

Item #12

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

**DATE:** November 26, 2001  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Planning Department  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for November 29, 2001.

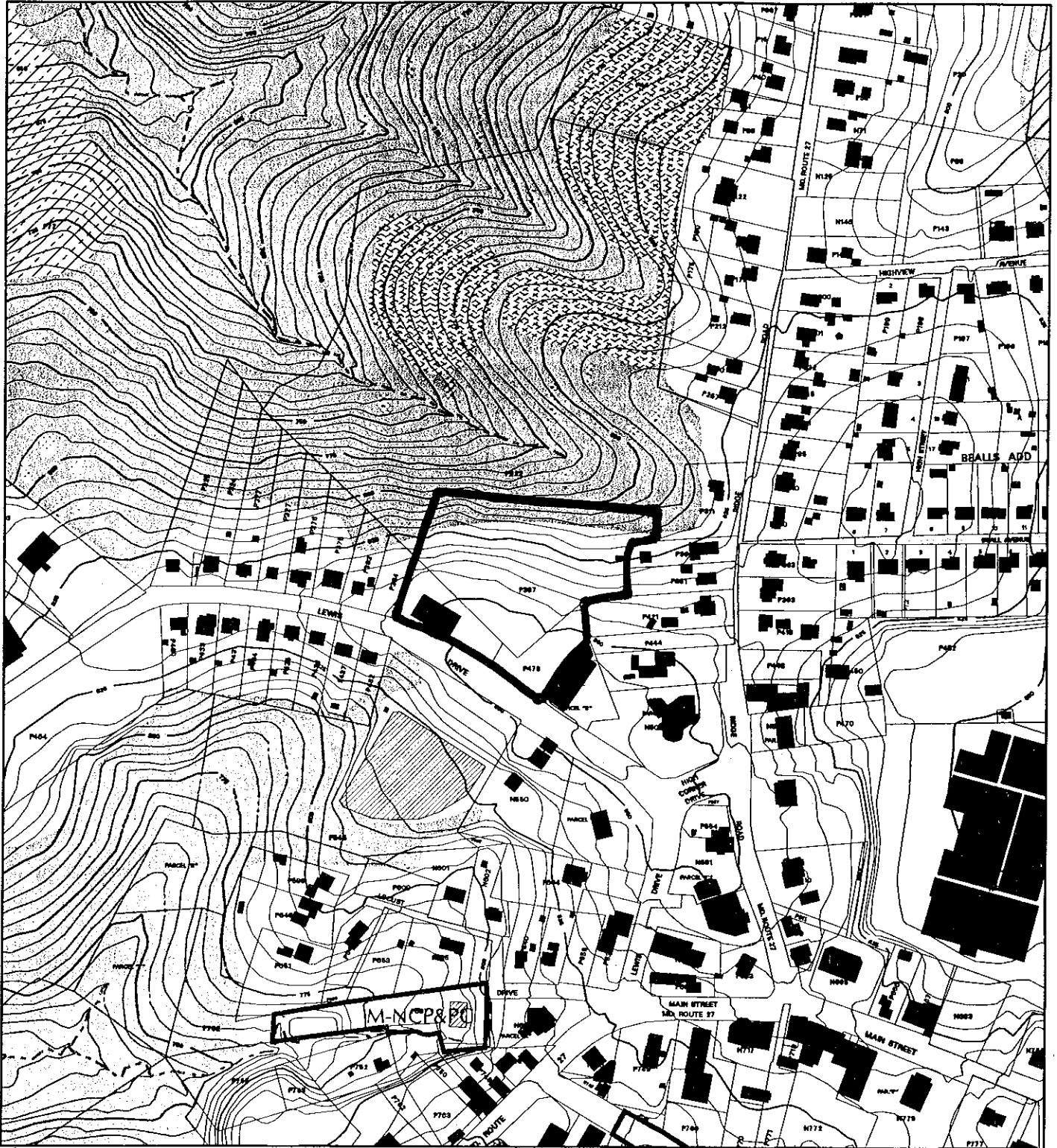
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Attached are copies of plan drawings for Items #08, #09, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on November 29, 2001. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 1-01029  
Sunshine Acres
- Agenda Item #09 - Preliminary Plan 1-01087  
Gateway Park
- Agenda Item #10 - Preliminary Plan 1-02002  
Dorsett Property
- Agenda Item #11 - Preliminary Plan 1-01058  
Johnson Property
- Agenda Item #12 - Preliminary Plan 1-94002  
Cramer Property

