



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 5, 2002

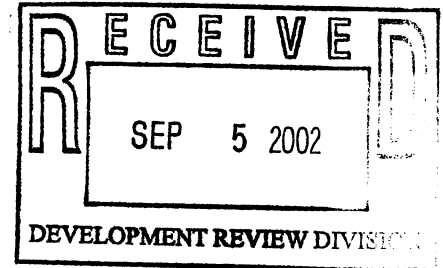
MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Henderson Corner Parcel E
Preliminary Plan No.1-02017
Germantown



This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the proposed restaurant development for the Henderson Corner Parcel E, which is located on the north side of Henderson Corner Drive, east of its intersection with MD 355. The proposed development under this preliminary plan includes a 5,754 square-foot "high turnover, sit-down restaurant."

RECOMMENDATIONS

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

1. The development under this preliminary plan application is limited to a 5,754 square-foot "high turnover, sit-down restaurant."
2. The applicant shall participate with the Clarksburg Village/Greenway Village at Clarksburg developments in constructing the following roadway improvements.
 - a. A second left-turn lane from northbound MD 355 to westbound MD 27 at the intersection of MD 355 and MD 27.

- b. An additional through travel lane on northbound and southbound MD 27, a second left-turn lane from southbound MD 27, and an additional through travel lane and a second left-turn lane on westbound Brink Road at the intersection of MD 27 and Brink Road.

DISCUSSION

Summary of Local Area Transportation Review

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

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour								
	Existing		Background		Total*		Total**	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 27/Brink Road	1083	1139	1917	2218	1918	2220	1323	1455
MD 27/Henderson Corner Drive	938	1046	944	1056	945	1059	945	1059
MD 27/MD 355	1378	1424	1658	1591	1674	1609	1440	1334
MD 355/Henderson Corner Drive	1019	636	1341	957	1343	959	1343	959

* 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, MD 27 intersections with MD 355 and Brink Road exceed the acceptable congestion standard. Under the total development conditions, traffic conditions at these two intersections are projected to further deteriorate without the roadway improvements. However, these intersections are projected to operate within the acceptable congestion standard for the total development conditions with the roadway improvements conditioned upon approval of this Preliminary Plan application.

Policy Area Transportation Review

Based on the FY 02 AGP staging ceiling capacity, there is sufficient capacity available for employment (1,072 jobs as of August 1, 2002) in the Germantown East Policy Area to accommodate the proposed development.

Site Access and Circulation

The existing Henderson Corner Drive, built as a four-lane arterial roadway, provides safe and adequate access for vehicles and pedestrians. The internal pedestrian circulation system shown on the preliminary plan is adequate.

CONCLUSION

Staff concludes that the subject preliminary plan satisfies the APFO requirements since all nearby intersections are anticipated to operate within the acceptable congestion standard with the identified improvements.

KHK:cmd

PP #1-02017 Henderson Corner Parcel E.doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: September 06, 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 September 12, 2002.

