

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

October 20, 2015

RE: Montgomery County
I-270
Mile Point: 15.87
Symmetry at Cloverleaf
SHA Tracking No. 15APMO033XX

Mr. Edward Papazian
Kimley-Horn Associates
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191

Dear Mr. Papazian:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Kimley-Horn Associates, dated August 17, 2015 (received on August 21, 2015), for the Symmetry at Cloverleaf in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the mixed-use development is via one (1) full movement and two (2) right-in right-out site access points on Century Boulevard and Dorsey Mill Road, leading to I-270.
- The following intersections were analyzed under existing, background and future conditions:
 - Crystal Rock Drive and Kinster Drive/Waters Landing Drive
 - Crystal Rock Drive/Century Boulevard and Dorsey Mill Road
 - Crystal Rock Drive and Father Hurley Boulevard
 - Father Hurley Drive and the I-270 southbound off-ramp
 - Ridge Road (MD 27) and the I-270 northbound off-ramp
 - Ridge Road (MD 27) and Observation Drive
 - Father Hurley Boulevard and Waters Landing Drive
 - Father Hurley Boulevard and Wynnfield Drive
 - Middlebrook Road and Father Hurley Boulevard
 - Father Hurley Boulevard and Wisteria Drive
 - Crystal Rock Drive and Century Boulevard
 - Aircraft Drive and Century Boulevard
 - MD 118 and Crystal Rock Drive
 - MD 118 and Aircraft Drive
 - MD 118 and the I-270 southbound off-ramp
 - MD 118 and the I-270 northbound off-ramp
 - MD 118 and the I-270 northbound on-ramp
 - MD 118 and Goldenrod Lane
 - MD 118 and Middlebrook Road
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

My telephone number/toll-free number is 410-545-0400 or 1-800-206-0770
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

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

Traffic Development and Support Division (TDSD) Comments:

1. Some of the above intersections are within the Germantown West policy area with CLV threshold of 1,425 and others are within the Germantown town center with congestion standard of 1,600 CLV. Crystal Rock Drive and Kinster Drive/Waters Landing Drive is within Germantown West policy area; the intersection CLV exceeds the congestion standard and the Consultant is proposing mitigation measures including signalization of the intersection. *However, a signal warrant analysis was not included in this report.*
2. Referring to page 16 of the report: mitigation measure proposed for the intersection of Crystal Rock Drive and Father Hurley Blvd by the Black Hills project was restriping of one NB through lane along Crystal Rock Drive to create a **second NB right-turn** lane onto EB Father Hurley Blvd and not constructing a **second left-turn** lane on EB Father Hurley Blvd onto NB Crystal Rock Dr. *I suggest both applicants (Black Hills and Symmetry @ Cloverleaf) come in agreement regarding what each is expected to do, to include the feasibility of constructing the proposed mitigations presented before approval.*
3. MD 118 @ Crystal Rock Drive and MD 118 @ Aircraft Drive intersections are close to failing in the evening total traffic condition. *We recommend queuing analysis be conducted.*

If you have any questions or concerns regarding TDSD comments, please contact Obianuju Ani at oani@sha.state.md.us.

Data Services Engineering Division (DSED) Comments:

1. In Table 1 for the Background developments on Page 25, it appears that the PM trips In and Out for the Century Technology Campus and Century XXI sites are reversed. Office trips should be predominately out of the site for office developments.
2. In comparing the Background sites in Table 1 with the Background sites in the recently reviewed Century Technology Campus TIS (dated July 2015), there are significant differences in the sites included. We defer to the County on the appropriateness of the sites used in this report.
3. In Figure 9 on Page 28 and Figure 13 on Page 35 for the distribution of Background traffic and Site Residential traffic, there does not appear to be any traffic assigned to MD 118 from I-270 south of the interchange, though there appears to be traffic in the reverse direction (to I-270 south). This should be checked.
4. For Table 2 on Page 31, the calculations to develop the Internal Capture trips should be shown in the report.
5. We defer to the District 3 Traffic office and Montgomery County regarding the use of the assumption of the completion of Dorsey Mill Road from Observation Drive across I-270 to Crystal Rock Drive in the analyses of future conditions. This improvement has a significant impact to the intersections of Ridge Road/Father Hurley Boulevard with the I-270 ramps as it removes much of the site traffic from these intersections.

