



**Montgomery College-Germantown, Mandatory Referral No. 2011308-M-1**

**Staff Report Date: October 13, 2011**

*KHK* Ki Kim, Area 3 Planner Coordinator, [ki.kim@montgomeryplanning.org](mailto:ki.kim@montgomeryplanning.org), (301) 495-4538

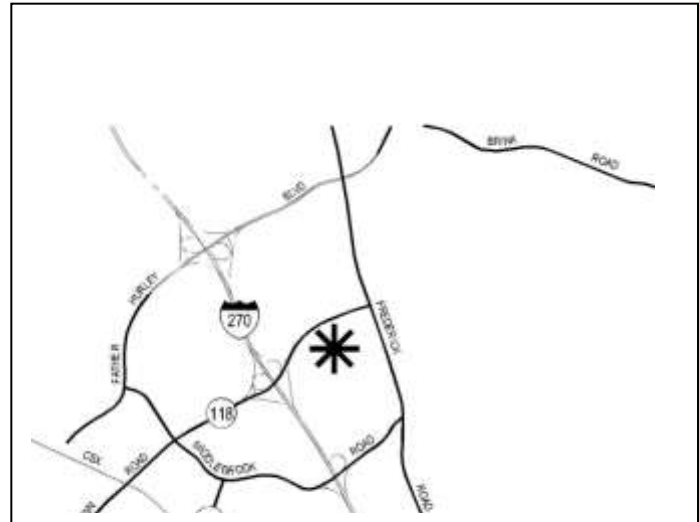
*JAC* John Carter, Area 3 Chief, [John.Carter@montgomeryplanning.org](mailto:John.Carter@montgomeryplanning.org), (301) 495-4575

**Description**

**B. Mandatory Referral 2011308-M-1: East/West Extension of Observation Drive**

Located on the Montgomery College Germantown Campus, LSC Zone, Germantown Employment Area Sector Plan.

**Staff Recommendation:** Approval to transmit comments to Montgomery College



**Summary**

The Observation Drive Extension as proposed:

1. Will be consistent with the 2009 Germantown Employment Area Sector Plan recommendation.
2. Will be designed as a four (4) lane arterial roadway with an 80-foot right of way in accordance with Montgomery County Road Design standard detail MC-213-01 with a minor modification.
3. Will protect the existing forest on the south side of the proposed road by eliminating the 5-foot sidewalk that would typically be located on south side of road.
4. A natural Resource Inventory/Forest Stand Delineation was approved.
5. Will not have any proposed activities within any streams or wetlands, and is in compliance with the Environmental Guidelines.

## **RECOMMENDATION:**

Staff recommends *approval* to transmit the following comments to *Montgomery College*:

1. The typical section is consistent with the County standard for a four-lane suburban closed-section arterial roadway and our previous agreement that a 10'-wide shared use path would be provided on the east side of Observation Drive north of the proposed traffic circle.
2. The traffic circle should be constructed with the stub for future Cider Press Place.
3. The stations of the proposed Observation Drive match lines with the existing Goldenrod Lane and the south of a traffic circle should be shown on the plan.

## **PROJECT DESCRIPTION**

### **Location**

The extension of Observation Drive (East/West) begins at the southern end of existing Goldenrod Lane and will extend east where it will connect to Observation Drive North/south with a traffic circle in the Montgomery College Germantown Campus. (See Location Map, Attachment A)

### **Proposed Project**

The College plans to build Observation Drive (East/West) from the southern end of existing Goldenrod Lane to east where it will connect to Observation Drive North/south with a traffic circle. The design of Observation Drive North/south from the traffic circle to south Middlebrook Road was approved as a separate Mandatory Referral (No. 2009734). This project extends existing Observation Drive to connect from Middlebrook Road to Germantown Road (MD 118) via using the existing Goldenrod Lane. The extension of Observation Drive, as a four (4) lane arterial public roadway, will be constructed as a part of the Holy Cross/Medical Office Build development.

## **ANALYSIS**

### **Master Plan**

The proposed Observation Drive is consistent with the 2009 Germantown Employment Area Sector Plan recommendation. The Plan recommends Observation Drive (A-19) as a four (4) lane arterial roadway with an 80-foot right of way. The proposed Observation Drive is consistent with the Plan's recommendation.

## **Roadway Alignment and Roadway Design**

The proposed alignment of Observation Drive Extended is generally in conformance with the Sector Plan. (See the Council Approved Alignment, Attachment B) Also, the proposed roadway design is in accordance with Montgomery County Road Design standard detail MC-213-01 with a minor modification. The minor modification is elimination of 5-foot sidewalk that would typically be located on south side of road per the County Design Standard. The elimination of sidewalk was proposed and approved to protect the existing forest on the south side of the proposed road and to address other environmental issues related to the approved FCP and stormwater management.

Staff recommends the traffic circle should be constructed with the stub for future Cider Press Place so that rework is minimized when Cider Press Place is constructed. Staff also recommends that the stations of the proposed Observation Drive match lines with the existing Goldenrod Lane and the south of a traffic circle should be shown on the plan.

## **Environmental Analysis**

### Environmental Guidelines

The proposed project does not have any proposed activities within any streams or wetlands, and is in compliance with the Environmental Guidelines.