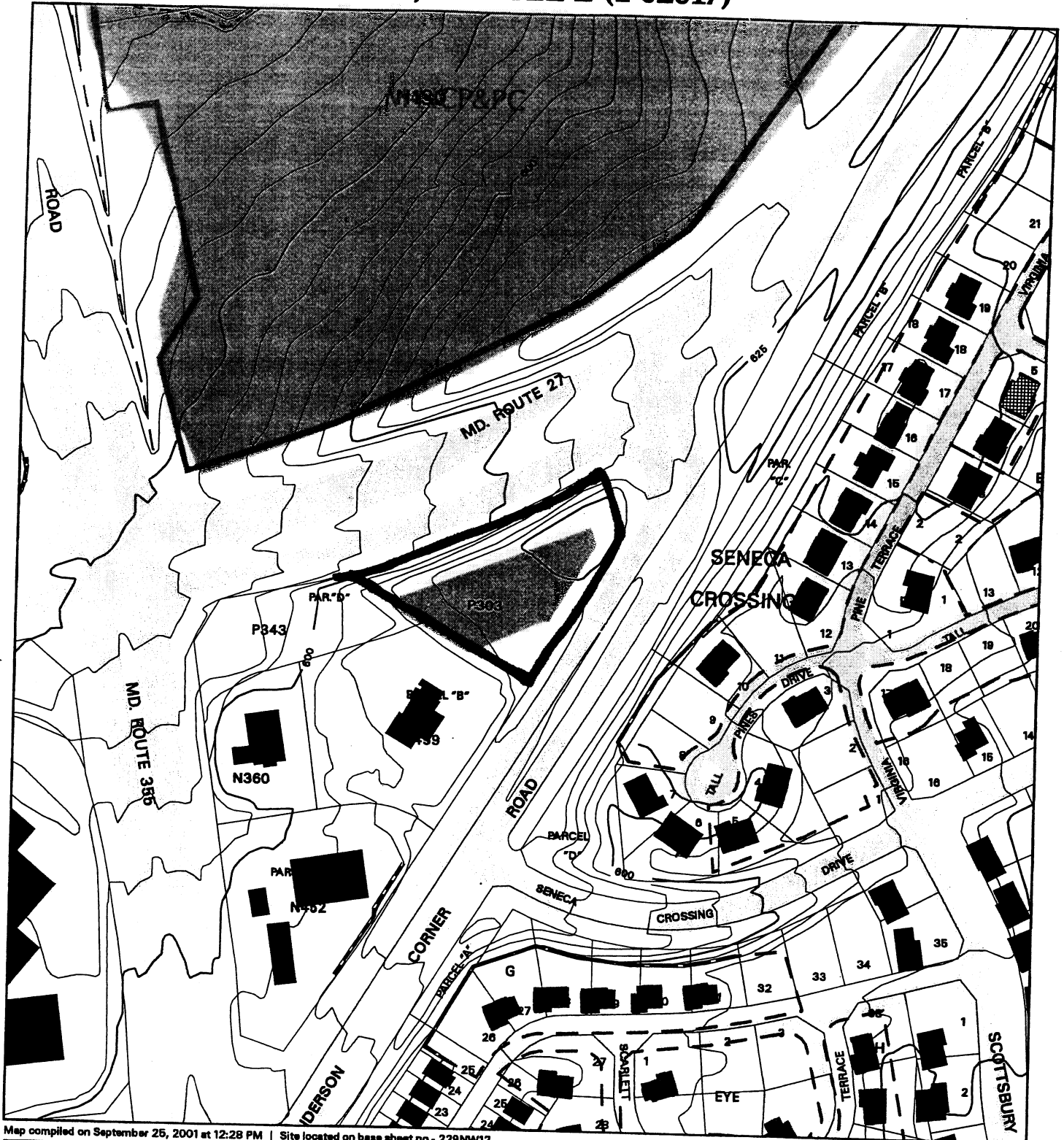
Attached are copies of plan drawings for Items #12, #14, #15, #16, #17. These subdivision items are scheduled for Planning Board consideration on September 12, 2002. The items are further identified as follows:

- Agenda Item #12 - Preliminary Plan 1-02086
Layhill Village
- Agenda Item #14 - Preliminary Plan 1-01078/SRW-02012
Clarksburg Ridge
- Agenda Item #15 - Preliminary Plan 1-98082
Fertile Meadows
- Agenda Item #16 - Preliminary Plan 1-02017
Henderson Corner, Parcel E
- Agenda Item #17 - Preliminary Plan 1-01058
Johnson Property

Attachment

VICINITY MAP FOR

HENDERSON CORNER, PARCEL E (1-02017)



Map compiled on September 26, 2001 at 12:28 PM | Site located on base sheet no - 229NW12

