



Item #9

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: July 19, 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 25, 2002.

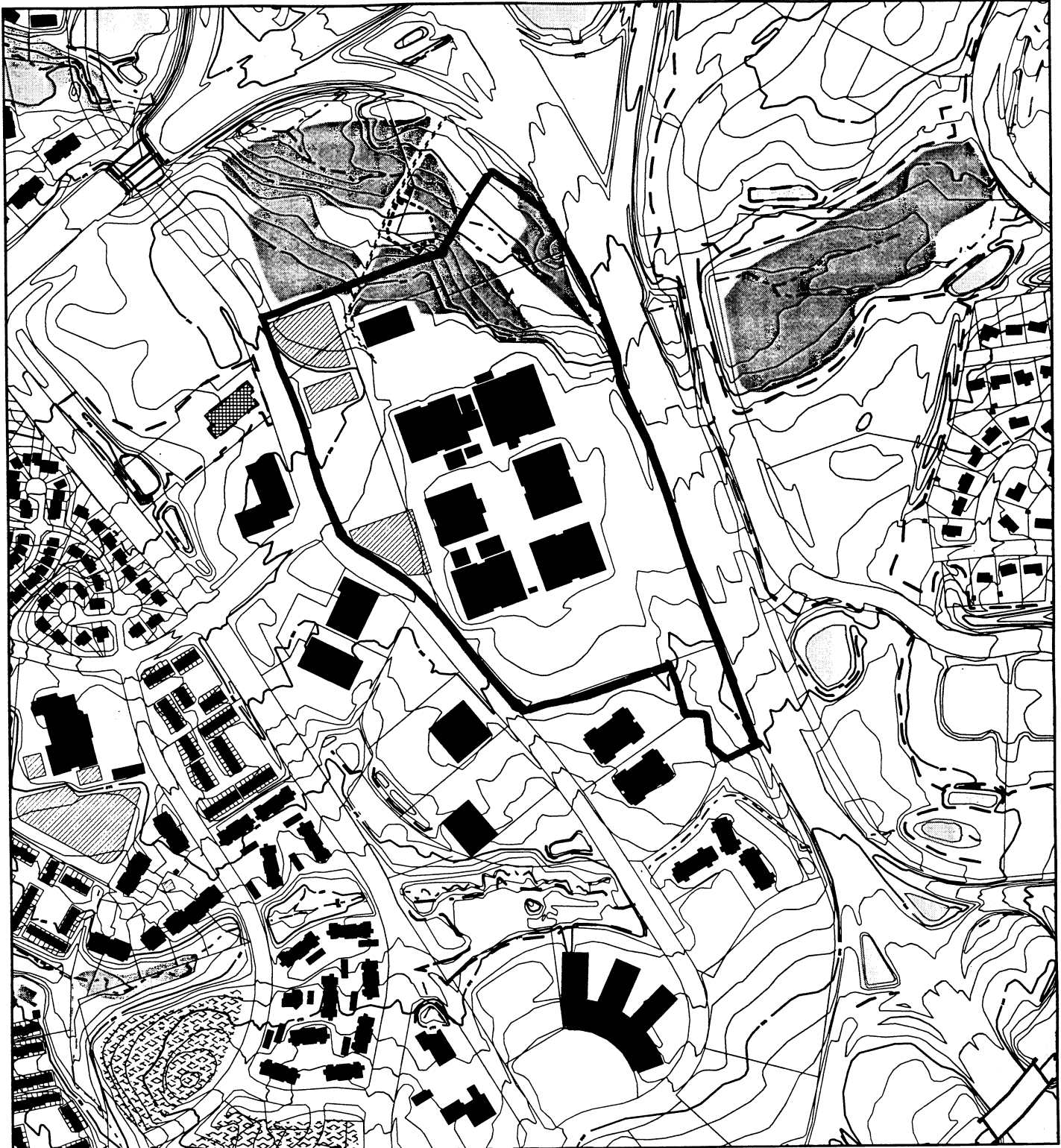
Attached are copies of plan drawings for Items #09, #10, #11, #12, #13. These subdivision items are scheduled for Planning Board consideration on July 25, 2002. The items are further identified as follows:

- Agenda Item #09 - Preliminary Plan 1-02095
Cloverleaf Center, Parcels S, T, U & V
- Agenda Item #10 - Preliminary Plan 1-02104
IMPSPT Peace & Plenty
- Agenda Item #11 - Preliminary Plan 1-02114
Derwood Parcel R
- Agenda Item #12 - Preliminary Plan 1-02113
McKenna Property
- Agenda Item #13 - Preliminary Plan 1-02097
Montessori Day School

Attachment

VICINITY MAP FOR

CLOVERLEAF CENTER, PARCELS S, T, U & V (1-02095)



