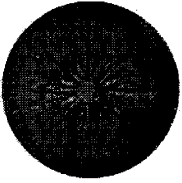


APPENDIX B



May 25, 2005

MEMORANDUM

TO: Richard A. Weaver
Development Review Division

Robert Kronenberg
Development Review Division

VIA: Shahriar Etemadi, Supervisor *RAW* *JSE*
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator *CE*
Transportation Planning
301-495-4525

SUBJECT: Preliminary Plan No. 1-96032-A
Site Plan No. 8-96010-A
Sandy Spring Museum Expansion – Library and Archives Building Addition
Olney-Sandy Spring Road (MD 108)
Patuxent (Rural) Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities review of the subject Preliminary Plan and Site Plan Amendments to expand the existing 9,000 square-foot Sandy Spring Museum (as previously approved) by approximately 3,500 square-feet. The Preliminary Plan/Site Plan also reflects addition of two new parcels (Parcel 355 and Parcel 354) to the bounds of the existing property (Parcel "A") to create a combined new lot. All of the above parcels are zoned RC, and are within the Patuxent (Rural) Policy Area.

RECOMMENDATIONS

The Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this Preliminary Plan and Site Plan:

1. Limit expansion of Sandy Spring Museum to an additional 3,500 square feet for a total area of 12,500 square feet.

2. Dedicate, and show on record plat, adequate right-of-way along the Olney-Sandy Spring Road (MD 108) site frontage to provide 40 feet of right-of-way from the roadway centerline.
3. Dedicate, and show on record plat, adequate right-of-way along the Bentley Road site frontage to provide 35 feet of right-of-way from the roadway centerline.
4. Construct improvements along MD 108 site frontage to provide an eight-foot bike-path (offset two feet from the property line) and street trees (see Attachment No. 1, Streetscape for MD 108 from *Sandy Spring/Ashton Master Plan*). Coordinate with the Maryland State Highway Administration (SHA), as needed, to facilitate construction of the above bike-path. The bike-path ramps at Bentley Road should meet Americans with Disabilities Act Best Practices.

DISCUSSION

Site Location, Access, Existing Pedestrian/Bikeway Facilities and Public Transit

The Sandy Spring Museum is located along the north side of MD 108, within the northeast quadrant of MD 108 and Bentley Road. Sherwood High School is located to the south of the Museum. MD 108 currently has a two-lane section along site frontage, a three-lane section in front of Sherwood High School, and a posted speed limit of 30 mph within the study area. Primary access for general public to the Museum will continue to be from Bentley Road. Per the applicant, a new access to the proposed Library and Archives addition will be created through an extension of the driveway that serves the existing single-family residence adjoining the Museum. This residence is owned by the Museum, and is currently occupied by a family that act as caretakers of the Museum. The purpose of the existing driveway extension will be to provide access for the delivery of artifacts and materials to the new Library and Archives building, and will not be used as a general entrance to the new building.

Pedestrian facilities within the study area include sidewalks along the south side of MD 108 between Sherwood High School and New Hampshire Avenue (MD 650). Limited sidewalks also exist along MD 108 to the east of Sherwood High School. Crosswalks are provided across MD 108 in front of Sherwood High School and at Bentley Road. The crosswalk at Bentley Road is supplemented with signs indicating the crosswalk. MD 108 is serviced by the Metrobus Route Z2, which has a stop in front of Sherwood High School and Sandy Spring Museum.

Master Plan Roadway and Pedestrian/Bikeway Facilities

The 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan* describes the nearby master-planned roadways, pedestrian and bikeway facilities as follows:

1. Olney-Sandy Spring Road (MD 108), as a master-planned east-west Arterial (A-92) between Howard County to the east and Dr. Bird Road to the west, with a minimum right-of-way of 80 feet. The roadway is "Main Street" for both the Sandy Spring and Ashton village centers. Except where four lanes already exist, the Master Plan recommends no more than three lanes for MD 108 between MD 650 to the east and Norwood Road to the west to preserve the rural

character of the road and the character/scale of the village centers. The Master Plan also recommends regional trails along MD 108, with connections to the Rural Legacy Trail and the Northwest Branch Trail that connect to the Sandy Spring, Woodlawn Manor Park and to the Northwest Branch Park. A Class I (off-road) bikeway (PB-66) is recommended for MD 108 along its north side between MD 650 and Dr. Bird Road.