Attachment

VICINITY MAP FOR  
**CRAMER PROPERTY (1-94002)**



Map compiled on November 24, 2001 at 9:38 PM | Site located on base sheet no - 237NW10

**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 1988

Key Map



N



1 : 4800

VICINITY MAP FOR  
**CRAMER PROPERTY (1-94002)**



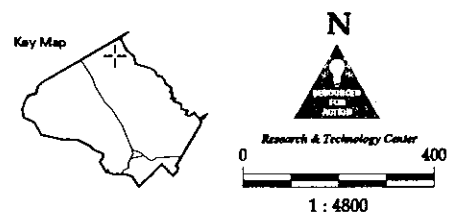
Map compiled on November 24, 2001 at 8:13 PM | Site located on base sheet no - 237NW10

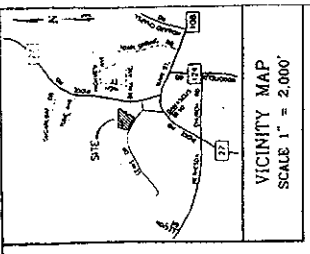
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**DEVELOPMENT CHARACTERISTICS**

Neighborhood	CRAMER
City/Town	2000'
County	2000'
Map of City/Town	2000'
Map of County	2000'
Map of State	2000'
Map of Nation	2000'

- NOTES**
1. Boundary lines shown and shown as noted.
  2. Topographic lines were taken by the Surveyor and are shown as noted.
  3. Property lines were taken by the Surveyor and are shown as noted.
  4. All lines shown are shown as noted.
  5. All lines shown are shown as noted.
  6. All lines shown are shown as noted.
  7. All lines shown are shown as noted.
  8. All lines shown are shown as noted.
  9. All lines shown are shown as noted.
  10. All lines shown are shown as noted.

