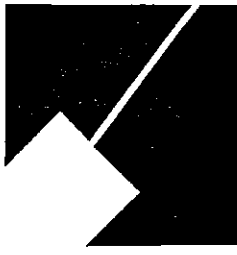


Item #9

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

MEMORANDUM

**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

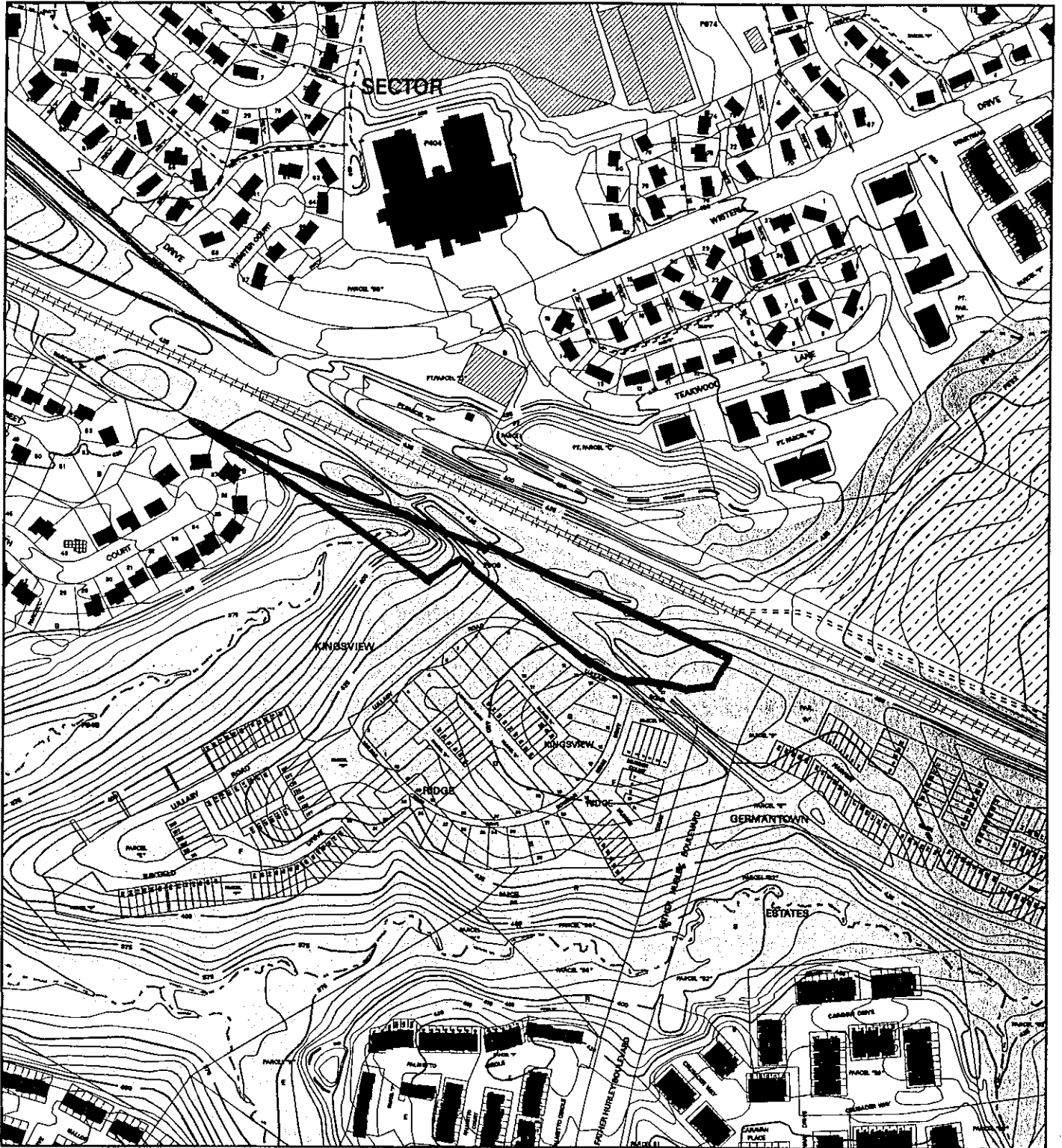
Agenda Item #10 - Preliminary Plan 1-02002  
Dorsett Property

Agenda Item #11 - Preliminary Plan 1-01058  
Johnson Property

Agenda Item #12 - Preliminary Plan 1-94002  
Cramer Property

Attachment

VICINITY MAP FOR  
**GATEWAY PARK (1-01087)**



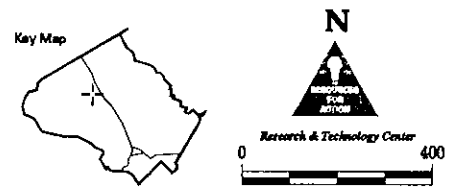
Map compiled on July 09, 2001 at 8:51 AM | Site located on base sheet no - 227NW13

