacity Analysis with CLV Under Various Development Schemes								
During the Peak Hour								
	Existing		Background		Total		Total Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 355/ Clarksburg Road (MD 121)	1372	1475	2154	1846	2053	1834	2053	1834
MD 355/Stringtown Road	1303	1012	1733	1704	1679	1658	1679	1658
MD 121/Gateway Center Drive	721	960	1583	2488	1677	2525	1533	2118
MD 355/Shawnee Lane	1202	1203	1753	1837	1773	1858	1654	1726
Gateway Center Dr/Stringtown Rd					1539	1913	1305	1417
MD 355/MD 355 By-Pass					1342	1377	1342	1377

As shown in the above table, all intersections analyzed are operating at acceptable CLVs (below 1,500). Under the background development and the total development conditions, all intersections except the MD 355/MD 355 by-pass intersection are projected to operate at an unacceptable level. With inclusion of roadway improvements identified by the applicant's traffic consultant, all intersections are anticipated to operate at either an acceptable level or better than the background condition. The roadway improvements include construction of MD 355 by-pass as a two-lane divided highway from the site to MD 355. (See Recommendation 6 above) Intersection improvements are also identified at MD 355 and Shawnee Lane, Gateway Center Drive and Stringtown Road, and MD 121 and Gateway Center Drive. The DAP payment could be used by the County toward actual construction of these improvements.

Site Access and Circulation

Two access points to the site from MD 355, one from the extension of MD 355 by-pass and the other from Woodport Road as a right-in/right-out, and one access point from Gateway Center Drive are proposed. As described in Recommendations 3, 4, 5, 6 and 7 above, the applicant must construct Stringtown Road (A-260), Observation Drive (A-19), MD 355 by-pass, and Woodport Road as their access points in order to provide safe and efficient access for the site.

Staff recommends that the applicant make every effort to construct the MD 355 by-pass as described earlier in this memorandum. Access to the first 200 dwelling units can be adequately served without connecting the MD 355 by-pass to existing MD 355. The applicant must construct the MD 355 by-pass to existing MD 355 beyond the initial 200 dwelling units if the right-of-way is available within three years. Staff supports a proposal submitted by the applicant regarding obtaining the right-of-way as described in the attached letter from Barbara Sears to Gayle Libby Curtiss.

The site access points as recommended in this memorandum and internal pedestrian/bicycle circulation system shown on the site plan are adequate.

CONCLUSION

Staff concludes that the subject preliminary plan satisfy the APFO requirements since all nearby intersections are anticipated to operate either within acceptable critical lane volumes or at better than the background developments with the identified improvements. The applicant is satisfying policy area review and local area transportation review by paying the Development Approval Payment (DAP) under the *FY 02 Annual Growth Policy* staging ceiling capacity.

