

Shady Grove Executive Center

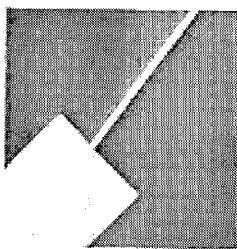
LANDSCAPE PLAN

WENTFORD COUNTY, NORTH CAROLINA

DATE: 10/15/01
SCALE: AS SHOWN
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS

Landscape Plan

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
301-495-4500, www.mncppc.org

April 19, 2006

MEMORANDUM

TO: Joel Gallihue
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Zoning Application No. G-841
Shady Grove Executive Center
Research and Development Village Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject zoning application. The site is a part of the Shady Grove Executive Center, located east of Omega Drive north of Research Boulevard in the Research and Development (R&D) Village Policy Area. The subject site is currently zoned C-2 zone and proposed to be developed for 480 multi-family dwelling units under the PD-60 zone.

RECOMMENDATION

Based on our review of the submitted traffic analysis and development plan, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of this zoning application.

- Total development under this zoning application is limited to a maximum of 480 multi-family residential dwelling units as analyzed in the traffic study.

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

Direct access points to the site are provided from existing Omega Drive and Research Boulevard and the site is also connected to Corporate Boulevard. Staff finds that the existing access points and the vehicular circulation system shown on the development plan are adequate.

The development plan includes lead-in sidewalks from all public streets providing access points and pedestrian paths connecting inside the property. Staff finds the bikeway and pedestrian circulation system to be safe and adequate. Construction of sidewalks and pedestrian paths are proffered inside the property.

Local Area Transportation Review

A traffic analysis for rezoning was prepared to determine the impact of development of 480 multi-family dwelling units. Staff agrees with the conclusion of the study that the proposed development of the subject site does not have an adverse impact on the surrounding roadways.

Three local intersections were identified as critical intersections affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the R&D Village Policy Area. The morning and evening peak hour traffic conditions were analyzed for impact of the proposed development. The proposed development's trips were added to the existing and the background traffic (existing traffic plus traffic to be generated by the approved but unbuilt development in the area) to determine the total future traffic. The total future traffic was assigned to the critical intersections and the result of CLV calculation is shown in the following table:

Table

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Shady Grove Road/ Research Boulevard	993	1,058	1,023	1,163	1,036	1,170
Key West Av. (MD 28/ Omega Drive	1,196	1,273	1,279	1,312	1,283	1,323
Research Boulevard/ Site Entrance	361	317	361	317	400	370

As shown in the table previously, all existing traffic conditions at the intersections operate within acceptable CLV standard of 1,475 during both the morning and evening peak hours. Acceptable level of traffic conditions are projected to be maintained under the background and total development conditions.

CONCLUSION

Staff concludes that the proposed multi-family residential dwelling units in the Shady Grove Executive Center under the PD-60 zoning with construction of the roadway and pedestrian path as shown on the development plan will not have an adverse impact on the surrounding roadway network.

KHK:gw

memo to Callihue re Shady Grove Executive Ctr G-841