**NOTICE**

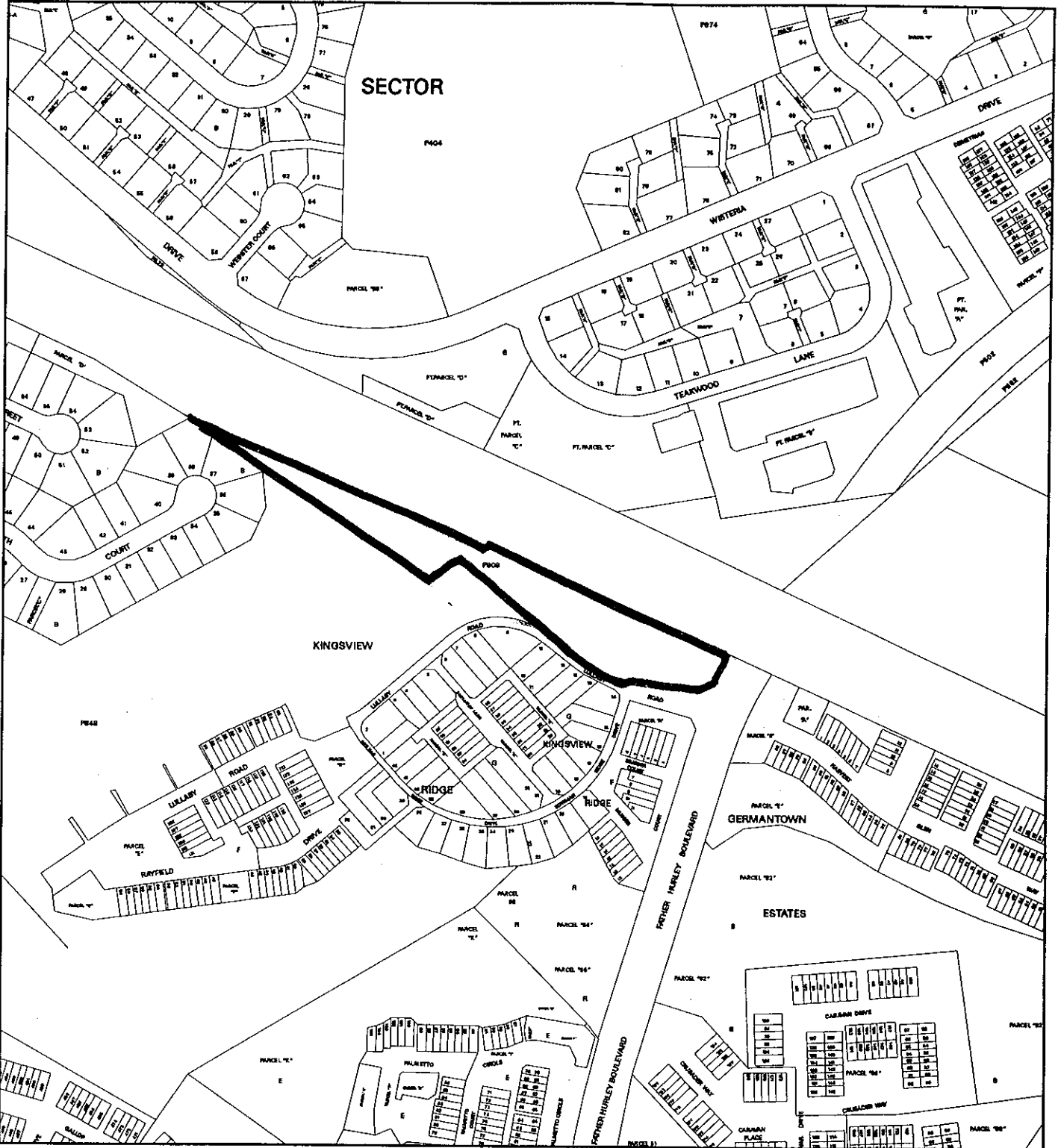
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric 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  
**GATEWAY PARK (1-01087)**



Map compiled on July 09, 2001 at 10:30 AM | Site located on base sheet no - 227NW13

**NOTICE**

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Key Map



Research & Technology Center



1 : 4800



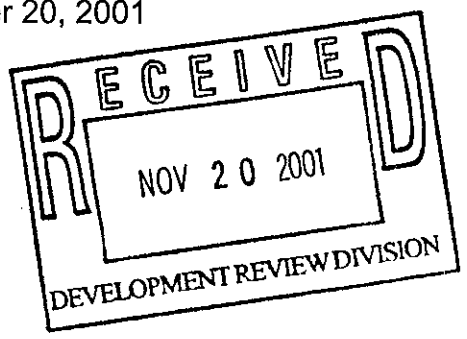


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

November 20, 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. 1-01087  
Gateway Park  
Germantown West 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 30,690 square feet of office space for the Gateway Park, located south of the CSX railroad, west of MD 118, north of Dawson Farm Road, in the Germantown West Policy Area.

**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 30,690 square feet of office space.
2. The applicant pays the cost necessary to change the exclusive right-turn lane to a through/right choice lane westbound on Wisteria Drive at MD 118.

**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 West 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/Wisteria Drive	1114	1305	1197	1592	1207	1601	1207	1479
MD 118/Dawson Farm Road	936	676	1244	919	1254	945	1254	945
MD 118/MD 117	966	1049	1006	1088	1008	1089	1008	1089

\* 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) condition, the intersection of MD 118 and Wisteria Drive exceed the acceptable congestion standard during the PM peak hour. Under the total development conditions, the unacceptable condition identified under the background development condition at the MD 118/Wisteria Drive intersection worsens without the roadway improvements. The applicant recommended a modification to the existing lane use on westbound Wisteria Drive under future traffic conditions in order to provide two lanes for through movements at this intersection. With this recommended and feasible modification, the MD 118/Wisteria Drive intersection will operate at an acceptable CLV during the PM peak hour as shown on the above table.

Policy Are Transportation Review

Based on the FY 02 AGP staging ceiling capacity, there is sufficient capacity available for employment (4,237 jobs as of October 31, 2001) in the Germantown West Policy Area.

Site Access and Circulation

An access point to the site is proposed from Lullaby Road. 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 an acceptable CLV and there is sufficient staging ceiling capacity available for employment development in the Germantown West Policy Area under the current FY 02 Annual Growth Policy staging ceiling capacity.

KHK:cmd

pp #1-01087 Gateway Park.doc