

July 5, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Scott A. James, Planner/Coordinator *Saj*
Transportation Planning

SUBJECT: DPWT Docket No. AB 683
Abandonment of a portion of unimproved Keokuk Street between Dover Road
and Park Avenue
Brookdale subdivision in Bethesda, MD
Bethesda-Chevy Chase Master Plan

This memorandum is Transportation Planning staff's review of the request to abandon a portion of unimproved Keokuk Street in the Marywood subdivision in Bethesda, Maryland.

RECOMMENDATION

Staff recommends that the Planning Board **conditionally support the request** to abandon the subject right-of-way, as it is not needed for current and future public use as a public street. Staff recommends the following conditions of approval for the abandonment request:

- 1) The area to be abandoned will not include any frontage along, and will preserve access to, all properties other than those of the petitioners.
- 2) The area to be abandoned will exclude sufficient right-of-way to provide:
 - a. Adequate turn-around for Keokuk Street.
 - b. Adequate drainage for storm water from Keokuk Street.
 - c. A pathway for pedestrian access.

DISCUSSION

The subject abandonment comes under the review of the County Council since the public right-of-way is intended to serve as a roadway connection between Dover Road and Park Avenue in Bethesda, Maryland. The subject right-of-way, shown conceptually in Exhibit 1, is part of the original subdivision plat for the Brookdale subdivision and is unimproved between Dover Road and Park Avenue. DPWT Docket No. AB 683, describing the proposed abandonment, is included as Attachment A.

The right-of-way currently serves as pedestrian access and is lined with crushed gravel for improved use. In addition, an inlet for storm water runoff is located at the easternmost portion of the section proposed for abandonment as shown in Photos 1 and 2 below.

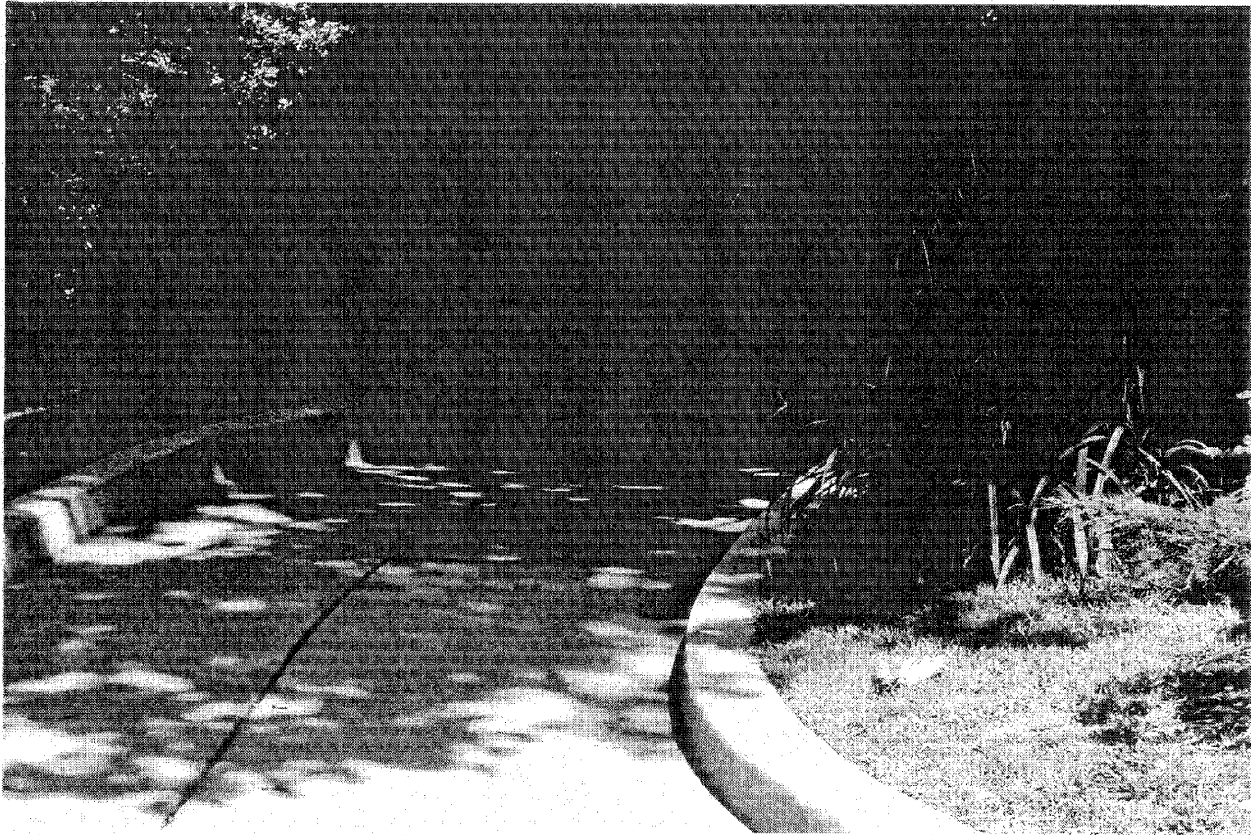
The precise area to be abandoned has not yet been established. The petition describes the right-of-way to be abandoned as "running the entire length of (the petitioners') properties" and those two properties are of unequal lengths. The DPWT Docket also notes that sufficient right-of-way will be retained for a path. Staff has therefore developed recommended conditions that preserve needed existing and future uses but would allow some flexibility for the petitioners and DPWT to determine precise metes and bounds at a later date, should the County Council support the petition.