Mr. Edward Papazian
15APMO033XX
Page No. 3
10/20/2015

If you have any questions or concerns, please contact Elisa C. Mitchell at 410-545-5650 or Ms. Lisa Shemer, Assistant Division Chief, Data Services Engineering Division at 410-545-5640 and lshemer@sha.state.md.us.

District 3 Traffic Comments:

District 3 Traffic has reviewed your study and has no comments at this time.

Regional and Intermodal Planning Division (RIPD) Comments:

1. The State's fiscally constrained Draft FY 2016-2021 Consolidated Transportation Program (CTP) includes projects under construction and/or development and evaluation. The draft CTP includes no projects affecting SHA facilities analyzed in this TIS; however, the draft CTP does include the Corridor Cities Transitway (CCT) within the program of the Maryland Transit Administration (MTA). The alignment of Phase II of the CCT runs parallel to the frontage of the subject development along Century Boulevard. For additional information, contact Mr. Rick Kiegel, CCT Project Manager, at (410) 767-1380 or via email at rkiegel@mta.maryland.gov.
2. 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 SHA facilities analyzed in this TIS; however, note that the HNI includes I-270 freeway/interchange reconstruction, including managed lanes (the roadway adjacent to the eastern edge of the subject property). If and when such improvements proceed, they may affect right-of-way.
3. The October 2009 Germantown Employment Area Sector Plan, as amended, in which this development lies, includes no projects affecting SHA facilities analyzed in this TIS.
4. Ride On (Route 83) serves the development site. All roadway improvements to SHA roadway facilities should provide for and maintain full ADA-compliant access to existing and future transit facilities. Coordinate design with Jeff Folden, SHA Innovative Contracting Assistant Chief, at 410-545-8824 or jfolden1@sha.state.md.us and Anyesha Mookherjee, SHA Traffic Assistant District Engineer, District 3, at 301-513-7404 or amookherjee@sha.state.md.us.
5. The Countywide Bikeways Functional Master Plan, as amended, includes shared use path and signed shared roadways along MD 118 (Germantown Road), a State route analyzed in this TIS. All roadway improvements to SHA roadway facilities should provide for and maintain bicycle facilities as well as full ADA-compliant pedestrian facilities. Coordinate design with Jeff Folden, SHA Innovative Contracting Assistant Chief, at 410-545-8824 or jfolden1@sha.state.md.us and Anyesha Mookherjee, SHA Traffic Assistant District Engineer, District 3, at 301-513-7404 or amookherjee@sha.state.md.us. Also note that in July 2015, M-NCPPC began work on a comprehensive update to the M-NCPPC 1978 Master Plan of Bikeways, of which the M-NCPPC March 2005 Countywide Bikeways Functional Master Plan is the most recent update.

Thank you for allowing SHA to review the Symmetry at Cloverleaf TIS. Please do not hesitate to contact Samantha Biddle, SHA Regional Planner, Montgomery County, at 410-545-5560 or sbiddle@sha.state.md.us or Meredith Hill, SHA Assistant Regional Planner, Montgomery County, at 410-545-5654 or mhill8@sha.state.md.us if you have any questions.

Mr. Edward Papazian
15APMO033XX
Page No. 4
10/20/2015

Please submit five (5) copies of the revised traffic impact study and a CD containing the traffic impact study, all supporting documentation, and a point-by-point response addressing the comments noted above to Pranoy Choudhury. 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 Pranoy Choudhury at 301-513-7325, by using our toll free number in Maryland only at 1-800-876-4742 (x7325) or via email at pchoudhury@sha.state.md.us.

Sincerely,



Brian W. Young,
District Engineer, District 3, SHA

BWY/nk

cc: Mr. Westley Henderson, District 3 Traffic
Ms. Samantha Biddle, RIPD
Ms. Elisa C. Mitchell, DSED
Ms. Lisa Shemer, ADC DSED
Mr. Obianuju Ani, TDSD