**PRELIMINARY PLAN OF SUBDIVISION**

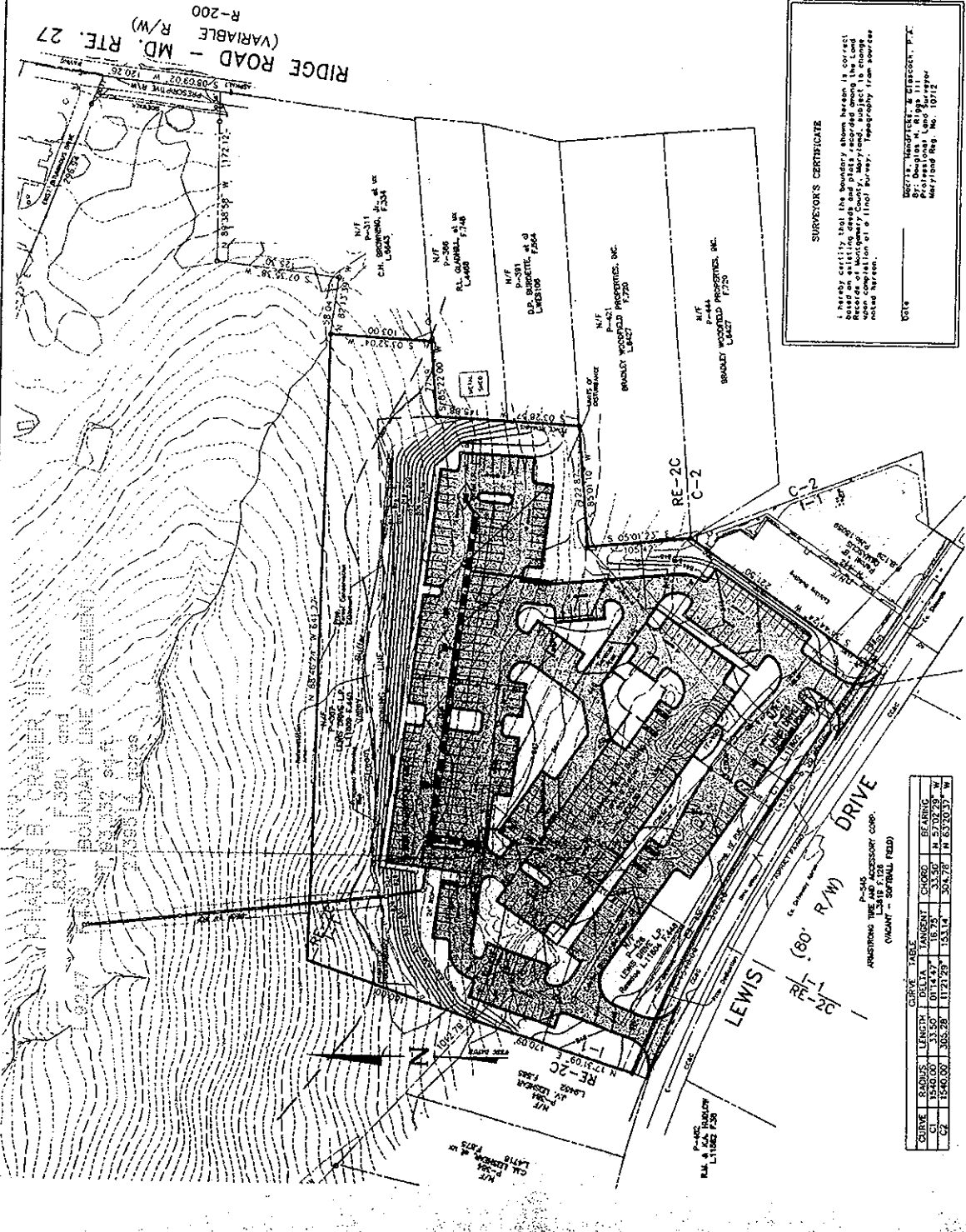
TAX MAP # 243

1-9400

WSSC 231 NW 10

**CRAMER PROPERTY**  
 L. 11809 F.433, 440, & 446  
 DAMASCUS ELECTION DISTRICT 12 - MONTGOMERY COUNTY - MARYLAND

**Macotis, Hendricks & Glascock, P.A.**  
 Engineers & Planners & Surveyors  
 8220 Highgate Road  
 Bethesda, Maryland 20814  
 Phone: (301) 344-9848  
 Fax: (301) 344-9849  
 WWW.MHGPALCON.COM



**SURVEYOR'S CERTIFICATE**

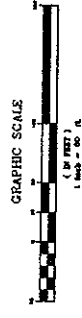
I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records of the State of Maryland and on the survey made upon completion of a final survey. Testimony of the Surveyor is given herein.