KHK:cmd

Attachment

PP 1-02048 Gateway Commons.doc

Item # 19



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

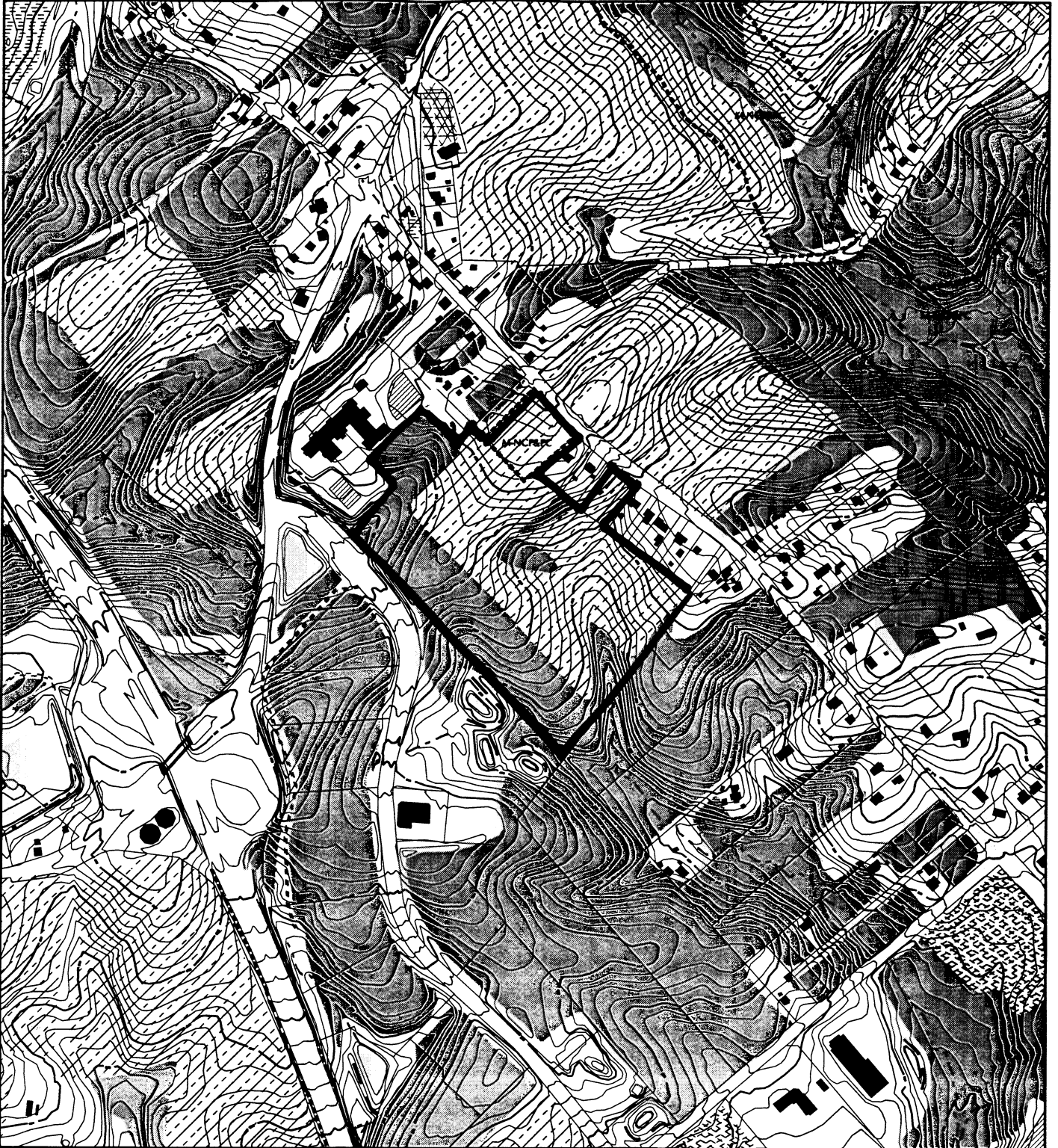
DATE: July 12, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for July 18, 2002.

Attached are copies of plan drawings for Items #16, #17, #18,
#19, #20. These subdivision items are scheduled for Planning
Board consideration on July 18, 2002. The items are further
identified as follows:

- Agenda Item #16 - Preliminary Plan 1-02102
Norbrook Village
- Agenda Item #17 - Pre-Preliminary Plan 7-02058
MDR Property
- Agenda Item #18 - Preliminary Plan 1-02115
Hammond Subdivision
- Agenda Item #19 - Preliminary Plan 1-02048
Gateway Commons
- Agenda Item #20 - Preliminary Plan 1-02065
Fox Hill

Attachment

VICINITY MAP FOR
GATEWAY COMMONS (1-02048)



Map compiled on July 12, 2002 at 12:10 PM | Site located on base sheet no - 232NW13

