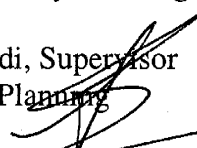


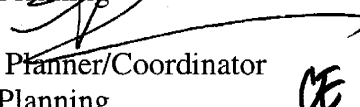


May 22, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Shahriar Etemadi, Supervisor
Transportation Planning 

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

SUBJECT: Site Plan No. 820060210
Determination of Adequate Public Facilities
10001 New Hampshire Avenue (at New Hampshire Avenue and Elton Road)
Fairland/White Oak Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject site plan for 10001 New Hampshire Avenue located within the southeastern quadrant of the New Hampshire Avenue (MD 650) and Elton Road intersection. The site plan required an APF determination pursuant to Section 8-34(d) of the Montgomery County Code since the property is a non-residential recorded lot for which APF had expired in 2001, and therefore was referred to the Montgomery County Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) by the Montgomery County Department of Permitting Services (DPS) (see Attachment No. 1).

The application seeks approval of a 55,862 square-foot general office building on the O-M zoned property. The site, which previously accommodated a sit-down restaurant, was rezoned to the O-M Zone in 2005 (G-826).

FINDING AND RECOMMENDATIONS

Transportation Planning staff finds that the proposed site plan application for the 55,862 square-foot general office building on the subject property satisfies APF requirements, and requests that the Planning Board approve transmittal of this finding to both the Director of DPS and the Director of DPWT.

Staff also recommends that the following transportation-related conditions be part of the Planning Board's approval of this site plan:

1. Limit future development on the property to a 55,862 square-foot general office building.
2. Remove the existing sidewalk and provide a new eight-foot wide path along the entire New Hampshire Avenue property frontage, including an appropriate crosswalk across the Capital Beltway ramp at its intersection with New Hampshire Avenue. The path shall be offset a minimum of six feet from the edge-of-pavement to accommodate a tree panel along the entire New Hampshire Avenue property frontage.
3. Remove the existing sidewalk and provide a new five-foot wide sidewalk along the entire Elton Road property frontage. The sidewalk shall be offset from the edge-of-pavement to accommodate a tree panel along the entire Elton Road property frontage.
4. Improvements described under Condition Nos. 2 and 3 above shall be in place prior to the release of any building use and occupancy permit.

DISCUSSION

Site Location, Access, and Transportation Facilities

The subject property is located within the southeast quadrant of the MD 650/Elton Road intersection and within the northeast quadrant of MD 650/I-495 interchange. Elton Road is to the north, MD 650 is to the west, and Capital Beltway (I-495) is to the south of the property. The Hillendale Shopping Center is located to the north of the property. The site previously accommodated a Shoney's restaurant with access to Elton Road.

In the vicinity of the property, MD 650 is a six-lane divided major highway with sidewalks on both sides, and has median breaks at Elton Road and at Powder Mill Road. Powder Mill Road is a master planned arterial road that intersects with MD 650 to the north of the site at a signalized intersection. Elton Road is a business street that extends east from its signalized intersection with MD 650 to Prince George's County, where it connects to Riggs Road and Powder Mill Road via Wooded Way. Within Prince George's County, land use along Elton Road, Wooded Way, and Riggs Road is primarily residential. Powder Mill Road only has sidewalk to its south side. Elton Road has sidewalks along both sides within Montgomery County. Parking is permitted along this section of Elton Road. Vehicular access to the property is gained from Elton Road.

Metrobus routes K6 and C8, and Ride-On bus routes 10, 20, 22, and 24 serve MD 650 with bus stops in the vicinity of the property. The Hillandale transit hub is located approximately 1,200 feet from the property at the terminus of Powder Mill Road just to the west of MD 650.