DATE: \_\_\_\_\_

DEWITT, MACOTIS, & WISGOST, P.A.  
 By: Debra M. Riggs, III  
 Maryland Reg. No. 10712

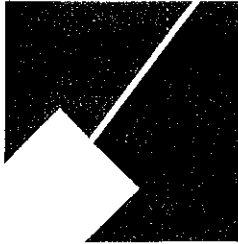
PREPARED FOR  
 LEWIS DRIVE L.P.,  
 SHRILMAN, ROGERS, GANDAL,  
 PORDY & ECKER, P.A.  
 ATTN: MR. TIM DUGAN  
 PHONE: 301-230-5224  
 FAX: 301-230-2891

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1540.00'	33.50'	01°14'47"	16.79'	33.50'	N 57°00'28" W
C2	1540.00'	365.78'	117°17'39"	153.14'	304.78'	N 63°00'33" W



NO.	DATE	REVISION/AMEND TO DRAWING	BY
1	5/7/01	REVISION/AMEND TO DRAWING	JS

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

September 12, 2001  
Revised: November 20, 2001

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning 

FROM: Janet E. Gregor, Planner **JEG**  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-94002  
Cramer Property  
Damascus, Maryland  
Damascus Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

**RECOMMENDATION**

Staff recommends the following conditions as part of the APF test for transportation requirements related to the approval of the subject preliminary plan.

1. Limit the preliminary plan to no more than 88,800 square feet of general office space.
2. Dedicate right-of-way for Lewis Drive as shown on the preliminary plan to provide 40 feet from the centerline along the entire property frontage.
3. Coordinate with the Montgomery County of Department of Public Works and Transportation (MCWT) on the standards for the access points to Lewis Drive.

## DISCUSSION

### Site Location, Access and Circulation

The site is located on the north side of Lewis Drive west of Ridge Road (MD 27). Access to the site is provided via two driveways from Lewis Drive located on the east and west sides of the building. These drives loop behind the building and connect to the back parking area. Sidewalk is provided along Lewis Drive to provide pedestrian access to the site.

### Master Plan Roadways and Bikeways

Under the adopted Damascus Master Plan, Lewis Drive is designated as a business district road, B-4, with a recommended 80-foot right-of-way in the vicinity of the subject site. South of the site, Lewis Drive intersects Ridge Road. Ridge Road (MD 27), M-27, is classified as a major highway with a recommended 120-foot right-of-way. No bikeways are planned in the vicinity of the site.

### Local Area Transportation Review

The proposed office development is expected to generate 143 new trips in the peak hour of the weekday morning peak period (7:00 to 9:00 a.m.) and 148 new trips in the peak hour of the weekday evening peak period (4:00 to 6:00 p.m.) A traffic study was required because the trips from the site exceeded the 50-trip threshold established in the Local Area Transportation Review Guidelines.

The traffic study indicated that under total future traffic conditions, i.e. existing, background and site, all intersections in the vicinity of the site will continue to operate below the current critical lane volume (CLV) standard of 1500 for the Damascus Policy Area. Table 1 provides peak hour intersection CLV values for intersections in the vicinity of the site for existing and total future traffic conditions.

**Table 1**

PEAK HOUR INTERSECTION CLV VALUES				
Intersection	Existing Traffic		Total Future Traffic	
	AM	PM	AM	PM
Ridge Road (MD27) and Bethesda Church Road	1098	1169	1160	1247
Ridge Rd (MD 27)/Lewis Dr and Locust Dr/Main St	978	783	1067	886
Lewis Dr/High Corner St and Lewis Drive	675	524	769	669
Ridge Road (MD 27) and High Corner Street/ Shop Center Driveway	888	1051	985	1137
Main St (MD 27)/ Main Street (MD 108) & Ridge Rd (MD27)/ Parking Lot Drive	888	898	995	1004
Main Street (MD108) and Woodfield Road (MD124)	529	832	632	1004

Since the traffic counts, which provided the basis for these conclusions, were a year old by the time this project was submitted, staff requested an update of the traffic counts at downtown Damascus intersections to review the validity of the older counts. New traffic counts taken in October 2001 showed no change in traffic volumes that would alter the conclusions drawn from the original study.

#### Policy Area Review / Staging Ceiling Analysis

The proposed office building is located in the Damascus Policy Area. As of July October 31, 2001, this area had a remaining capacity of 4,217 1,189 jobs.