Staff is of the opinion that adequate and sufficient vehicular and pedestrian access can be maintained if the proposed portion of unimproved Keokuk Street is abandoned according to a straight line drawn between the westernmost boundaries of the adjacent parcels. Such a boundary would preserve the section of improved Keokuk Street that provides access to the property at 5018 Keokuk Street, immediately west of the Jessup/Bennet property at 4800 Dover Road. DPWT will need to find that the turnaround for vehicles on the dead-end portion of Keokuk Street is appropriate for a permanent condition. In addition, staff recommends that support of the request for abandonment require the retention of adequate right of way for the purposes of pedestrian access and storm water drainage. The ultimate width and location of the pedestrian pathway and storm water drainage facilities should be determined by DPWT.

Photo 1 – View of pedestrian pathway looking eastward along Keokuk Street right-of-way



Photo 2 – View of storm water inlet located within Keokuk Street right-of-way



FINDINGS

Per Section 49-63(e) of the Montgomery County Code, staff recommends approval of the proposed abandonment of a portion of the public street, unimproved Keokuk Street, in the Brookdale subdivision, with the aforementioned conditions. The staff finding is based upon the assessment that, as conditioned, the subject right-of-way is not needed to maintain present and future vehicular access and that no landlocked parcels would result from its abandonment.