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 1997 Approved and Adopted *White Oak Master Plan* and the 2000 Approved and Adopted *East Silver Spring Master Plan* consists of the following master-planned roadways and pedestrian/bikeway facilities within the study area:

1. New Hampshire Avenue is classified as a six-lane divided Major Highway (M-12) with a 120-foot right-of-way within the White Oak master plan boundary. A Class I or Class III bikeway (PB-24) is recommended for MD 650 between Lockwood Drive to the north and its southern master plan boundary (I-495). The roadway is recommended as a six-to eight-lane divided major highway with a right-of-way of 150 feet and a dual-bikeway, within the East Silver Spring master plan boundary (between I-495 to the north and Prince George's County line to the south). The *Countywide Bikeways Functional Master Plan* recommends a dual bikeway (DB-7) for MD 650 south of Lockwood Drive to Prince George's County line.
2. Oakview Drive is classified as a two-lane Primary Residential Street (P-6) with 60-feet of right-of-way and a proposed Class III bikeway (Route Number 11) between MD 650 and Northwest Branch Park.
3. Elton Road is classified as a four-lane Business Street (B-3) with an 80-foot right-of-way between MD 650 and Prince George's County line. Though the 1,600-foot section of the roadway within Montgomery County is currently built as a four-lane roadway, it operates as a two-lane roadway with parking on both sides. The roadway transitions into a two-lane residential street with no sidewalks within Prince George's County.
4. Powder Mill Road is classified as a four-lane Arterial Road (A-94) with an 80-foot right-of-way between MD 650 and Prince George's County line, and a Class III bikeway (PB-31). However, it is built with five-lanes with a center two-way left-turn lane, and has over 90 feet of right-of-way.
5. Capital Beltway is classified as a ten-lane divided Freeway (F-8) within the master plan area with 300 feet right-of-way.

Nearby Transportation Improvement Projects

The Maryland State Highway Administration (SHA) Consolidated Transportation Program and the DPWT Capital Improvement Program include the following nearby projects:

1. Re-construction of MD 650 to provide (an additional northbound through lane) along MD 650 between Powder Mill Road and US 29, and intersection improvements at the following locations:

- MD 650/Powder Mill Road,
- MD 650/Mahan Road/Schindler Drive,
- MD 650/Relocated Michelson Road,
- MD 650/Lockwood Drive, and
- MD 650/US 29 Interchange.

The project will include improved vehicular, pedestrian, and bicycle access to existing and planned activity centers along MD 650, including commercial sites. The project is nearly complete.

2. Oakview Drive: A DPWT project involving construction of turn lanes along the east and west legs of Oakview Drive with sidewalk improvements along Oakview Drive. The project is anticipated to start construction in October 2006.

Adequate Public Facilities/Local Area Transportation Review

A traffic study was required for the subject site plan application according to the 2004 *Local Area Transportation Review (LATR) Guidelines* since the proposed development on the subject property was estimated to generate **30** or more total peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods, and required an APF determination pursuant to Section 8-34(d) of the Montgomery County Code.

The consultant for the applicant submitted a traffic study (dated March 10, 2006) that determined traffic-related impacts of the proposed use (55,517 square-feet of general office as submitted¹) on nearby roadway intersections during weekday morning and evening peak periods. Staff review of the above traffic study indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by the staff.

The trip generation estimates for the proposed use were based on Maryland-National Capital Park and Planning Commission's trip-generation rates, which estimated that the 55,862 square-foot general office building would generate approximately 87 peak-hour trips during the weekday morning peak-period, and 100 peak-hour trips during the weekday evening peak-period. A summary of the above is provided in Table 1.

1 The difference in the office density presented in the traffic study and that on the site plan (approximately 345 square feet for a total of 55,862 square-feet) results in an increment of only one morning peak hour inbound trip, and will not affect the results of the capacity analysis presented in Table 2.

**TABLE 1
SUMMARY OF SITE TRIP GENERATION
PROPOSED 55,862 SF OF GENERAL OFFICE**

Time Period	Trip Generation		
	In	Out	Total
Weekday Morning Peak-Hour	76	11	87
Weekday Evening Peak-Hour	17	83	100

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the identified intersections in the study area during the weekday morning and evening peak hours is presented in Table 2. As shown in Table 2, capacity analysis presented in the traffic study indicated that under Total Traffic or Build Conditions, CLV at the study intersections would be below the applicable congestion standards. Therefore the site plan application satisfies the LATR requirements of the APF test.