Map compiled on July 17, 2002 at 8:18 PM | Site located on base sheet no - 228NW12

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 1998

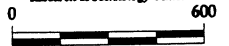
Key Map



N



Research & Technology Center



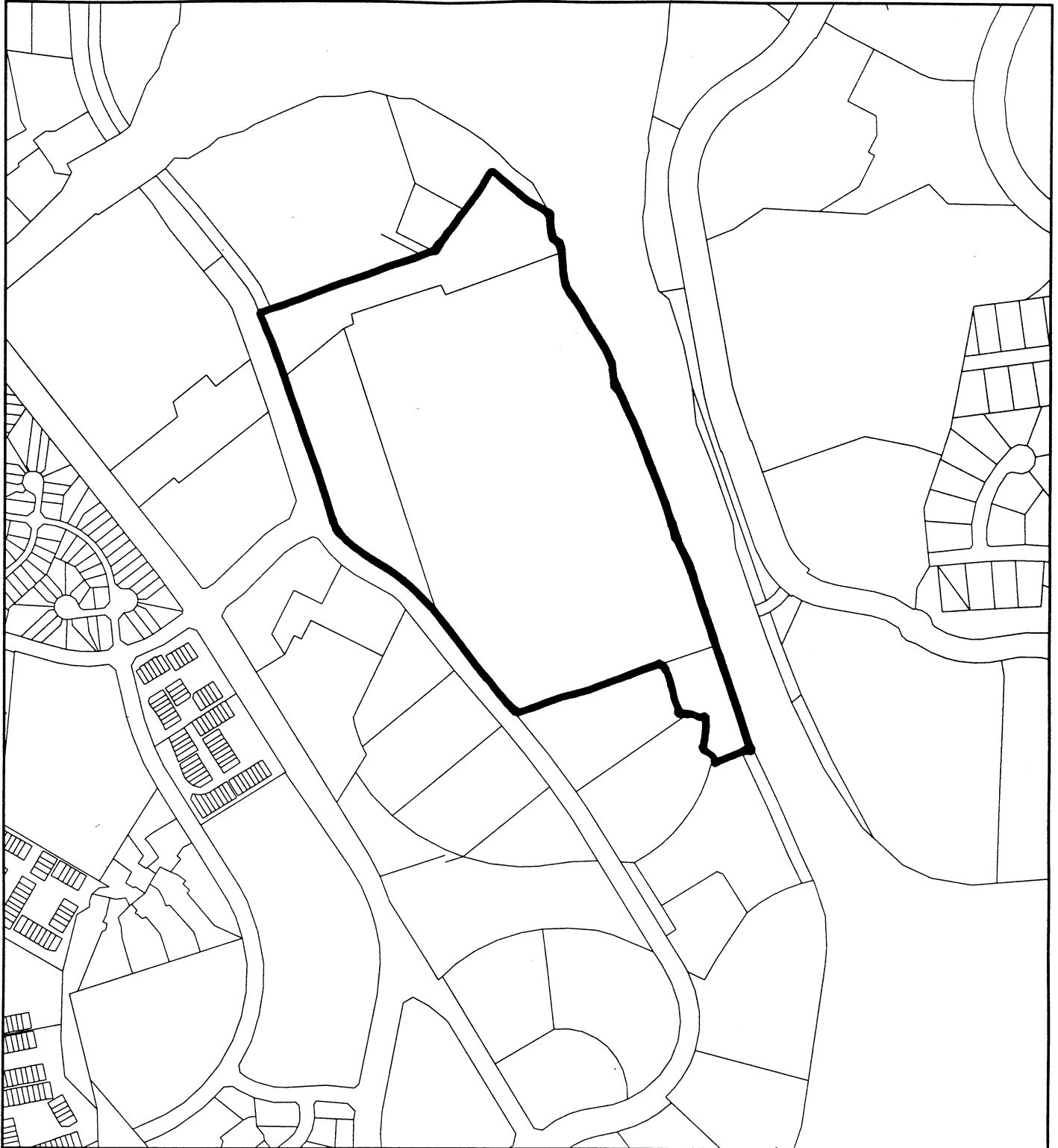
1:7200

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR

CLOVERLEAF CENTER, PARCELS S, T, U & V (1-02095)



Map compiled on July 17, 2002 at 8:10 PM | Site located on base sheet no - 228NW12

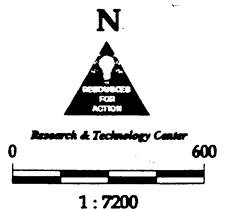
NOTICE

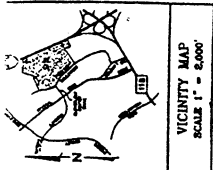
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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.

