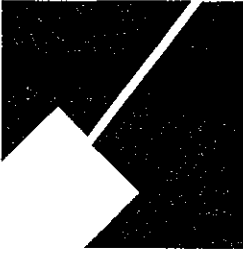


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Item #5

M E M O R A N D U M

DATE: January 04, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for January 10, 2002.

Attached are copies of plan drawings for Items #05, #11, #12. These subdivision items are scheduled for Planning Board consideration on January 10, 2002. The items are further identified as follows:

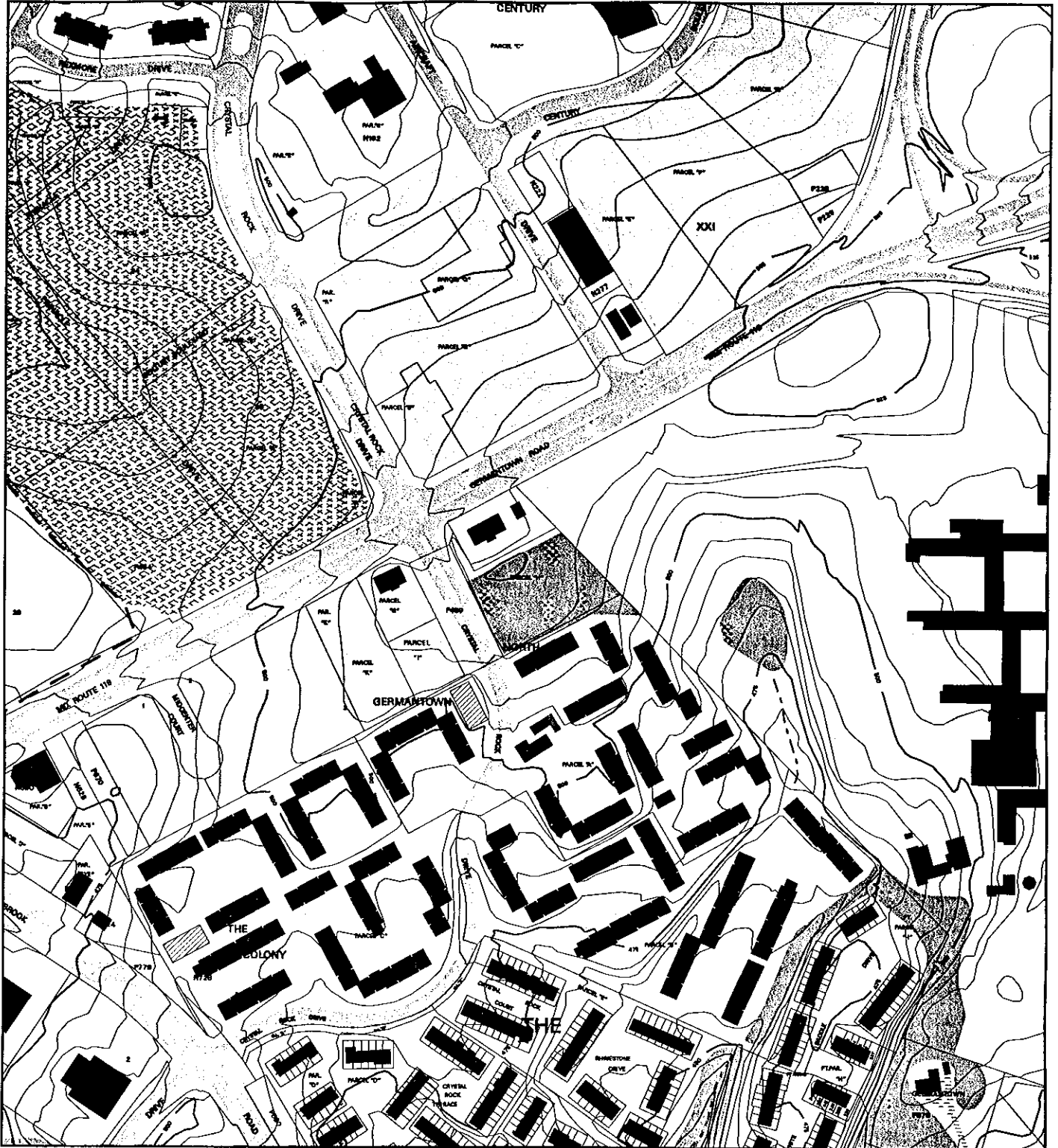
Agenda Item #05 - Preliminary Plan 1-02040
North Germantown-Parcel H

Agenda Item #11 - Pre-Preliminary Plan 7-99050
Brooks Property

Agenda Item #12 - Preliminary Plan 1-02019
Payne Farm

Attachment

VICINITY MAP FOR
NORTH GERMANTOWN (1-02040)