**TABLE 2
SUMMARY OF CAPACITY CALCULATIONS
PROPOSED 55,862 SF OF GENERAL OFFICE**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
<i>Within Fairland/White Oak Policy Area:</i>						
MD 650/Powder Mill Road	1,305	1,316	1,356	1,410	1,367	1,423
MD 650/Elton Road	1,318	1,111	1,356	1,258	1,361	1,308
Elton Road/West Site Driveway	--	--	--	--	339	464
Elton Road/East Site Driveway	--	--	--	--	295	453
<i>Within Silver Spring/Takoma Park Policy Area:</i>						
MD 650/Oakview Drive	1,591	1,492	1,598	1,503	1,599	1,505

Source: 10001 New Hampshire Avenue Traffic Study. The Traffic Group, Inc. March 10, 2006.
Congestion Standards: Fairland/White Oak Policy Area: 1,500; Silver Spring/Takoma Park Policy Area: 1,600

Traffic study review comments from both SHA and DPWT are also attached to this memo as Attachment No. 2 and No. 3 respectively. These concur with staff findings on the APF determination for the subject site plan.

Staff evaluated the reasonableness of the turning movement counts used in the study in response to citizens concern. Staff compared the traffic counts in the study with other counts for the same locations and found them to be comparable.

Staff also had previously reviewed concerns raised by the local community regarding cut-through traffic to and from the property via the Elton Road/Wooded Way connection to Riggs Road and Powder Mill Road. Staff concluded that the occurrence of cut-thru traffic directly from the property through local roads, if any, would be minimal, and will not significantly affect current operation of Elton Road or Wooded Way, especially given the proximity of the property to I-495 and MD 650. It is anticipated, based on site's traffic distribution and assignment to surrounding roadways, a significant amount of site traffic will utilize I-495 and other major highways/arterials in the area to travel to and from the property, rather than the above local roads.

CE:gw
Attachments

cc: Calvin Nelson
Bill Barron
Michael Ma
Ivy Leung
Reginald T. Jetter
Malcolm Spicer, Esq.
Greg Leck
Sarah Navid
Ray Burns
Stephen J. Orens, Esq.
Carl Wilson
Karl Moritz
Tariq El-Baba

mmo to MCPB re 10001 New Hampshire Ave.doc



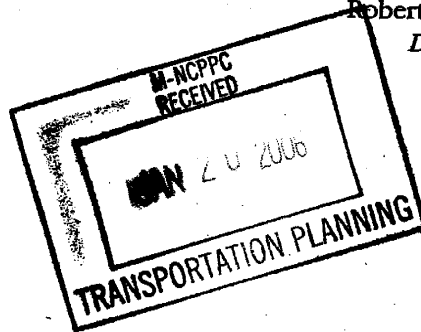
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

MEMORANDUM

January 10, 2006

Robert C. Hubbard
Director



TO: Derick Berlage, Chair
Maryland County Planning Board

FROM: *RC*
Robert C. Hubbard, Director
Department of Permitting Services

SUBJECT: New Adequate Public Facilities Determination (APF) Application
10001 New Hampshire Avenue, Silver Spring, Maryland 20903

Pursuant to Section 8-34 (d) of the Montgomery County Code, I am referring the application for a new Adequate Public Facilities (APF) determination, filed with the Department of Permitting Services on December 15, 2005 by Ralph J. Duffie, Inc., for the property located at 10001 New Hampshire Avenue. This non-residential property is a recorded lot for which the determination of adequacy of transportation public facilities expired in 2001.

The Department hereby requests that the Planning Board advise and provide its recommendation as to the merit of this application and that the Planning Board conduct the required public hearing in conjunction with its consideration of Site Plan Review No. 8-2006-0210.

A copy of the APF Application and supporting documentation is enclosed. The applicant's counsel has advised the Department that the County Wide Transportation Planning Division of the Department of Park and Planning has already notified the applicant's traffic consultant as to the proper study area for a Local Area Transportation Review analysis.

Thank you for your cooperation in this matter. Should you or your staff require additional information please contact Reginald T. Jetter at 240-777-6275.

