

September 12, 2018

Ms. Rebecca Torma
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD, 20910

Dear Ms. Torma:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Wells + Associates, dated May 4, 2018, for the (St. Elmo Apartment development – SHA Tracking #15-AP-MO-018-xx) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the 245 proposed residential units, up to 10,000 sq. ft. office space and 6,000 sq. ft. of retail space is via St. Elmo Avenue and Fairmount Avenue (county roads).
- The following intersections were analyzed under existing, background and future conditions:
 - MD 187 intersection St. Elmo Avenue
 - Norfolk Avenue intersection with St. Elmo Avenue
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

Based on the information provided, please address the following comments in a point-by-point response:

Regional and Intermodal Planning Division (RIPD) Comments (by Matt Baker):

- Please note the State's fiscally constrained draft FY 2018-2023 Consolidated Transportation Program (CTP) includes projects under construction and/or development and evaluation. The CTP includes no projects affecting MDOT SHA facilities analyzed in this TIS.
- Please note the State's fiscally unconstrained Highway Needs Inventory (HNI), the State's long-range plan, includes projects that are critical to Maryland's transportation needs. The HNI includes no projects affecting MDOT SHA facilities analyzed in this TIS.

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Traffic Development & Support Division (TDSD) Comments (by Eric Waltan):

TDSD defers to MCDOT with respect to the adequacy of the proposed signal timing optimization along the MD 187 (Old Georgetown Road) corridor.

District 3 Traffic Comments (By Jack Goode):

In the Future Traffic Conditions, the Old Georgetown Road (MD 187) corridor between St. Elmo Avenue and Woodmont Avenue will require the retiming of the four (4) traffic signals in order to meet the LATR Guidelines Congestion Standard for vehicle delay (120 seconds).

Please submit a CD containing the traffic impact study, all supporting documentation, and a point-by-point response addressing the comments noted above to the District 3 Access Management Division at 9300 Kenilworth Avenue, Greenbelt, MD 20770, to the attention of Mr. Kwesi Woodroffe. For electronic submissions create an account with our new online system <https://mdotsha.force.com/accesspermit>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number in Maryland only at 1-800-876-4742 (x7347) or via email at kwoodroffe@sha.state.md.us or shaamdpermits@sha.state.md.us.

Sincerely,



Andre Futrell,
District Engineer, District 3, SHA

AF/TS

cc: Matt Baker – SHA, RIPD
Jack Goode – SHA, D3 Traffic
Scott Holcomb – SHA, TFAD
Eric Waltan – SHA, TDSD