

MONTGOMERY PLANNING DEPARTMENT
APPROVAL
Carri Sanders 11/03/21

Graham, Tamika
From: Schwartz, Lisa
To: Graham, Tamika
Subject: [EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.



DEPARTMENT OF GENERAL SERVICES
MEMORANDUM
January 20, 2021

TO: Owen Wright, Director
FROM: David E. Diez, Director

SUBJECT: Redevelopment of Public Safety Training Academy (PSTA) Site
The purpose of this memorandum is to provide additional background on the former Public Safety Training Academy (PSTA) site and the planned redevelopment in the LSC West District.

The Development Review Committee (DRC) notes that the preliminary plan submitted by the County's contract purchaser, The Elms at PSTA, LLC, does not include an elementary school site.

The proposed preliminary plan submitted by the Elms at PSTA includes three County-owned parcels totaling approximately 45 acres.

Redevelopment of Public Safety Training Academy (PSTA) Site
January 20, 2021



DEPARTMENT OF TRANSPORTATION
Menc Elmsch
Christopher R. Conklin

July 8, 2021

Dear Ms. Graham:
This letter responds to your letter dated June 23, 2021.

We have completed our review of the preliminary plan updated to plans on May 17, 2021. A previous plan was reviewed by the Development Review Committee at its April 26, 2020 meeting.

All Planning Board Comments relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plans, storm drain, grading or paving plans, or application for access permit.

General Plan Review Comments
The applicant subject property is located in the southwest quadrant of the Key West Avenue (MD 28) and Great Seneca Highway intersection.

Office of the Director
101 Monroe Street 19F Floor
Rockville, Maryland 20850

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Preliminary Plan No. 120200100
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Existing Roadways

- 1. Key West Avenue (MD 28) is classified as a Controlled Major Highway (CM-H) with 8 proposed travel lanes and a right-of-way (ROW) of 200-feet. We recommend the applicant dedicate 25-feet to conform to the master plan.

Proposed Roadways

- 1. The applicant has provided a waiver request for right-of-way modifications for streets A, B, C, D and Backroad Road on a letter dated March 23, 2021.

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Significant Plan Review Comments

- 1. Key West Avenue (MD 28) is classified as a Controlled Major Highway (CM-H) with 8 proposed travel lanes and a right-of-way (ROW) of 200-feet. We recommend the applicant dedicate 25-feet to conform to the master plan.

Proposed Roadways

- 1. The applicant has provided a waiver request for right-of-way modifications for streets A, B, C, D and Backroad Road on a letter dated March 23, 2021.

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MCDOT Response: We accept the proposed narrower right-of-ways as allowed in County Code Section 50-4.3.E.2.a.

- 5. Per the GSSC Master Plan, Medical Center Drive/Johns Hopkins Drive is classified as an Arterial Road (A-RD) with 2 travel lanes and a right-of-way (ROW) of 150-feet which includes 52-feet for the COT.

Proposed Roadways

- 1. 2-foot maintenance strip located in the ROW



DEPARTMENT OF TRANSPORTATION
Menc Elmsch
Christopher R. Conklin
July 8, 2021

Mr. Patrick Reed, Planner/Coordinator
Brenda M. Parolo, Engineer III
Development Review Board
Office of Transportation Policy

RE: PSTA Site
Traffic Impact Study Review
Preliminary Plan No. 120200100

Dear Mr. Reed:
This letter responds to your letter dated June 23, 2021.

We have completed our review of the revised Local Area Transportation Review and Transportation Policy Area Review (TAR) report for the proposed PSTA Site. This study, dated April 15, 2021, was prepared by the Traffic Study Group and in accordance with the Fall 2017 Local Area Transportation Review (LATR) guidelines.

The subject property is in the southwest quadrant of the Key West Avenue (MD 28) and Great Seneca Highway. The applicant proposes vehicular access at two locations along Great Seneca Highway (county maintained).

Key West Avenue (MD 28) is maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction over the maintenance and operation of traffic signal or state-maintained roadways.

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Advisory Determination
The study (page 1) indicates that the subject development will generate more than 50 total weekday peak hour person trips.

Motor Vehicles System Adequacy
The site is located in the R2D Village policy area within the Orange category and consequently the Highway Capacity Manual (HCM) and Critical Lane Volume (CLV) procedures were used by the applicant to evaluate intersection levels of service.

Queue Analysis
A queuing analysis was performed at 5 intersections to ensure that sufficient storage is provided for turn movements. The analysis (page 31) determined that the following locations are not projected to have adequate storage lanes to accommodate the projected queues.

3. Prior to obtain the access permits for the site, furnish a fee-in-lieu to the Montgomery County Department of Transportation in the amount of \$8,000, which represents 2 percent of the design and installation costs, with contingency, of a signal at Great Seneca Highway (MD 119) and Decourcy Drive (State road 3550.00' x 0.2' = \$7,000 + 40 percent contingency).

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32389, Expiration Date: 12/22/21.

Table with columns: REVISION, DATE, REVISION, DATE, REVISION, DATE. Includes fields for APPLICANT, OWNER, and PROJECT INFORMATION.

PSTA SITE
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

707-PREL-120200100-003
PRELIMINARY PLAN #120200100
WASS MAP 220W10
TAX MAP FS241, GRID FS41

APPROVALS
CERTIFIED PRELIMINARY PLAN
SHEET No. 3 of 13