Enclosure

cc: Reginald T. Jetter
Malcolm Spicer, Esquire, Assistant County Attorney
Shahriar Etemadi, Transportation Planning Division ✓
Stephen J. Orens, Esquire
Wes Guckeert, The Traffic Group





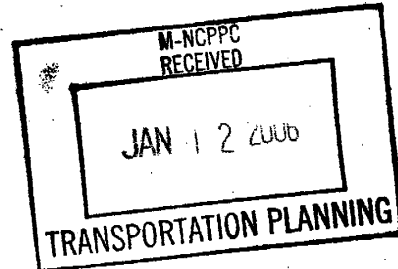
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

January 10, 2006



TO: Arthur Holmes, Jr., Director
Department of Public Works and Transportation

FROM: Robert C. Hubbard, Director
Department of Permitting Services

SUBJECT: New Adequate Public Facilities Determination (APF) Application
10001 New Hampshire Avenue, Silver Spring, Maryland 20903

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The Department hereby requests that the Department of Public Works and Transportation (DPWT) advises and provides its recommendation as to the merit of this application.

A copy of the APF Application and supporting documentation is enclosed. The applicant's counsel has advised the Department that the County Wide Transportation Planning Division of the Department of Park and Planning has already notified the applicant's traffic consultant as to the proper study area for a Local Area Transportation Review analysis.

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Malcolm Spicer, Esquire, Assistant County Attorney
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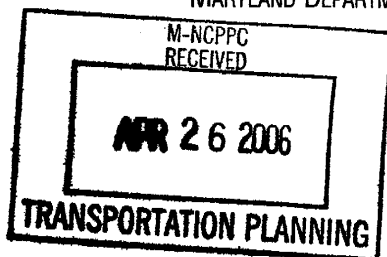




Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

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

MARYLAND DEPARTMENT OF TRANSPORTATION



April 25, 2006

Re: Montgomery County
MD 650 General File
10001 New Hampshire Avenue

Mr. Shahriar Etemadi
Transportation Coordinator
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you the opportunity to review the Traffic Impact Study Report by The Traffic Group, Inc. dated March 10, 2006 (received by the EAPD on March 21, 2006) that was prepared for the proposed 10001 New Hampshire Avenue office development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 55,517 square foot Office Building is proposed from two (2) full movement site access driveways on Elton Road (a County roadway).
- The traffic consultant determined that the proposed development would not cause any studied intersection to exceed the Fairland/White Oak Policy Area congestion standard threshold (CLV less than 1,500), or the Silver Spring/Takoma Park Policy Area congestion standard threshold (CLV less than 1,600).

In conclusion, SHA concurs that the proposed development will not cause any studied intersection to exceed the Fairland/White Oak Policy Area and Silver Spring/Takoma Park Policy Area congestion standard thresholds as established by the M-NCPPC. The SHA policy regarding intersection level of service requires that all intersections function at a level of service "D" or better in the design year with full build-out of the given project. Given that the Montgomery County policy differs from that of SHA regarding the need for mitigation at off-site intersections, the SHA will defer to the local criteria. However, any proposed mitigating roadway improvements impacting a State-controlled roadway must be reviewed and approved by the SHA.

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this development application. If there are any questions on any issue requiring a permit from SHA on this application, please contact Raymond Burns at (410) 545-5592 or RBurns1@sha.state.md.us.

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Mr. Shahriar Etemadi
Page 2 of 2

If you have any questions regarding the enclosed traffic report comments, please contact
Larry Green at (410) 995-0090 x20.

Very truly yours,



Steven D. Foster, Chief
Engineering Access Permits Division

cc: ~~Mr. Ed Axler, M-NCPPC~~ Montgomery County
Mr. Raymond Burns, SHA Engineering Access Permits Division
Mr. Joseph Finkle, SHA Travel Forecasting Section
Mr. Bob French, SHA Office of Traffic & Safety
Mr. Larry Green, Daniel Consultants, Inc.
Mr. Jeff Wentz, District 3 Traffic Engineering
Mr. Carl Wilson, The Traffic Group, Inc.