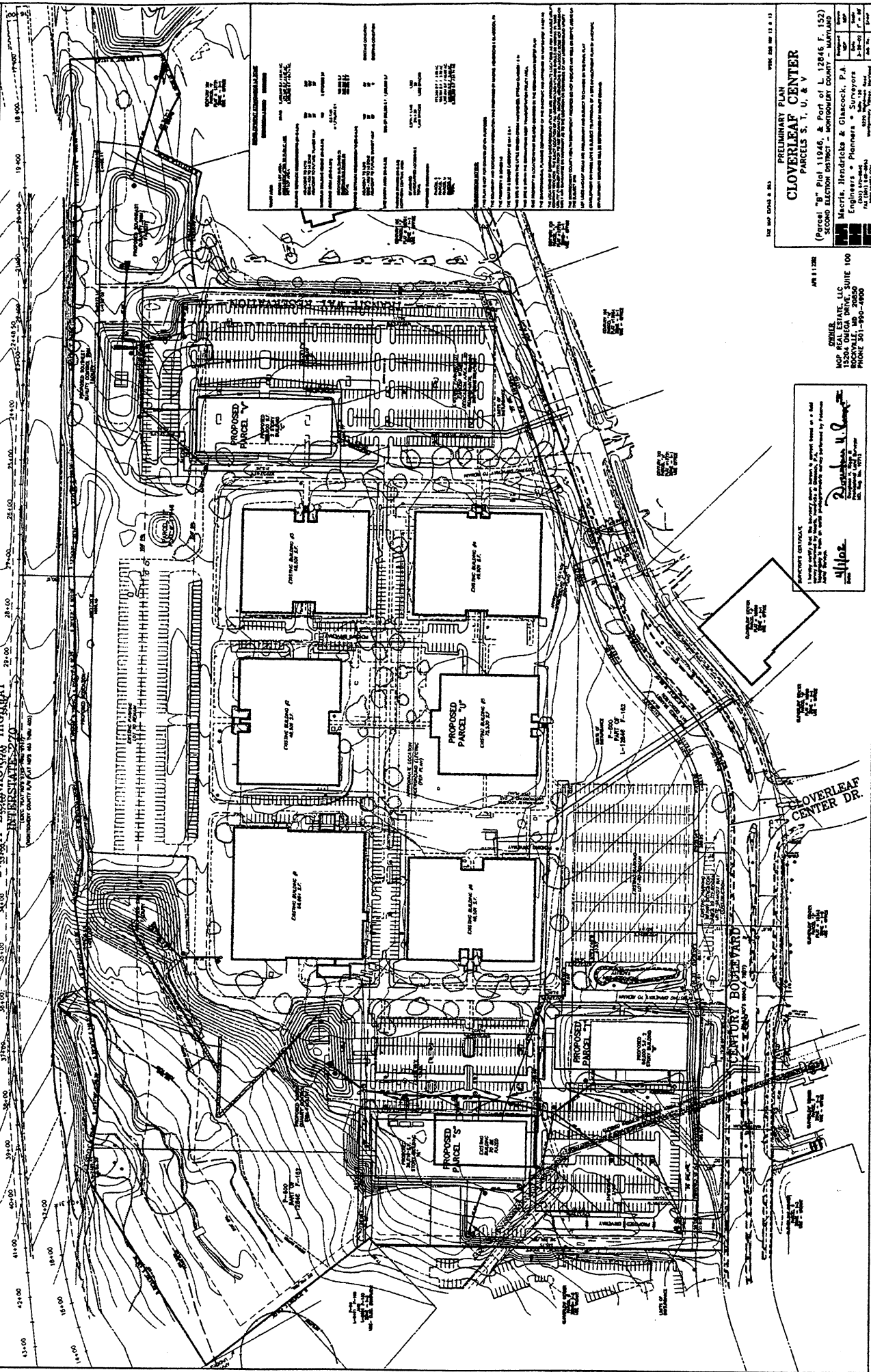
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





VICINITY MAP
SCALE 1" = 8,000'



PROPOSED PARCEL SCHEDULE

PROPOSED PARCEL	AREA (SQ. FT.)	AREA (ACRES)
PROPOSED PARCEL 3	10,100	0.23
PROPOSED PARCEL 4	10,100	0.23
PROPOSED PARCEL 5	10,100	0.23
PROPOSED PARCEL 6	10,100	0.23
PROPOSED PARCEL 7	10,100	0.23
PROPOSED PARCEL 8	10,100	0.23
PROPOSED PARCEL 9	10,100	0.23
PROPOSED PARCEL 10	10,100	0.23

