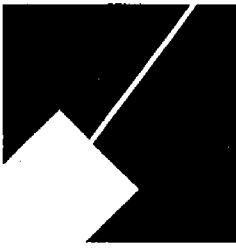


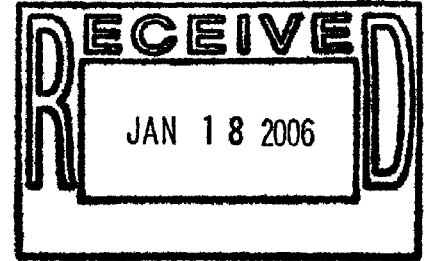
M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

January 18, 2006

**MEMORANDUM:**TO: Sue Edwards, I-270 Team Leader  
Community-Based Planning DivisionVIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation PlanningFROM: Ki H. Kim, Planner *KHK*  
Transportation PlanningSUBJECT: Mandatory Referral MR 05303-DPW&T-1 Public Safety Training Academy  
(PSTA) Additions and Renovations and Travilah Fire Station at the PSTA  
Darnestown

Transportation Planning staff has reviewed the subject Mandatory Referral application and recommends the following comment associated with the support of approval of the subject Mandatory Referral application:

The Department of Public Works and Transportation (DPWT) should complete coordination with PEPCO regarding final design and easements for the emergency vehicle egress to Darnestown Road.

The project under the subject Mandatory Referral includes construction of the new PSTA and additions and renovations to the PSTA buildings. Based on the information provided by DPWT, the construction of this project is not intended to increase the class size or number of students, but rather to facilitate academic and training activities. They indicated that there would be a minimal increase of number of training in the next five years.

Staff reviewed the submitted traffic statement and concurs that the additional traffic generated by the proposed site expansion is not expected to have an adverse effect on the adjacent roadway network. Staff estimates that the expansion on the PSTA site would generate approximately 13 additional morning and 12 additional evening peak hour vehicle trips. Reviewed as independent projects, these facilities would not require a Local Area Transportation Review (LATR) study to satisfy the Adequate Public Facilities review. However, staff does not have a record of a total development envelope associated with the PSTA site. Staff therefore recommends that a full Local Area Transportation Review study be performed as part of any subsequent mandatory referral application for the PSTA.

The site has a full-movement access from Great Seneca Highway. The site has also an access road from Darnestown Road that is currently blocked off by guardrail. This access road is proposed to be removed and replaced with a new access road, an emergency exit only from the Travilah Fire Station, through the adjacent PEPCO property. The applicant needs to coordinate with PEPCO to obtain required easements to construct this new access road. This new access road is aligned with the signalized intersection at Travilah Road and would provide emergency vehicle preemption capabilities. Staff finds that the existing access onto Great Seneca Highway and the new access onto Darnestown Road and the internal traffic circulation as shown on the site plan are adequate to accommodate operation of the Travilah Fire Station at the PSTA and the PSTA with proposed additions and renovations.

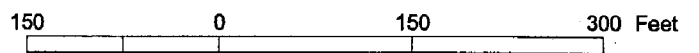
KHK:gw

Mmo to Edwards re 05303DPWT1 PSTA

Detail of PSTA Access  
MR-0503-DPWT-1



Aerial Photo  
March 2004





Suite 1100, 10th Floor  
701 Ninth Street, NW  
Washington, DC 20068

**Michael J. Boland**  
Associate General Counsel

202 872-2520  
202 872-3281 Fax  
mjboland@pepco.com

January 18, 2006

**VIA FACSIMILE AND FIRST CLASS MAIL**

Ms. Sue Snaman Edwards, AICP  
M-NCPPC  
Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Re: Public Safety Training Academy Additions, Alterations and New Travilah Fire Station**

Dear Ms. Edwards:

I am writing to confirm that the proposed plan to use Pepco's Hunting Hill electric substation property for egress from the new Travilah Fire Station is unacceptable in its current form as proposed for review by the Planning Board on January 26, 2006. Nevertheless, Pepco is continuing to work toward a plan that is acceptable to both Pepco and Montgomery County Fire and Rescue Service. Representatives from Pepco, MCFRS and DPWT met on January 17, 2006 and agreed in concept on a revised plan that provides for a separate egress for MCFRS that does not intersect with Pepco's existing drive way. Montgomery County DPWT agreed to provide a revised drawing showing the new egress in the next several weeks for review by Pepco. At such point Pepco, MCFRS and DPWT should be able to work out any remaining details of the design. Note, however, that at this time there is no agreement on a final plan or easement for MCFRS use of Pepco's property.

Please submit this letter into the record of the Planning Board's hearing on this matter.  
Thank you for your cooperation on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Boland", written over a printed name.

Michael J. Boland

MJB/aka

Sheet C-3  
30 Scale  
1-18-2006