NOTICE

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Key Map



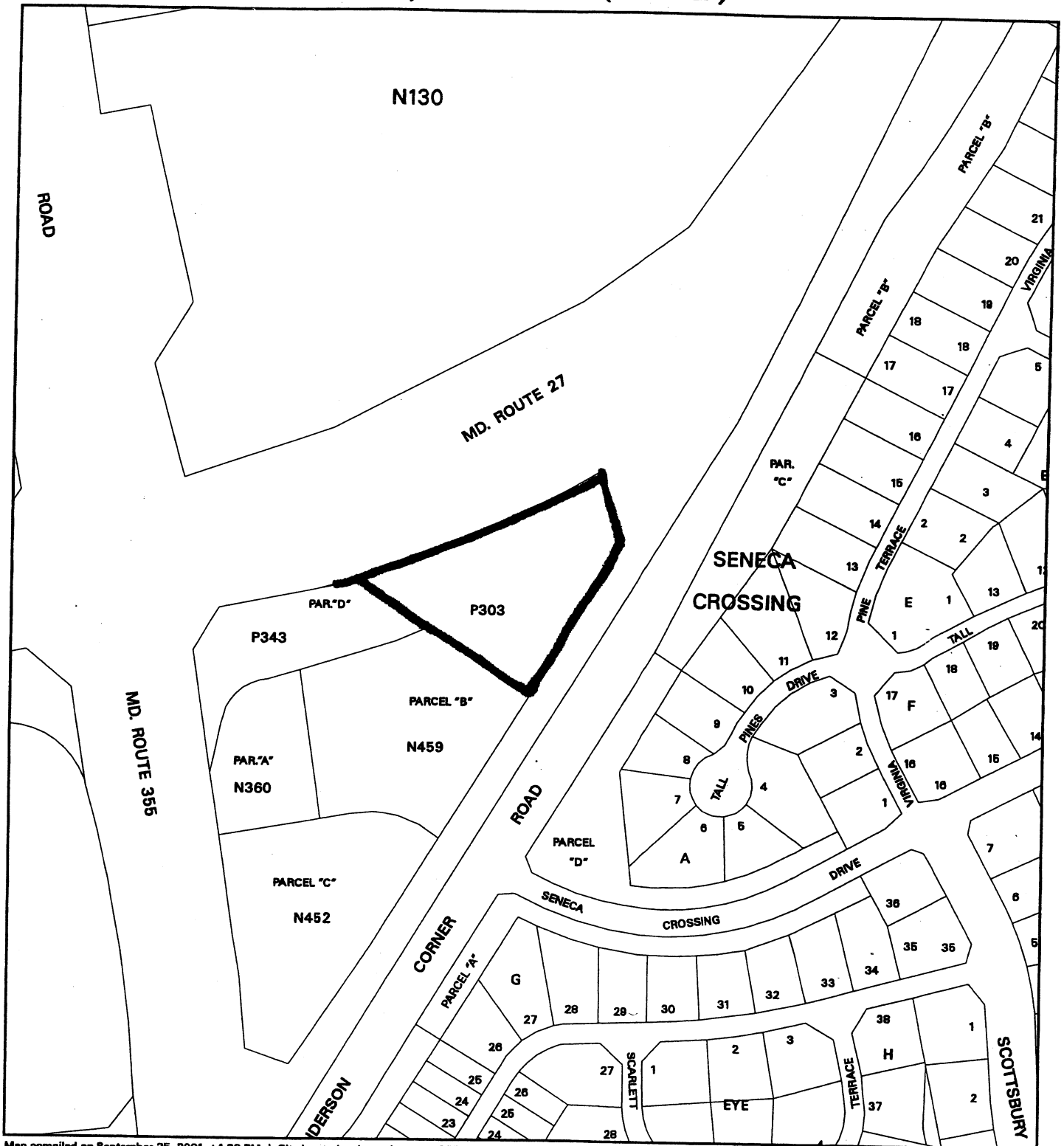
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VICINITY MAP FOR

HENDERSON CORNER, PARCEL E (1-02017)



Map compiled on September 25, 2001 at 1:23 PM | Site located on base sheet no - 229NW12

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Key Map



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