

December 15, 2020

Mr. Greg Ruff
Development Manager
Winchester Homes
12435 Park Potomac Avenue, Suite 600
Potomac, MD 20854

Re: Wilgus Property
Traffic Noise Analysis Addendum for Parks

Mr. Ruff:

We previously submitted an outdoor noise study dated September 3, 2020, for the Wilgus Property project in Montgomery County, Maryland. That report presented the DNL at facades of residences. Noise levels in parks was not addressed in that report.

We understand that Montgomery County uses the 1983 Staff Guidelines to evaluate transportation noise impacts for proposed residential land development. The guidelines provide outdoor DNL criteria as a function of both site location and community type. Per Table 2-1 of the guidelines, the DNL goal should be 65 dB along “major highway corridors” and Map 2-1 shows where these 65 dB zones; the site is clearly within this 65 dB zone. Although the Staff Guidelines say the noise level goals apply at the building line, from conversations with county staff we learned that they should be evaluated in usable outdoor areas such as rear yards, as well as common recreation areas. For this project, there are no usable outdoor areas for the houses since they are all rear-loaded. However, there are two urban pocket parks.

The year 2040 DNL are presented in Figure 1. It can be seen from Figure 1 that the DNL will exceed the county limit of 65 dB in all of the western park and part of the eastern park.

If it were desired to reduce the DNL to 65 dB in all of the eastern park, it would be necessary to build a noise wall between the park and Montrose Parkway. This would be approximately around 7 feet tall if it were to shield the entire eastern park. The barrier would also have to wrap a bit perpendicular to Montrose Parkway to partially enclose the park. Finally, it would be necessary to eliminate any sidewalk connections from Montrose Parkway to avoid penetrating the barrier.

For the western park, reducing the DNL to 65 dB would require a noise barrier that is approximately 9 feet tall along Montrose Parkway and 8 feet along E. Jefferson St.

Since these parks are intended to be publicly accessible urban pocket parks that provide visual relief and recreational opportunities to the general public, noise barriers of the type described would significantly diminish the effectiveness of the parks in fulfilling this purpose. Due to these aesthetic considerations, we feel that these noise barriers are not feasible and we recommend requesting a waiver of the barrier requirements pursuant to Section 2.2.2 of the noise guidelines.

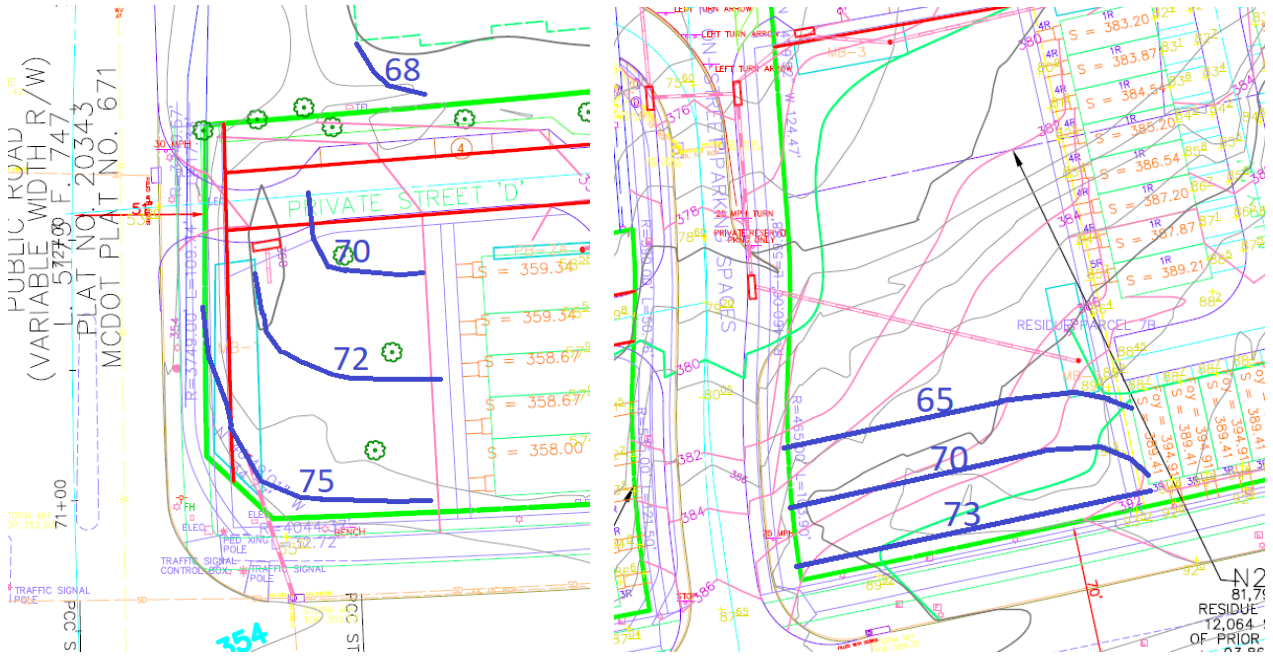


Figure 1. Year 2040 DNL, dB, in Parks

If you have any questions, please contact me at 703/534-2790 or via e-mail at Gary@HushAcoustics.com.

Sincerely,

Gary Ehrlich, P.E.
Principal