Douglas M. Duncan
County Executive

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Arthur Holmes, Jr.
Director

Memorandum

April 11, 2006

To: Shahriar Etemadi, Supervisor
Transportation Planning

Via: Gregory M. Leck, Leader *GML*
Traffic Engineering and Operations Section

From: David C. Adams *DA*
Traffic Engineering and Operations Section

Subject: Review of the Traffic Impact Study for the Proposed Office Building at 10001
New Hampshire Avenue
Fairland/White Oak Policy Area

The proposed development is a 55,517 square foot office building to be one the site of an abandoned Shoney's restaurant at the corner of Elton Road and MD 650. Access will be from the two existing driveways on Elton Road.

The proposed office building will generate 86 AM trips and 100 PM trips. The resulting additions to Background CLVs are minor and all Total Traffic CLVs are below the Policy Area ceiling (1,500 outside I-495 and 1,600 inside the Beltway). Widening of the west approach of Oakview Drive at MD 650 is an item of CIP No. 507017, Intersection and Spot Improvements for FY05. Construction is now scheduled for FY06 or later.

Summary:

The proposed 55,517 square foot office building at 10001 New Hampshire Avenue passes LATR.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Shahriar Etemadi
LATR for 10001 New Hampshire Avenue Office Building
Page 2

10001MD650.G-826.27April2006

cc: Carl Wilson, The Traffic Group
Arthur Holmes, DPWT
Robert Hubbard, DPS
Malcolm Spicer, County Attorney Office
Stephen Orens, DuFour & Orens, Chartered
Bill Barron, MNCPPC
Raymond Burns, MSHA
Bruce Mangum

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

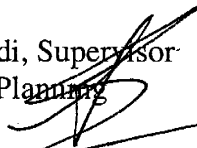
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

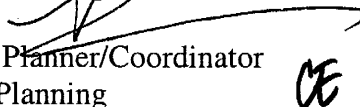
MCPB
Item No. ___
6-8-06

May 22, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Shahriar Etemadi, Supervisor
Transportation Planning 

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

SUBJECT: Site Plan No. 820060210
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10001 New Hampshire Avenue (at New Hampshire Avenue and Elton Road)
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The application seeks approval of a 55,862 square-foot general office building on the O-M zoned property. The site, which previously accommodated a sit-down restaurant, was rezoned to the O-M Zone in 2005 (G-826).

FINDING AND RECOMMENDATIONS

Transportation Planning staff finds that the proposed site plan application for the 55,862 square-foot general office building on the subject property satisfies APF requirements, and requests that the Planning Board approve transmittal of this finding to both the Director of DPS and the Director of DPWT.

Staff also recommends that the following transportation-related conditions be part of the Planning Board's approval of this site plan:

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Site Location, Access, and Transportation Facilities

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1 The difference in the office density presented in the traffic study and that on the site plan (approximately 345 square feet for a total of 55,862 square-feet) results in an increment of only one morning peak hour inbound trip, and will not affect the results of the capacity analysis presented in Table 2.

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Source: 10001 New Hampshire Avenue Traffic Study. The Traffic Group, Inc. March 10, 2006.
Congestion Standards: Fairland/White Oak Policy Area: 1,500; Silver Spring/Takoma Park Policy Area: 1,600

Traffic study review comments from both SHA and DPWT are also attached to this memo as Attachment No. 2 and No. 3 respectively. These concur with staff findings on the APF determination for the subject site plan.

Staff evaluated the reasonableness of the turning movement counts used in the study in response to citizens concern. Staff compared the traffic counts in the study with other counts for the same locations and found them to be comparable.

Staff also had previously reviewed concerns raised by the local community regarding cut-through traffic to and from the property via the Elton Road/Wooded Way connection to Riggs Road and Powder Mill Road. Staff concluded that the occurrence of cut-thru traffic directly from the property through local roads, if any, would be minimal, and will not significantly affect current operation of Elton Road or Wooded Way, especially given the proximity of the property to I-495 and MD 650. It is anticipated, based on site's traffic distribution and assignment to surrounding roadways, a significant amount of site traffic will utilize I-495 and other major highways/arterials in the area to travel to and from the property, rather than the above local roads.

CE:gw

Attachments

cc: Calvin Nelson

Bill Barron

Michael Ma

Ivy Leung

Reginald T. Jetter

Malcolm Spicer, Esq.