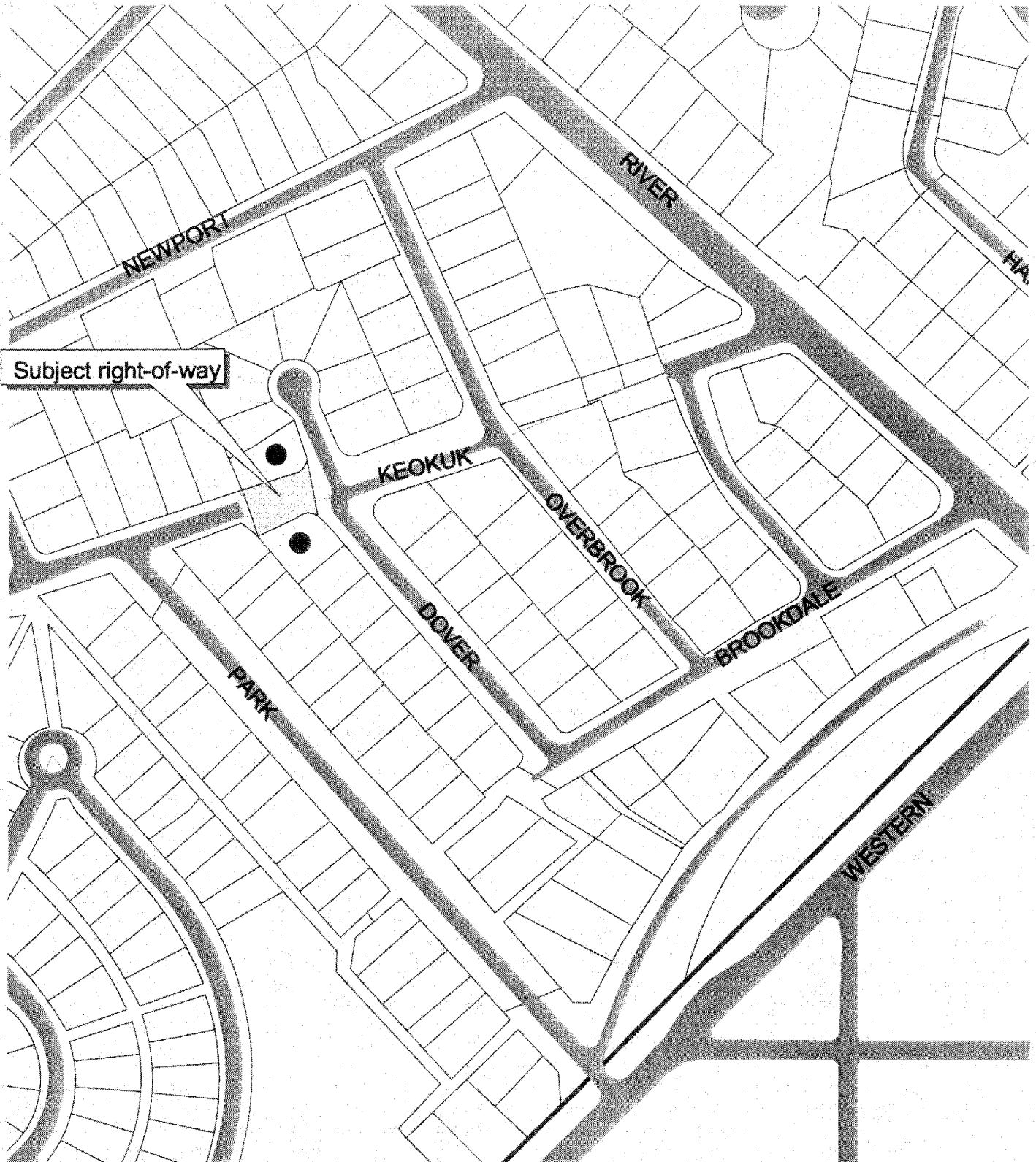
SAJ:gw

Attachment

Cc: Michael Cassidy
Debra Daniel
Marilyn Clemens

mimo to mcpb re AB 683.doc

AB 683 - Keokuk Street







Map Compiled On 06-27-2006 at 03:34 PM
 Map Scale: 1 inch = 200 feet or 1:2400

0 200 Feet



The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Park and Planning
 Transportation Planning Unit
 8787 Georgia Avenue | Silver Spring, Maryland 20910
 301.495.4525 voice | 301.495.1302 fax | <http://www.mc-mnccppc.org>

-  Street Pavement
-  Property
-  Montgomery County
-  Petitioning Properties

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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. All planimetric and property-based features are collected at 1:2400 scale and are +/- 2.5 feet of their true location.

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

DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

May 26, 2006

Mr. Derick Berlage, Chairman
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Request for Comments on Proposed Abandonment
AB683 – Abandonment of a Portion of Keokuk Street
Brookdale Subdivision, Bethesda

Dear Mr. Berlage:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of a portion of unimproved Keokuk Street in the Brookdale subdivision in Bethesda. The abandonment request was made by Knopf & Brown on behalf of its clients, Sarah Jessup and James Bennet (owners of 4800 Dover Road), and Jeanene Lairo and Michael Ryan (owners of 4714 Dover Road), the applicants. The applicants own properties adjoining the subject right-of-way. For your reference I have enclosed a copy of the petitioner's request along with other information concerning this matter.

It would be appreciated if I could receive your comments by July 27, 2006.

If either you or your staff need additional information or have questions, please call me at 240-777-7254.

Sincerely,

Michael S. Cassidy
Michael S. Cassidy

Enclosures



Property Acquisition

REQUEST FOR COMMENTS BY JULY 27, 2006

AB683

**ABANDONMENT OF A PORTION OF KEOKUK STREET AT ITS
INTERSECTION WITH BURNING DOVER ROAD AND COURT
BROOKDALE SUBDIVISION, BETHESDA**

Pursuant to Section 49-62 of the Montgomery County Code 2004, the County Executive or his designee shall conduct a Public Hearing

**10:30 a.m. on Thursday July 27, 2006
101 Monroe Street, EOB Lobby Auditorium
Rockville, Maryland 20850**

to consider an application received from Knopf & Brown on behalf of its clients, Sarah Jessup and James Bennet (owners of 4800 Dover Road), and Jeanene Laird and Michael Ryan (owners of 4714 Road), the applicants, seeking abandonment of a portion of unimproved Keokuk Street at its intersection with Dover Road and Dover Court. The portion of the right-of-way is adjoined by property belonging to the applicants. The subject right-of-way is 70 feet in width. Sufficient right-of-way shall remain in public use for a path through the right-of-way.

After the aforementioned Hearing, the Hearing Officer shall report his findings and recommendations to the County Executive for further consideration as prescribed by County Code.

**Please send your comments by July 27, 2006, to
Mike Cassidy
Real Estate
Department of Public Works and Transportation
101 Monroe Street – 10th Floor
Rockville, Maryland 20850**

If you have any questions concerning this matter, please call me at 240-777-7254 or e-mail me at michael.cassidy@montgomerycountymd.gov