



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

September 17, 2021

Ms. Katherine Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th floor
Wheaton, Maryland 20902

RE: Conditional Use No. CU202109
6607 Greentree Road

Dear Ms. Mencarini:

We have completed our review of the conditional use uploaded to DAIC on August 16, 2021. The applicant proposes to expand the existing daycare center from 12 to 30 students with 11 on-site parking spaces. Per the LATR, they are not required to study any intersections since the use will generate less than 50 peak hour person trips. Base on the Traffic Statement Memorandum dated August 11, 2021, we have the following comments:

1. The daycare is proposed to operate between the hours of 7 AM and 6 PM. The student pick-up/drop-off will be at the main entrance to the site along Greentree Road. The applicant proposes a staggered arrival and departure of students that the applicant believes will not cause queuing on Greentree Road.
2. The applicant submitted a traffic statement that included the estimated arrival and departure patterns for the proposed students during 30 minute time periods.

Office of the Director

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3. The applicant found that the drop-off and pick up dwell time varied with the existing 12 students. The average drop-off time is four minutes and nine seconds and the average pick-up time is six minutes and three seconds. They noted that there is currently no queue formed on-site for the existing 12 students.
4. The applicant continues to propose staggered drop-off and pickup times for the 30 students to minimize queuing on the street and prevent it on Greentree Road. The applicant states that under existing conditions, a maximum of five students arrived and departed in a 15-minute interval during the AM peak hour in five vehicles. Also, under existing conditions, a maximum of five students arrived and three departed in a 15-minute interval during the PM peak hour.
5. The proposed expansion is expected to generate a total of 60 trips during the AM and PM periods. The applicant proposes to stagger drop-off and pick-up of the students. The applicant states that parking demand will be met during the AM peak hour period and no queuing is expected for an of the 15-minute period. During the PM period, the parking demand will not be met for the 5:15 to 5:30 PM and 5:45 and 6 PM. The applicant believes that a vehicle may have to wait for a parking space inside the property. According to the applicant, no queuing is expected to extend on to Greentree Road at any time in the AM and/or PM periods.
6. MCDOT would recommend that the applicant be required to ensure that no queuing is occurring on Greentree Road. This could be enforced through the planning process.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself at Rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

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cc: Correspondence folder FY 2022

