
October 15, 2019

Ms. Katie Wagner
Gorove/Slade Transportation Planners
1140 Connecticut Avenue NW, Suite 600
Washington, DC 20036

Dear Ms. Wagner:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Gorove/Slade Transportation Planners, dated July 19, 2019, for the **Montgomery Village Development- 19APMO026XX** in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The proposed redevelopment plan will replace the existing 79,000 SF of office space with a 30,000 SF grocery store and 25,000 SF of retail space. The primary site access will be the existing driveways on Center way Road and Montgomery Village Avenue. Full access will be available at Center way Road, and access on Montgomery Village Avenue will be right-in/right-out.
- The following intersections were analyzed under existing, background and future conditions:
 - Montgomery Village Ave X Stewarton Rd
 - Montgomery Village Ave X Club House Rd
 - Montgomery Village Ave X Centerway Rd
 - Montgomery Village Ave X Site Driveway
 - Montgomery Village Ave X Stedwick Rd
 - Montgomery Village Ave X Midcounty Hwy
 - Centerway Rd X Club House Rd X Site Driveway
 - Centerway Rd X Goshen Rd
 - Centerway Rd X Snouffer School Road
- 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:

Ms. Katie Wagner
SHA Tracking No:19APMO026XX
Page 2 of 3
10/15/2019

Regional and Intermodal Planning Division (Darren Bean):

1. The following development is not located on state road, RIPD does not have any comments.

Travel Forecasting and Analysis Division (Scott Holcomb):

1. TFAD has no comments on this report.

Traffic Development & Support Division (Obianuju Ani):

TDSD has reviewed TIS for subject redevelopment of existing Montgomery Village Professional Center. The existing 79,000 SF office space will be replaced with a 30,000 SF grocery store, 25,000 SF retail, and 229 surface parking spaces. Our only comment is to include WB Mid-county Hwy right turn volumes in the CLV analyses at its intersection with Montgomery Village Ave

District 3 Traffic (Robert Owolabi):

We have reviewed the Traffic Impact Study for the subject development located near the intersection of Montgomery Village Avenue and Centerway Road, Gaithersburg, Montgomery County, Maryland. The developer proposes the redevelopment of a site currently containing a vacant office building and surface parking lot into a 30,000 square foot grocery store, 25,000 square feet of retail, and 229 surface parking spaces. There is no direct access to any state roads.

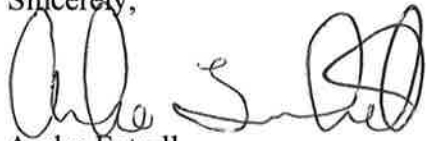
The developer proposes offsite pedestrian improvements at the intersection of MD 124 (Midcounty Highway) and Montgomery Village Avenue. We have reviewed the report and concur with the findings of the report and the proposed improvements. We have no further comments to offer at this time.

If you have any questions or concerns, please contact me at 410-654-3790 or apowell@primeeng.com.

Ms. Katie Wagner
SHA Tracking No:19APMO026XX
Page 3 of 3
10/15/2019

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 Access Management Division. 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/ar

cc:

Ms. Winstina Hughes, Assistant Regional Planner, Regional and Intermodal Planning Division
Mr. Derek Gunn, ADE Mo Co., District #3 - Traffic
Ms. Claudine Myers, Chief, District #3 - Projects Development
Scott Holcomb (TFAD - MO Co.)
William Stroud (OOTS - TDSD)
Darren Bean (OPPE - RIPD)
Errol Stoute (OOTS - TDSD)
Kandese Holford (OPPE - RIPD)
Matt Baker (OPPE - RIPD - MO Co)
Thomasina Saxon (OPPE - RIPD)
Danielle Black (SHA - EST)
Robert Owolabi (D3 - Traffic - MO Co.)
Rola Daher (OPPE - TFAD)
Patrick Reed (Patrick.reed@montgomeryplanning.org)