Greg Leck

Sarah Navid

Ray Burns

Stephen J. Orens, Esq.

Carl Wilson

Karl Moritz

Tariq El-Baba

mno to MCPB re 10001 New Hampshire Ave.doc



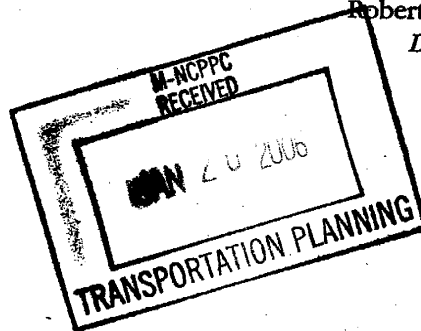
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

MEMORANDUM

January 10, 2006

Robert C. Hubbard
Director



TO: Derick Berlage, Chair
Maryland County Planning Board

FROM: Robert C. Hubbard, Director
Department of Permitting Services

SUBJECT: New Adequate Public Facilities Determination (APF) Application
10001 New Hampshire Avenue, Silver Spring, Maryland 20903

Pursuant to Section 8-34 (d) of the Montgomery County Code, I am referring the application for a new Adequate Public Facilities (APF) determination, filed with the Department of Permitting Services on December 15, 2005 by Ralph J. Duffie, Inc., for the property located at 10001 New Hampshire Avenue. This non-residential property is a recorded lot for which the determination of adequacy of transportation public facilities expired in 2001.

The Department hereby requests that the Planning Board advises and provides its recommendation as to the merit of this application and that the Planning Board conduct the required public hearing in conjunction with its consideration of Site Plan Review No. 8-2006-0210.

A copy of the APF Application and supporting documentation is enclosed. The applicant's counsel has advised the Department that the County Wide Transportation Planning Division of the Department of Park and Planning has already notified the applicant's traffic consultant as to the proper study area for a Local Area Transportation Review analysis.

Thank you for your cooperation in this matter. Should you or your staff require additional information please contact Reginald T. Jetter at 240-777-6275.

Enclosure

cc: Reginald T. Jetter
Malcolm Spicer, Esquire, Assistant County Attorney
Shahriar Etemadi, Transportation Planning Division ✓
Stephen J. Orens, Esquire
Wes Guckeert, The Traffic Group





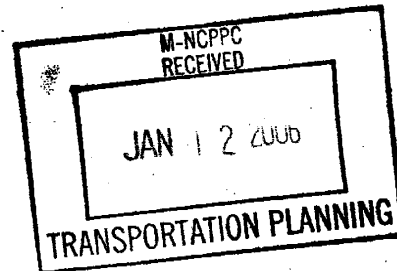
DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

January 10, 2006



TO: Arthur Holmes, Jr., Director
Department of Public Works and Transportation

FROM: Robert C. Hubbard, Director
Department of Permitting Services

SUBJECT: New Adequate Public Facilities Determination (APF) Application
10001 New Hampshire Avenue, Silver Spring, Maryland 20903

Pursuant to Section 8-34 (d) of the Montgomery County Code, I am referring the application for a new Adequate Public Facilities (APF) determination, filed with the Department of Permitting Services on December 15, 2005 by Ralph J. Duffie, Inc., for the property located at 10001 New Hampshire Avenue. This non-residential property is a recorded lot for which the determination of adequacy of transportation public facilities expired in 2001.

The Department hereby requests that the Department of Public Works and Transportation (DPWT) advises and provides its recommendation as to the merit of this application.

A copy of the APF Application and supporting documentation is enclosed. The applicant's counsel has advised the Department that the County Wide Transportation Planning Division of the Department of Park and Planning has already notified the applicant's traffic consultant as to the proper study area for a Local Area Transportation Review analysis.

Thank you for your cooperation in this matter. Should you or your staff require additional information please contact Reginald T. Jetter at 240-777-6275.