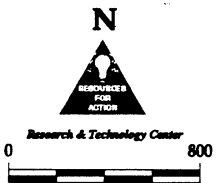
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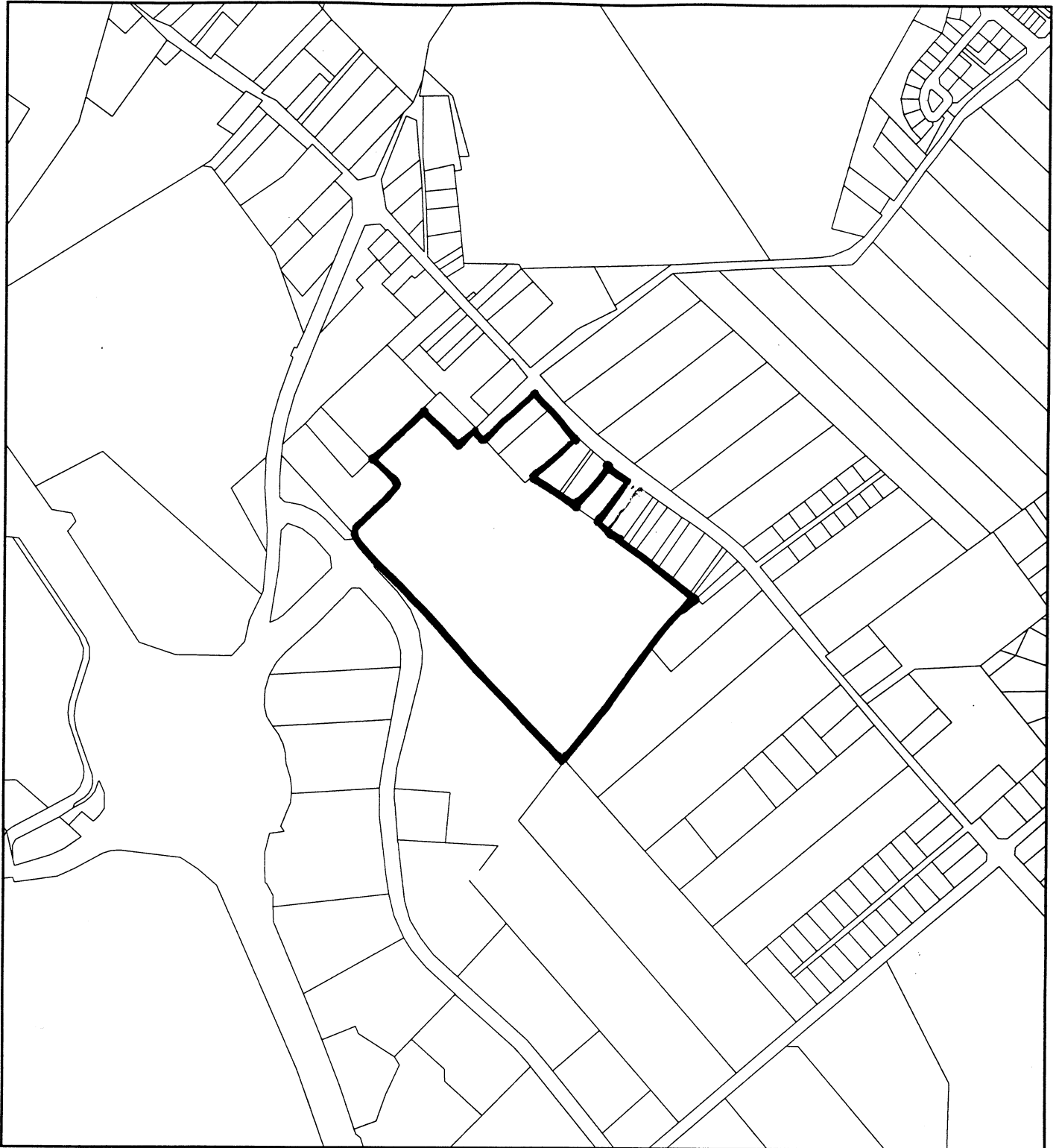
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Key Map



VICINITY MAP FOR
GATEWAY COMMONS (1-02048)



Map compiled on July 12, 2002 at 12:08 PM | Site located on base sheet no - 232NW13

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