2. Bentley Road, as a Country Road (CR-1) to the north of MD 108 with a recommended minimum right-of-way width of 70 feet and two travel lanes.

Nearby Transportation Projects

The Maryland State Highway Administration (SHA) Consolidated Transportation Program, and the Montgomery County Department of Public Works and Transportation (DPWT) Capital Improvement Program includes the following nearby projects:

1. MD 650/MD 108 intersection improvements: SHA is currently reevaluating the final improvement design for this intersection given the subdivision activity within the northeastern and southeastern quadrants of this intersection.
2. Improvements at MD 108/Meetinghouse Road/Brooke Road intersection: Currently, SHA is in the process of designing and installing a combined firehouse-pedestrian traffic signal at the intersection. The project may include minor roadway design changes along the business frontages to promote safety.
3. Sidewalk improvements along MD 108/Norwood Road: DPWT is currently developing plans for a sidewalk along the south side of MD 108 between Hidden Garden Lane to the east and Norwood Road to the west, and a sidewalk along the east side of Norwood Road to the south of MD 108. Construction of these improvements is anticipated to start in July 2005.

Local Area Transportation Review

The applicant for the Sandy Spring Museum presented a traffic statement (dated March 7, 2005; see Attachment No. 2), which indicated that the expanded Museum will continue to operate only three days during the week (Monday, Wednesday and Thursday) from 9:00 a.m. to 4:00 p.m. and on weekends from 12:00 noon to 4:00 p.m. Given the limited operation of the Museum with limited full-time/part-time staff and volunteers, and the anticipated Museum visitor arrivals/departures mostly during off-peak hours, staff estimate that the expanded Museum will not generate more than 49 total peak hour trips (as an original pre-July 2004 Preliminary Plan/Site Plan application) during the weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. Therefore, a traffic study (to analyze traffic impact at nearby intersections) is not required of this plan to satisfy Local Area Transportation Review. Also, staff supports the offer by the Museum to maintain a staff and visitor log to monitor the Museum peak hour trip activity, if needed for verification.

Policy Area Transportation Review/Staging Ceilings

Rural policy areas such as the Patuxent Policy Area are not assigned any transportation staging ceilings. Therefore, the proposed development is not required to meet the Policy Area Transportation Review test.