Enclosure

cc: Reginald T. Jetter
Malcolm Spicer, Esquire, Assistant County Attorney
Shahriar Etemadi, Transportation Planning Division ✓
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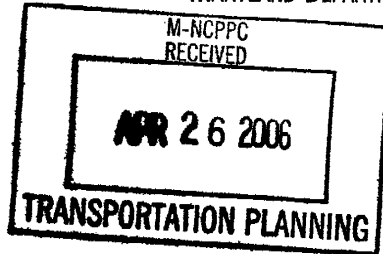




Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

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

MARYLAND DEPARTMENT OF TRANSPORTATION



April 25, 2006

Re: Montgomery County
MD 650 General File
10001 New Hampshire Avenue

Mr. Shahriar Etemadi
Transportation Coordinator
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you the opportunity to review the Traffic Impact Study Report by The Traffic Group, Inc. dated March 10, 2006 (received by the EAPD on March 21, 2006) that was prepared for the proposed 10001 New Hampshire Avenue office development in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 55,517 square foot Office Building is proposed from two (2) full movement site access driveways on Elton Road (a County roadway).
- The traffic consultant determined that the proposed development would not cause any studied intersection to exceed the Fairland/White Oak Policy Area congestion standard threshold (CLV less than 1,500), or the Silver Spring/Takoma Park Policy Area congestion standard threshold (CLV less than 1,600).

In conclusion, SHA concurs that the proposed development will not cause any studied intersection to exceed the Fairland/White Oak Policy Area and Silver Spring/Takoma Park Policy Area congestion standard thresholds as established by the M-NCPPC. The SHA policy regarding intersection level of service requires that all intersections function at a level of service "D" or better in the design year with full build-out of the given project. Given that the Montgomery County policy differs from that of SHA regarding the need for mitigation at off-site intersections, the SHA will defer to the local criteria. However, any proposed mitigating roadway improvements impacting a State-controlled roadway must be reviewed and approved by the SHA.

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this development application. If there are any questions on any issue requiring a permit from SHA on this application, please contact Raymond Burns at (410) 545-5592 or RBurns1@sha.state.md.us.

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Mr. Shahriar Etemadi
Page 2 of 2

If you have any questions regarding the enclosed traffic report comments, please contact Larry Green at (410) 995-0090 x20.

Very truly yours,



Steven D. Foster, Chief
Engineering Access Permits Division

cc: ~~Mr. Ed Axler, M-NCRPC~~ Montgomery County
Mr. Raymond Burns, SHA Engineering Access Permits Division
Mr. Joseph Finkle, SHA Travel Forecasting Section
Mr. Bob French, SHA Office of Traffic & Safety
Mr. Larry Green, Daniel Consultants, Inc.
Mr. Jeff Wentz, District 3 Traffic Engineering
Mr. Carl Wilson, The Traffic Group, Inc.



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

Memorandum

April 11, 2006

To: Shahriar Etemadi, Supervisor
Transportation Planning

Via: Gregory M. Leck, Leader *GM Leck*
Traffic Engineering and Operations Section

From: David C. Adams *DA*
Traffic Engineering and Operations Section

Subject: Review of the Traffic Impact Study for the Proposed Office Building at 10001
New Hampshire Avenue
Fairland/White Oak Policy Area

The proposed development is a 55,517 square foot office building to be one the site of an abandoned Shoney's restaurant at the corner of Elton Road and MD 650. Access will be from the two existing driveways on Elton Road.

The proposed office building will generate 86 AM trips and 100 PM trips. The resulting additions to Background CLVs are minor and all Total Traffic CLVs are below the Policy Area ceiling (1,500 outside I-495 and 1,600 inside the Beltway). Widening of the west approach of Oakview Drive at MD 650 is an item of CIP No. 507017, Intersection and Spot Improvements for FY05. Construction is now scheduled for FY06 or later.

Summary:

The proposed 55,517 square foot office building at 10001 New Hampshire Avenue passes LATR.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Shahriar Etemadi

LATR for 10001 New Hampshire Avenue Office Building

Page 2

10001MD650.G-826.27April2006

cc: Carl Wilson, The Traffic Group
Arthur Holmes, DPWT
Robert Hubbard, DPS
Malcolm Spicer, County Attorney Office
Stephen Orens, DuFour & Orens, Chartered
Bill Barron, MNCPPC
Raymond Burns, MSHA
Bruce Mangum