



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

October 21, 2025

Ms. Florence Dwyer, Planner II
West County Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive,
Wheaton, MD 20902

RE: Special Exception Modification
Case No. CBA-1174
Traffic Impact Study (TIS)
Holton Arms

Dear Ms. Dwyer:

We have completed our review of Gorove Slade's revised TIS submitted on September 12, 2025. As part of this application, the school proposes a maximum enrollment of 870 students during the school year and a maximum registration capacity of 970 summer campers. The previous approval was for 670 students during the school year and 665 students during the summer.

The subject property fronts the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations about the ROW maintained by MDSHA, as per the review of the TIS, for the attention of the concerned agencies.

TIS Comments

1. All River Road (MD 190) intersections within the studied limits seem to be operating within the acceptable levels. We defer to MDSHA for the approval of the traffic analysis for these intersections as MDSHA maintains the study intersections. The applicant will be responsible for all proposed mitigations listed on Page 22 of the report, which must be approved by MDSHA and completed prior to the increase in student enrollment.
2. The applicant must install the northbound left turn lane and related improvements on Royal Dominion Drive prior to the increase in student enrollment. At the Montgomery County right-of-

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

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way permit, the applicant must submit detailed drawings for approval by MCDPS for the proposed improvements.

3. Before the enrollment cap is increased, the Applicant must install a bus shelter at the existing bus stop along the property frontage on River Road. At the Montgomery County right-of-way permit stage for the northbound left turn lane and related improvements on Royal Dominion Drive, please coordinate with Mr. Wayne Miller at wayne.miller2@montgomerycountymd.gov or at 240-777-5836.
4. MNCPPC and MDSHA must approve the Traffic Management Plan before the increase in student enrollment.
5. The applicant shall be responsible for relocating utilities, if any, along existing roads to accommodate the applicant's required roadway improvements.

Thank you for the opportunity to review the TIS. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
 Development Review
 Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\TIS\ Holton Arms Letter\ Holton Arms TIS ltr Revised

cc-e:	Katie Wagner	Gorove Slade
	Kwesi Woodroffe	MDSHA
	Richard Brockmyer	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS Fire
	Michael Paylor	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Wayne Miller	MCDOT DTS
	Oscar Yen	MCDOT DTE
	Rebecca Torma	MCDOT OTP

October 24, 2025

Ms. Katie Wagner, P.E.
Gorove Slade Associates, Inc.
4550 Montgomery Avenue, Suite 400
Bethesda, Maryland 20814

Dear Ms. Wagner:

Thank you for the opportunity to review the **Fourth (4th) TIS Submittal (a Local Area Transportation Report – LATR, Revised TMP and associated materials)** prepared by **Gorove Slade Associates, Inc.**, revised October 17, 2025, and **submitted via direct e-mail on October 17, 2025**, for the **Holton Arms School’s proposed enrollment increase project (SHA Tracking #24APMO041XX)** in Montgomery County, Maryland.

The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access to the 670-student school is via one (1) site access to River Road (MD 190).
- The following intersections were analyzed under existing, background and future conditions:
 - MD 190 intersection with SB I-495 (Outer Loop) Off-Ramp
 - MD 190 intersection with NB I-495 (Inner Loop) On-Ramp
 - MD 190 intersection with Burdette Road
 - MD 190 intersection with Royal Dominion Drive
 - MD 190 intersection with Beech Tree Road/Nevis Road
 - MD 190 intersection with Wilson Lane (MD 188)
 - Burdette Road intersection with Arrowood Road/Hillmead Road
- The report concludes that the recommended mitigation measures significantly reduce queues in the peak direction of commuter traffic flow (westbound) along River Road (MD-190) in the afternoon period

Based on the information provided, please address the following comments (if any) in a point-by-point response

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District 3 Traffic Engineering Team's Comments (by Alvin Powell):

District Traffic has completed its review of the Traffic Impact Study for the Holton Arms School project in Montgomery County. All District 3 Traffic comments have been adequately addressed.

We offer no further comments at this time.

If you have any questions, please contact Alvin Powell at apowell@primeeng.com

Travel Forecasting and Analysis Division (TFAD) Comments (by Scott Holcomb):

TFAD does not have any comments on the supplemental information for the TMP, Meeting Summary, and Supplemental Analysis Memo.

Please contact Mr. Scott Holcomb at: sholcomb@mdot.maryland.gov if you have any questions

Traffic Development & Support Division (TDSD) Comments (by Yeshitla Argaw):

TDSD has no further comments.

Please contact Mr. Scott Holcomb at: YArgaw@mdot.maryland.gov if you have any questions

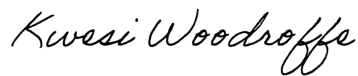
The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. 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 <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>.

Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

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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@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



for Derek Gunn, P.E.
District Engineer, SHA - District 3

DG/ei

cc: Mr. Yeshitla Argaw, SHA – TDSD.
Mr. Jonathan Brown, SHA – District 3 Traffic
Ms. Lauren Buford, Gorove Slade Associates, Inc.
Ms. Maribel Donahue, Gorove Slade Associates, Inc.
Ms. Rola Daher, SHA – TFAD
Ms. Florence Dwyer, Montgomery County Planning Department
Mr. Jonathan (JP) Dwyer, SHA – District 3 Traffic
Mr. Scott Holcomb, SHA – TFAD
Mr. Alvin Powell, SHA – District 3 Traffic
Mr. Randall Scott, SHA – District 3 Traffic
Ms. Rana Shams, SHA - TFAD
Mr. Kwesi Woodroffe, SHA – Regional Engineer, Access Management, District 3