PROPOSED PARCEL 3
COSTING TO BE ADDED

PROPOSED PARCEL 4
COSTING TO BE ADDED

PROPOSED PARCEL 5
COSTING TO BE ADDED

PROPOSED PARCEL 6
COSTING TO BE ADDED

PROPOSED PARCEL 7
COSTING TO BE ADDED

PROPOSED PARCEL 8
COSTING TO BE ADDED

PROPOSED PARCEL 9
COSTING TO BE ADDED

PROPOSED PARCEL 10
COSTING TO BE ADDED

PRELIMINARY PLAN
CLOVERLEAF CENTER
PARCELS 3, 4, & V
(Parcel "B" Plat 11946, & Part of L. 12846 F. 152)
SECOND ELECTION DISTRICT - HORTON COUNTY - MARYLAND
MacCriff, Hendricks & Glascock, P.A.
Engineers & Planners & Surveyors
1000 W. 10th Street
Lawton, Oklahoma 73505
Phone: 581-242-1100

OWNER
MGP REAL ESTATE, LLC
1000 W. 10th Street, Suite 100
Lawton, Oklahoma 73505
PHONE: 581-242-4800

APR 11 2006

ARCHITECTS CONTRACTORS
1. MARYLAND, OKLA. THE ARCHITECTS SHALL DESIGN & PREPARE PLANS FOR THE PROJECT.
2. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
3. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
4. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

Alford
ARCHITECTS

Robertson & Company
CONTRACTORS

GOLDENROD LANE
(continued from page 1)

DWIGHT EISENHOWER HIGHWAY
INTERSTATE 270

CLOVERLEAF CENTER DR.

1000 W. 10th Street

1000 W. 10th Street

1000 W. 10th Street



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

July 16, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Century Technologies Campus
Preliminary Plan No.1-02095
Germantown

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the proposed additional development for the Century Technologies Campus, which is located on the east side of Century Boulevard opposite the intersection with Cloverleaf Drive. The proposed development under this preliminary plan includes an additional 156,516 square feet of office space to the existing 342,418 square-foot Century Technologies Campus.

RECOMMENDATIONS

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan.

1. Additional development under this preliminary plan application is limited to the following uses and density:

156,516 square feet of general office space
2. The applicant shall participate in constructing an acceleration lane on Father Hurley Boulevard to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.

3. The applicant shall participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/reconfiguration of the median and travel lanes on the northern leg of the intersection.
4. The applicant shall participate in the County's future CIP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus near Father Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of their impact taxes when paid to this project.
5. The applicant shall participate in funding the signal and pavement marking modification necessary to redesignate the lane configuration on southbound Crystal Rock Drive at MD 118 from a right/through and two left-turn lanes to an exclusive right, through/left, and left-turn lane with the timing to be at the discretion of the Department of Public Works and Transportation (DPWT) and the Maryland State Highway Administration (SHA).

DISCUSSION

Summary of Local Area Transportation Review

Four local intersections were identified to be affected by the development of the subject site and were examined in the traffic analysis to determine whether they meet the applicable congestion standard of 1,500 Critical Lane Volume (CLV) for the Germantown West Policy Area. The CLV impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table I.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour								
	Existing		Background		Total*		Total**	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 118/Crystal Rock Dr.	1080	882	1372	1461	1412	1503	1165	1089
MD 118/Aircraft Drive	1032	808	1178	1293	1185	1341	1185	1500
MD 118/Middlebrook Road	1154	1157	1322	1495	1331	1500	1331	1500
Further Hurley Boulevard/ Crystal Rock Drive	1025	947	1318	1565	2046	1970	1326	1502

* Total development conditions without proposed roadway improvements

** Total development conditions with proposed roadway improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (CLV standard is 1,500). Under the background development (developments approved but not built) condition, the Father Hurley Boulevard/Crystal Rock Drive intersection exceeds the acceptable congestion standard. Under the total development conditions, two intersections, Father Hurley Boulevard/Crystal Rock Drive and MD 118/Crystal Rock Drive, are projected to operate at unacceptable conditions without the roadway improvements. However, these intersections are projected to operate either within the acceptable congestion standard or better than the background conditions for the total development conditions with the roadway improvements conditioned upon approval of this Preliminary Plan application.

Policy Area Transportation Review

Based on the FY 02 AGP staging ceiling capacity, there is sufficient capacity available for employment (4,156 jobs as of June 30, 2002) in the Germantown West Policy Area to accommodate the proposed development.

Site Access and Circulation

Three access points to the site (including two existing driveways) are provided from Century Boulevard. Staff finds that the roadway and sidewalk system shown on the site plan are adequate to provide safe access for vehicles and pedestrians.

Future Corridor Cities Transitway

The site plan includes a 50-foot right-of-way on Century Boulevard along their frontage for the future Corridor Cities Transitway.

CONCLUSION

Staff concludes that the subject preliminary plan satisfies the APFO requirements since all nearby intersections are anticipated to operate either within the acceptable congestion standard or better than the background conditions with the identified improvements.

KHK:cmd