CE:gw
Attachments

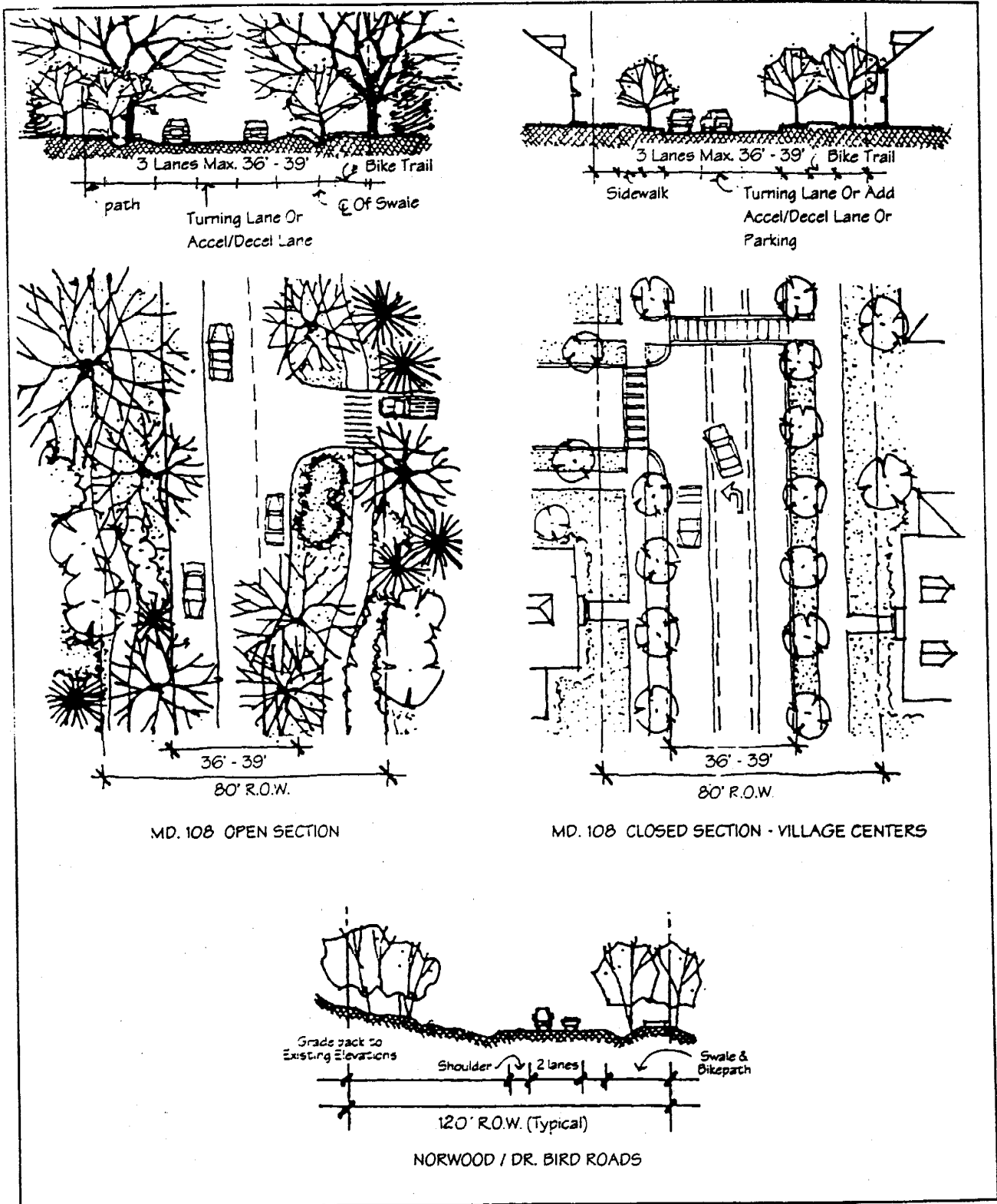
cc: Mary Goodman
Doug Powell
Piera Weiss
Greg Leck
Greg Cooke
John Borkowski
John Chirtea

mno to weaver re 1-96032-A SSMuseum.doc

STREETSCAPE: MD 108 AND NORWOOD/DR. BIRD ROAD

FIGURE 21

Attachment No. 1





SANDY SPRING MUSEUM

17901 Bentley Road
Sandy Spring, Maryland 20860
Phone: (301) 774-0022

March 7, 2005

MNCP&PC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Sandy Spring Museum Library and Archives Project
Preliminary Plan Submission
Traffic Statement

Ladies and Gentlemen:

This letter will respond to the Preliminary Plan Submission Requirements for traffic information for the above referenced project. The museum currently operates on a three day a week schedule on Monday, Wednesday and Thursday from 9:00am to 4:00 pm. Weekends hours are from 12:00-4:00pm. Staffing during the week includes one full time person who opens the museum at 9:00am, and one other full time person who works from 9:30am to 4:00pm. Two other part time employees work these days, but their time is on off peak hours. Volunteers also arrive and depart at different times during the workdays, and usually do not conflict with peak hour traffic. Visitors to the museum also generally do not conflict with peak hour traffic

The proposed addition will have hours similar to those of the existing museum. It is anticipated that new staffing would add two full time employees, and their hours will be limited to off peak travel times. It is unlikely that the expanded museum operations would generate in excess of 49 peak hour vehicular trips. As we discussed with Mr. Ed Axler, the staff log and visitor logs will be maintained for verification that these peak hour trips will not be exceeded.