### Forest Conservation

The submitted forest conservation plan meets all applicable requirements of the Chapter 22A of the County code (Forest Conservation Law) if a Variance, discussed below, is granted.

### Forest Conservation Variance

The applicant had submitted a variance request on June 13, 2011 for the impacts and/or removal of trees within and adjacent to the proposed limits of disturbance of the project. Staff recommends the approval of the variance for trees #203 and #414 and requests tree #206 be removed from the variance request.

Environmental Planning Staff's detailed analysis/findings are shown in the Staff Report for the Planning Board Item 5A, MR2009720 - Forest Conservation Plan Amendment.

## **CONCLUSION**

Based on information provided by the Applicant and the analysis contained in this report, staff concludes that the proposed Mandatory Referral for the Observation Drive Extension (East/West) will be compatible with the area Master Plan and meets the applicable standards and guidelines for the environment and the County Road Design standards. Staff recommends approval of the Mandatory Referral with comments listed at the front of this report to be transmitted to the Montgomery College.

### **Attachments:**

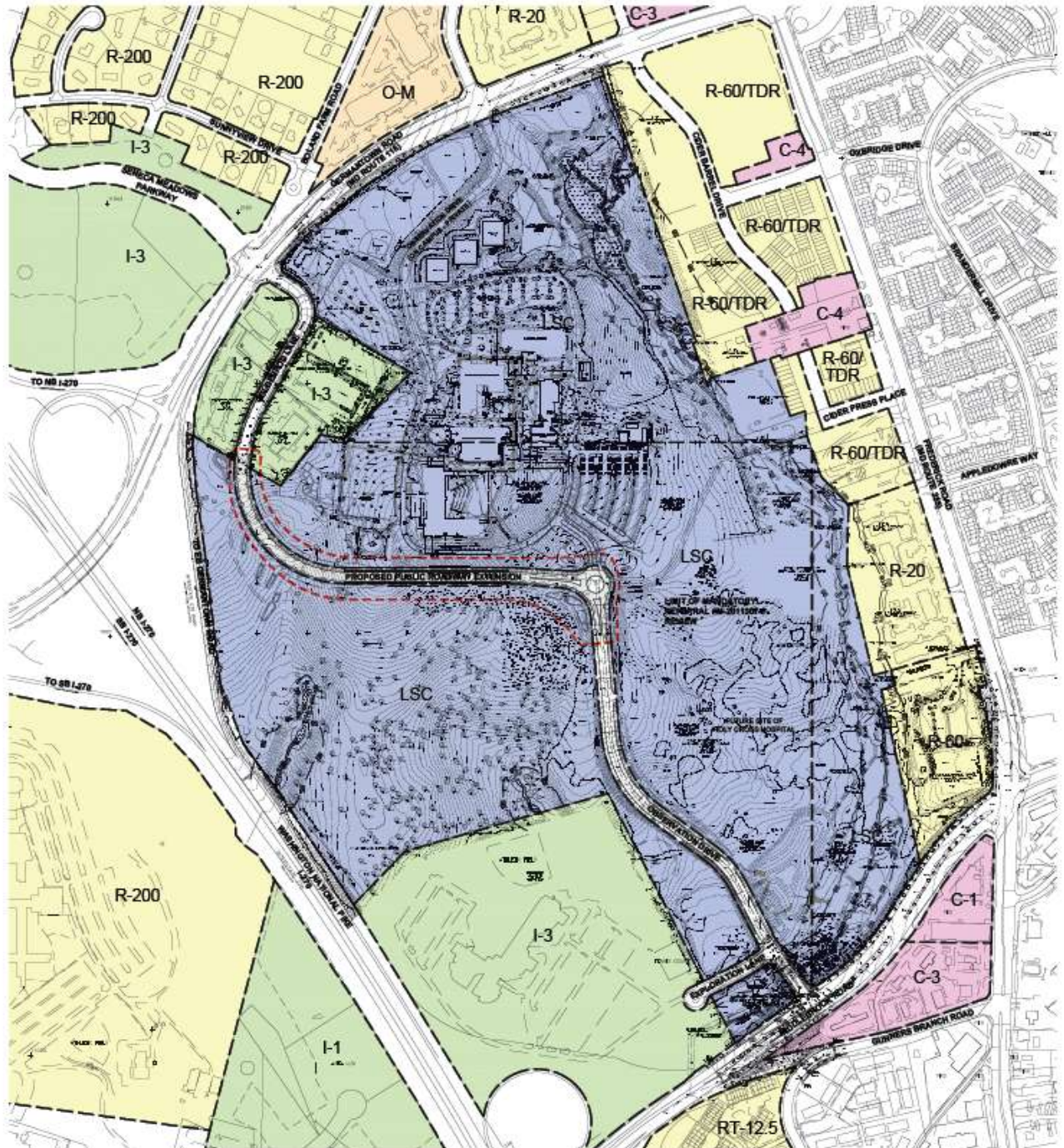
Location Map

County Council Approved A-19 Alignment

Attachment A

Attachment B

# Attachment A Location Map





**Attachment B**  
**County Council Approved A-19 Alignment**

