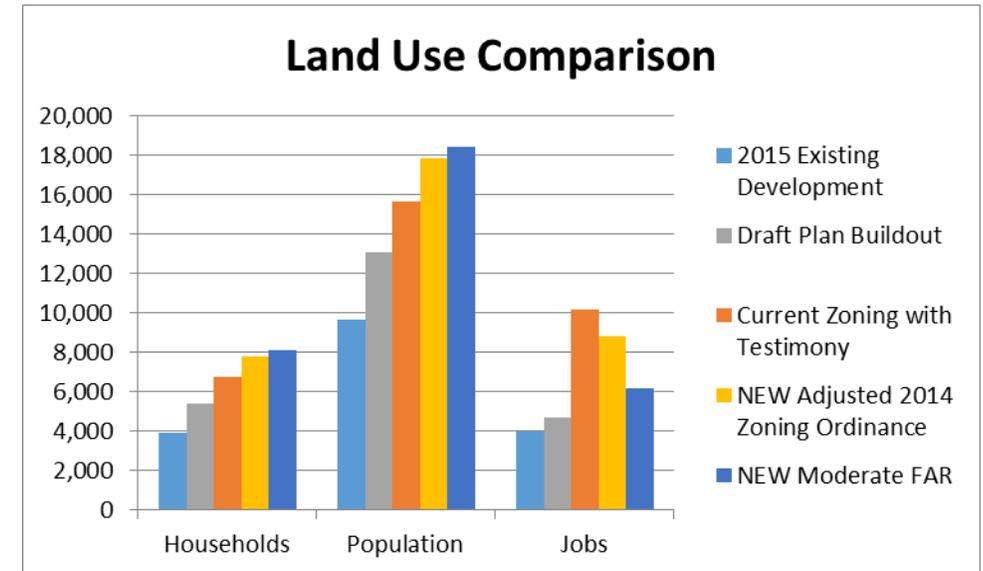


MARC Rail Communities Sector Plan Traffic Forecasting & Analysis Update

September 13, 2018

Travel Forecasting: Additional Scenarios Modeled

- Existing Development (2015)
- 2040 Scenarios
 - Draft Plan Buildout (modification of 2009 Master Plan Buildout)
 - Current Zoning with Testimony
 - **Adjusted 2014 Zoning Ordinance with expanded road network**
 - **Modified FAR with expanded road network**



Traffic Analysis: Advantages of Grid Network

New scenarios analyzed with additional local roadway connections (shown in red)

- **Redundancy:** Multiple connections between MD 118 and MD 119 disperses traffic from Wisteria and reduces congestion at 118
- **Walkable:** Decreases block length
- **Adaptable:** Allows for more transition points between land use density

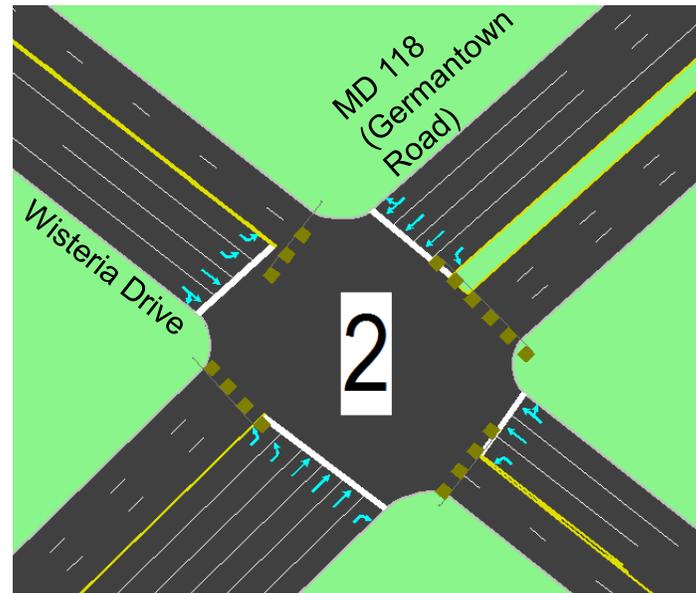


Traffic Analysis: Improvements

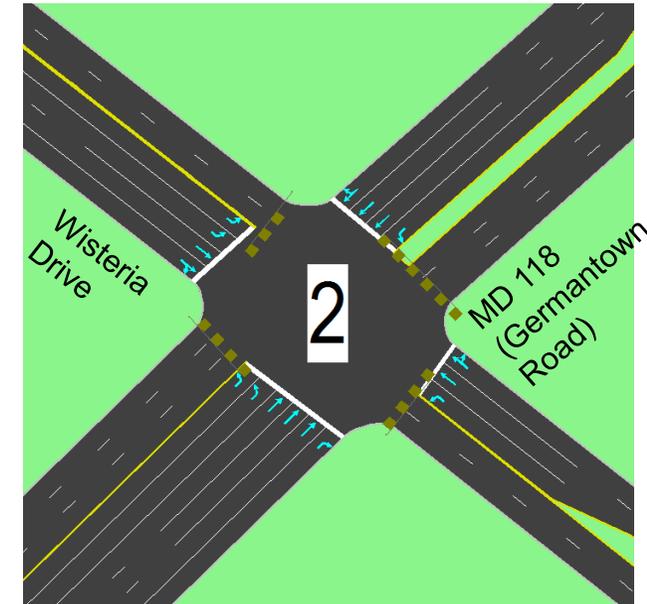
Adjusted 2014 Zoning and Modified FAR Scenarios with expanded roadway network

- MD 118 (Germantown Road) at Wisteria Drive
 - No additional turn lanes needed

Existing



Road Diet -
Mitigation



Traffic Analysis: Improvements

Adjusted 2014 Zoning and Modified FAR Scenarios with expanded roadway network

- MD 118 (Germantown Road) at Bowman Mill Drive
 - The westbound approach of Bowman Mill Drive (currently striped as one lane) would need to be widened to include an exclusive left-turn lane and an exclusive right-turn lane.