JG:cmd

cc: David Adams  
Greg Cooke  
Judy Daniel  
Mary Goodman  
Karl Moritz

Preliminary Plan 1-94002 Cramer Property #2.doc





9/20  
#7

David and Wendy Hockey  
10110 Lewis Dr.  
Damascus, MD 20872

September 18, 2001

Arthur Holmes Jr.  
Chairman  
Montgomery County Parks and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
SEP 19 2001

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

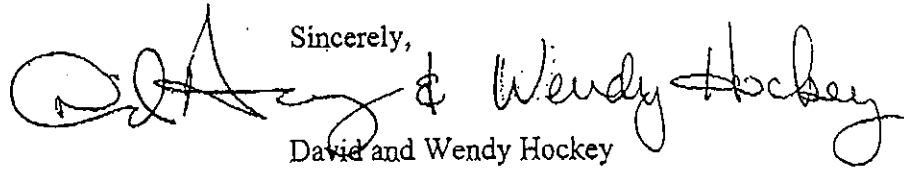
Dear Mr. Holmes:

We are writing to convey our concerns, and those similarly expressed by other residents of Lewis Drive, Damascus, with regard to the application and inadequate traffic study for the "Cramer property." (Application number 1-94002.) We are dismayed by the lack of a comprehensive study of the additional traffic associated with a 370 parking space building to our small dead-end residential street. The current traffic at the only entrance and exit to our street—Lewis Drive and High Corner Street—is dangerous and unsafe without 370+ additional vehicles.

The Planning Board must request a comprehensive study of the traffic at Lewis Drive and High Corner Street prior to further endangering our street. This study is necessary to protect lives and prevent traffic accidents. At present, we believe it would be irresponsible base such an important decision on an inadequate and outdated traffic study.

Additional traffic of 370+ vehicles to Lewis Drive would greatly increase the danger of a fatality on an already overcrowded intersection. There are already several accidents a month at this intersection due to overcrowding. When trying to exit or enter Lewis Drive, residents and business traffic face a dangerous choice: wait several minutes blocking traffic without getting rear-ended, or "make a dash for it" across steady, fast traffic. Because the Damascus Fireman's Activity Center is located on Lewis Drive, several times a month, ambulances and fire trucks, also must navigate this harrowing intersection. Additional traffic on this critical intersection will only delay potentially lifesaving personnel/equipment or possibly lead to a horrific accident.

With this intersection also supporting a children's bus stop and pedestrian traffic trying to reach Damascus businesses, it is in the best interest of our County to initiate a full traffic study prior to proceeding with the Cramer application's based on insufficient and dated information. For the safety of the families living on Lewis Drive, we implore the Planning Board to fully investigate the horrendous traffic conditions at Lewis Drive and High Corner before compounding this problem.

Sincerely,  
  
David and Wendy Hockey

cc: M.C. Councilwoman Nancy Dacek  
M.C. Councilman Michael Subin  
Sharon Cox, M.C. Board of Education  
Damascus Fire Department, Chief

9/20  
#7

Mark Bandak  
10108 Lewis Drive  
Damascus, MD 20872

September 19, 2001

Mr. Arthur Holmes Jr.  
Chairman  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
SEP 19 2001

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Holmes:

I am writing you to express my concerns over the recent application for permits for the "Cramer property" (Application number: 1-94002) in Damascus, Maryland. While I fully understand the desire of the owner(s) of this property to receive zoning approval for their property with the goal of selling this land for future development, I believe, as do others who reside on Lewis Drive, that more; additional; or perhaps simply more thorough traffic and usage impact studies be performed prior to the review process for this application.