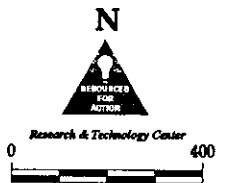
Map compiled on January 03, 2002 at 4:25 PM | Site located on base sheet no - 227NW12

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR
NORTH GERMANTOWN (1-02040)



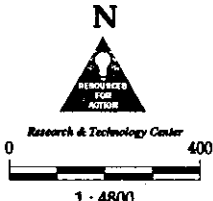
Map compiled on January 03, 2002 at 4:03 PM | Site located on base sheet no - 227NW12

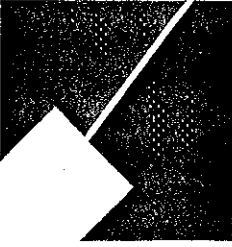
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1999



# 5
1-10-02

December 6, 2001

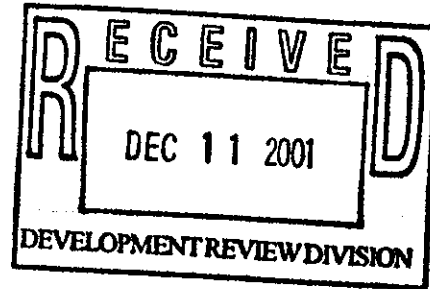
MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02040
North Germantown Parcel H
Germantown Town Center Policy Area



This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan application. The application is for construction of 58,170 square feet of office space for the North Germantown Parcel H, located on the north side of Crystal Rock Drive east of MD118 in the Germantown Town Center Policy Area. The site has an approved preliminary plan (#1-84247) for 30,000 square feet of medical office space.

RECOMMENDATIONS

Based on our review of the submitted traffic study, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan.

1. Total development under this preliminary plan is limited to 58,170 square feet of office space.
2. The applicant pays the cost necessary to redesignate the exclusive right-turn lane to a through/right choice lane on southbound MD 118 at Middlebrook Road.

DISCUSSION

Local Area Transportation Review

Three local intersections were identified as critical intersections to be affected by the development of the subject site and were examined in the traffic study to determine whether they meet the applicable congestion standard of 1,500 Critical Lane Volume (CLV) for the Germantown Town Center Policy Area. The CLV impacts of the proposed development on these intersections were analyzed and are summarized in Table I.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Weekday Peak Hour of the AM and PM Peak Periods								
	Existing		Background		Total*		Total**	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 118/Middlebrook Road	774	1053	1394	1687	1395	1688	1395	1591
MD 118/Crystal Rock Drive	941	963	1651	1574	1651	1574	1651	1574
MD 118/Aircraft Drive	983	879	1124	1390	1123	1391	1123	1391

* Total development conditions without proposed roadway improvements

** Total development conditions with proposed roadway improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (CLV standard is 1,500). Under the background development (developments approved but not built, including 30,000 square feet of medical office on the subject site), MD 118 intersections with Middlebrook Road and Crystal Rock Drive exceed the acceptable congestion standard during the weekday peak hour of the evening peak period (4:00 - 6:00 p.m.) at Middlebrook Road and both the weekday peak hours of the morning (7:00 - 9:00 a.m.) and evening (4:00 - 6:00 p.m.) peak periods at Crystal Rock Drive.

Under the total development conditions, the unacceptable condition identified under the background development condition at the MD 118/Middlebrook Road intersection worsens slightly (one CLV increase over the background) without the roadway improvements while the traffic condition at the MD 118/Crystal Rock Drive is not changed from the background development conditions. The applicant recommended a modification to the existing lane use on southbound MD 118 at Middlebrook Road under future traffic conditions in order to provide two through lanes and one through/right-turn lane at this

intersection. With this recommended and feasible modification, the MD 118/Middlebrook Road intersection will operate at a better CLV than the background development conditions during the weekday peak hour of the evening peak period as shown on the above table.

Policy Area Transportation Review

Based on the FY 02 AGP staging ceiling capacity, there is sufficient capacity available for employment (4,514 jobs as of November 30, 2001) in the Germantown Town Center Policy Area.

Site Access and Circulation

An access point to the site is proposed from Crystal Rock Drive. The internal pedestrian circulation system shown on the preliminary plan and proposed access point are adequate.

CONCLUSION

Staff concludes that the subject preliminary plan satisfies the APFO requirements since all nearby intersections are anticipated to operate at either an acceptable CLV or better than the background development conditions and there is sufficient staging ceiling capacity available for employment development in the Germantown Town Center Policy Area under the current FY 02 Annual Growth Policy staging ceiling capacity.

KHK:cmd

pp #1-02040 North Germantown Parcel H.doc