Please let me know if you require any additional information relating to traffic generated by the operations of the expanded Sandy Spring Museum.

Sincerely,

John Chirtea, Trustee



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

May 9, 2005

RECEIVED MAY 16 2005

Ms. Cathy Conlon
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 108
Sandy Spring Museum
File No. 8-96010A

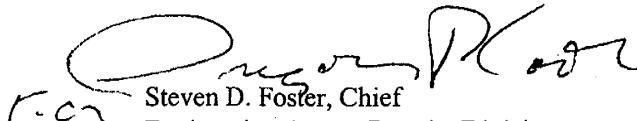
Dear Ms. Conlon:

The State Highway Administration (SHA) has reviewed the submitted site plan application and offers the following comments at this time:

- The access point along MD 108 may be used for delivery services only. No signage will be provided for this entrance. The main access for the museum will be provided from Bentley Road, as noted in the traffic statement that was provided to SHA on April 29, 2005.
- The sight distance certification for the driveway entrance along MD 108 is acceptable.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

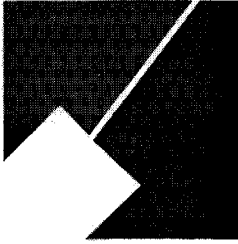
Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. Dusty Rood (Rodgers Consulting)

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free



May 25, 2005

TO: Robert Kronenberg, Development Review Division

FROM: Candy Bunnag, Environmental Planner,
Countywide Planning Division

SUBJECT: Sandy Spring Museum, Site Plan No. 8-96010A

RECOMMENDATION

Staff recommends approval with the following conditions:

1. Approval of the final forest conservation plan with conditions as stated in the Environmental Planning Forest Conservation Plan Recommendations dated 5/24/05. These conditions include, but are not limited to:
 - a. Location of 0.90 acre of offsite reforestation or forest bank site to be reviewed and approved by M-NCPPC staff prior to approval of record plats.
 - b. Provide protection measures for on-site trees that will be retained and are near the limits of disturbance.
 - c. A management plan to eliminate and control the growth of non-native plants within the conservation easement area and that covers at least five years must be submitted for M-NCPPC staff review and approval before approval of record plats.

DISCUSSION

The 7.7-acre site lies within the Patuxent River watershed (Use IV waters). There is currently about 3.5 acres of forest on the site. Several specimen trees also occur on the site. A house and the museum are located on the site. There are no streams, wetlands, floodplains, or environmental buffers on the site.

The northeast corner of the site lies within the Patuxent Primary Management Area (PMA). The "Environmental Guidelines" set forth a 10% imperviousness guideline limit for land that is within a PMA, but falls outside a stream buffer. The part of the subject site that is within the PMA is forested and within an existing Category I

conservation easement. No impervious surfaces exist or are proposed within the PMA portion of the site. Therefore, the proposed site plan complies with the "Environmental Guidelines" imperviousness limit for the PMA.

FOREST CONSERVATION

The original site plan was subject to the County Forest Conservation Law. A Final Forest Conservation Plan was approved in 1996. The original forest cover on the site was 5.19 acres. Of that, 1.94 acres were cleared, and 3.25 acres were retained. Some reforestation was also required. Since the approval of the forest conservation plan, the forest retention and planting areas, as well as a small area of trees, have been placed in a combination of Category I and Category II conservation easements.

The proposed amendments to the original preliminary and site plans require an amendment to the approved Final Forest Conservation Plan. The forest conservation plan worksheet has been revised to include the additional land that is shown in the proposed preliminary and site plan amendments. The existing conservation easements on the site will not be changed.

Additional forest planting is required because land has been added to the original forest conservation plan. The forest conservation plan shows that the additional reforestation will occur at an offsite location or will be met through credits obtained from a forest bank. In addition, staff recommends that the applicant create and implement a management plan to remove and control non-native, invasive plants that currently occur within the site's conservation easement area.

Most of the large and specimen trees will be retained. A 30" Norway spruce will be removed because of the proposed addition to the museum.

The revised Final Forest Conservation Plan meets the requirements of the Forest Conservation Law.