



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

MCPB
ITEM NO. 6
05-15-2008

May 5, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Dan Hardy, Acting Chief *DKH*
Transportation Planning
County-wide Planning Division

Shahriar Etemadi, Supervisor
Transportation Planning
County-wide Planning Division

FROM: David Paine, Coordinator (301) 495-2191 *DP*
Transportation Planning
County-wide Planning Division

REVIEW TYPE: Adequate Public Facilities (APF) Review
APPLYING FOR: Building Permit 12,353-Square-Foot Commercial/Retail
PROJECT NAME: Wheaton Hills, Building #4
CASE NO.: APF200801
REVIEW BASIS: Chapter 8-31, Montgomery County Code and Appendix "E" of the 2008
LATR/PAMR guidelines.
ZONE: CBD-2
LOCATION: Located on the west side of Georgia Avenue (MD 97), approximately 100 feet
North of University Boulevard (MD 193)
SECTOR PLAN: Wheaton CBD
APPLICANT: Anchor Inn Properties, L.L.C. c/o Greenhill Capital Corp.
CIVIL ENGINEER: Stephen E. Crum P.E.
ATTORNEY: Linowes and Blocher, LLP

RECOMMENDATION

We recommend a finding of adequate public facilities subject to the following conditions:

- 1) The applicant must limit the future building permit to 12,353 square-foot commercial/retail.
- 2) Prior to the release of a building permit, the applicant must supply a copy of a DPS permit for construction within the ROW to the building permit coordinator for the following to meet the PAMR requirements:
 - a. Construct an ADA ramp for the east/west movement of Reddie Drive and Bucknell Drive on the southern side.

- b. Construct an ADA ramp for the east/west movement of Grandview Avenue and Kensington Boulevard on the north end.

This Adequate Public Facilities (APF) approval shall be valid for sixty (60) months from the date the Planning Board's opinion is mailed.

Discussion

The subject site is located on the west side of Georgia Avenue (MD 97), approximately 100 feet north of University Boulevard West (MD 193) as shown in Figure 1. Currently the site is vacant. The applicant is proposing to construct a commercial/retail building (Attachment 2, site plan). The proposed building will consist of 12,353 square feet of retail use located on existing Lot 5, Block 44 in Wheaton.



This application is in need of an Adequate Public Facilities (APF) finding to support their Building Permit request with the department of Permitting Services (DPS). This serves as the first case of an APF finding for a building permit under both the 2007-2009 Growth Policy and 2008 LATR/PAMR guidelines Appendix "E," which was adopted by the Planning Board on April 17, 2008.

In accordance with the *Wheaton CBD Sector Plan* and *Countywide Bikeways Functional Master Plan*, the master-planned roadways and bikeways are as follows:

- Georgia Avenue (MD 97) is designated as a six-lane divided major highway, M-8, with a 120-foot to 138-foot right-of-way along the frontage of the site (78' from center).
- University Boulevard (MD 193) is designated as a six-lane divided major highway, M-19, with a 120-foot to right-of-way.
- Grandview Avenue is designated as a primary residential street 70-foot wide right-of-way with two travel lanes as a signed-shared roadway.

Adequacy of the Public Transportation Facilities

LATR

The proposed development of the subject site would generate a net increase of 22 and 88 trips in the peak hour within the weekday morning peak (6:30 to 9:30 a.m.) and the weekday evening peak (4:00 to 7:00 p.m.) period respectively. The number of peak hour trips are shown in the following table:

Land Use	Size	Weekday Peak Hour	
		AM	PM
Retail	12,353 S.F.	22	88 (34% pass by)

The table below shows the result of the critical lane volume (CLV) analysis for studied intersections:

Intersection	Weekday Peak Period	Traffic Condition		
		Existing	Background	Total
Georgia Avenue/Blueridge Avenue	AM	1113	1134	1137
	PM	1206	1225	1229
Georgia Avenue/University Boulevard West	AM	1269	1294	1299
	PM	1261	1276	1278
Georgia Avenue/Reedie Drive	AM	1032	1074	1075
	PM	1184	1255	1258
University Boulevard/Grandview Avenue	AM	1133	1152	1161
	PM	1203	1247	1275
University Boulevard/Amherst Avenue	AM	846	850	851
	PM	1060	1096	1098
Grandview Avenue site access	AM	N/A	N/A	399
	PM	N/A	N/A	675
Georgia Avenue site access	AM	N/A	N/A	879
	PM	N/A	N/A	717

According to the submitted traffic study, the CLV values at the intersection are projected to be within the 1,800 congestion standard.

PAMR

Under the *FY 2007-2009 Growth Policy*, The Kensington/Wheaton Policy area is classified as “acceptable with partial mitigation Policy Area Mobility Review (PAMR). PAMR requires that the applicant mitigate 10% of their new vehicle trips, calculated as 2 AM peak hour and 6 PM peak hour trips. Due to the small size of the application, a traffic mitigation agreement would be unfeasible, as would purchasing a Metro Bus. Therefore the applicant has proposed to install two non-automobile facilities to mitigate their trips. Constructing an ADA ramp for the east/west movement of Reedie Drive and Bucknell Drive on the southern side (four trip credits) and Constructing an ADA ramp for the east/west movement of Grandview Avenue and Kensington Boulevard on the north end (four trip credits). **We recommend that the applicant construct these ADA ramps at the locations stated to bring these two intersections into compliance with ADA, to satisfy the PAMR requirement.**

Notice

The applicant noticed adjacent and confronting property owners, local civic and homeowners associations of the mitigation proposal and application on April 16, 2008. Staff provided written notice of this consent item to adjacent and confronting property owners as well as local civic and homeowners associations on May 5, 2008. No citizen comments have been submitted as of the date of this report.

Attachment

DP:tc

mmo to MCPB re bp 470270 Wheaton Hills.doc