Since the reconstruction of Lewis Drive, and the addition of High Corner Street, the lives of the residents of Lewis Drive have become considerably more difficult. Access to or egress from Lewis Drive onto High Corner Street at certain times of the day can be almost impossible. Your alternatives are to go in a direction not of your choosing - simply to be able to exit the street; or sitting - one hopes 'patiently' - and also hoping that a considerate driver will allow you to exit Lewis Drive onto High Corner Street should you be attempting to go: a) 'north' on Route 27; b) to the Damascus Shopping Center; c) to the Post Office - or any of the other businesses in town. And we as residents are not the only ones facing this issue. The Damascus Volunteer Fire Department has an Activities Center located on Lewis Drive, and frequently we will observe fire department vehicles - with lights flashing and sirens 'blaring' - also attempting 'safe' egress from Lewis Drive onto High Corner Street. But, at least they have sirens and the 'right' to go around 'standing traffic'.

There are several businesses already located on Lewis Drive, and they also contribute to the traffic flow utilizing the already overcrowded intersection of Lewis Drive and High Corner Street.

I am not anti-development in Damascus. I have lived here for 16+ years now, and have seen the town go 'nowhere' in terms of reasonable growth and development. And if the planning bodies think that a new Burger King is going to do anything to revive downtown Damascus, I believe them to be sadly mistaken. There are a variety of issues involved in this, no alcohol being among the reasons we can't seem to attract decent restaurants. So, given this climate, who will be the tenants at this proposed development? Professional offices? Doctors? Lawyers? Yet more pizza 'joints'? All of these require easy access by their employees and clients, so we are not merely talking about a 'morning influx' and an evening egress, but rather additional traffic throughout

the daytime hours. And in the evenings? Guess that depends on the ultimate tenants.

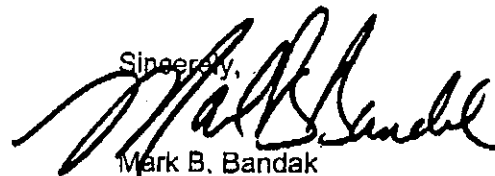
Traffic one (or more) evenings during the week is also 'heavy'. Bingo is a huge 'draw' to the Fireman's Activities Center. The American Legion building, also located on Lewis Drive, hosts frequent wedding receptions in addition to 'formal' Legion meetings, as well as other scheduled events. And Lewis Drive is 'unique' in many ways in that we are 'commercial' at the start of the street, turn residential for those of us in the 'upper section of the street', commercial again for the Fire Department/American Legion, and then residential again for the 'remainder' of the street.

So, we already deal with more than simply residential traffic. The contracted crews that come in to 'surrey seal' (?) the upcounty roads use the vacant land across from the Fire Department/American Legion for a 'staging area' – to store, mix, load, and distribute 'road tars' and 'patching materials' to the multitude of trucks that farm out across the up-county to 'repave' our roads. Granted this is not a 'year round' affair, but has any of this other traffic been 'observed'? I'm not sure when the traffic study was supposed to have taken place, but I never saw anyone obviously studying traffic on or around Lewis Drive. Was this one of those studies conducted from 10:00 A.M to Noon? If so, it is seriously flawed in that those are not 'peak hours' for traffic on our street. May I suggest that another study be performed – for a 'multiple day period', and observing ALL hours of the day – not just hours that happen to be 'convenient' for County workers.

To summarize, I believe that any past studies of traffic flow in and around the Damascus 'downtown' area have been 'flawed' (or perhaps, simply outdated); and that a true, current study would show that this proposal is not going to benefit the general traffic patterns in and around Damascus. And as I'm sure you are well aware, various traffic studies of Route's 27, 108 and 124 show seriously overloaded road conditions. While we are only talking about a 'stub road' (Lewis Drive); all traffic to this proposed location will have to travel on Route's 27, 108 or 124 to access this development.

Please seriously reconsider granting approval to this proposal. Please seriously consider doing a 'true' traffic study – not just of Lewis Drive, but of the impact on ALL of the major feeder roads in the Damascus area prior to approving this application.

Thank you for taking the time to 'solicit public input' into this matter.

Sincerely,  
  
Mark B. Bandak