

Transportation Comments for the Development Review Committee (DRC)

Date: June 27, 2017

Reviewer: Janousek

GENERAL INFORMATION			
Pre-DRC Meeting	07/03/17	Item No.: 3	
DRC Meeting Date	07/11/17	Policy Area: Montgomery Village Airpark	
Plan Number	Site Plan No. 820170130 Preliminary Plan No. 120170150	Trans. Reviewer:	Axler/Janousek - Ext. 4629
Plan Name	Bloom Montgomery Village	Lead Reviewer:	Leftwich, Troy - Ext. 4553
Zoning	Zoning: Townhouse Low Density ("TLD") Zone, and for development under the standard method of development for the Commercial/Residential Neighborhood ("CRN") Zone.		
Master Plan	Montgomery Village Master Plan		
Existing Land Use(s)	Golf course and open space		
Proposed Land Use(s)	457 Townhomes (includes 2 duplex); 31 Single family detached;		
Applicant/Developer	RUSSELL HINES, USL2 MR, MONTGOMERY VILLAGE, BUSINESS TRUST, c/o MONUMENT REALTY, 1700 K Street, NW, Suite 600, Washington, DC 20006, 202.777.2010		
Attorney	Pat Harris LERCH, EARLY, & BREWER, 3 Bethesda Metro Center, Suite 460, Bethesda, MD 20814 301.841.3832		
Civil Engineer	JEFFREY AMATEAU, VIKI MARYLAND, LLC, 20251 CENTURY BOULEVARD, SUITE 400 GERMANTOWN MD, 20874, 301.916.4100		
Traffic Engineer	KEVIN BERGER, TRAFFIC ENGINEER, WELLS + ASSOCIATES, 8730 Georgia Avenue, Suite 200, Silver Spring, MD 20910, 301.448.1333		

LOCAL AREA TRANSPORTATION REVIEW (LATR) & SUBDIVISION STAGING REQUIREMENT (Check One of the 4 boxes)					
1. Traffic Statement for LATR & TPAR:			2. Traffic Study for LATR & not TPAR:		
3. Traffic Study for TPAR & not LATR:			4. Traffic Study for both LATR & TPAR:		X
Date Submitted:	12/6/16 by Wells & Associates		Comments: Accepted		
Traffic Mitigation or Signal Warrant Analysis Required? Y/N	Yes	Describe; A signal warrant analysis has been provided and is being reviewed for the following intersections: 1. Stewartown Road at Montgomery Village Avenue 2. Stewartown Road at Watkins Mill Road			
TPAR	X	Master Plan / TMD	n/a	Alternative Review Metro Policy Area:	n/a
Required %	25%	Participate in TMO	n/a		
Note-Comment	The Applicant requests an Adequate Public Facilities Validity Period of ten years.				

MASTER PLANNED STREETS AND OTHER TRANSPORTATION FACILITIES					
	Master Plan Extent	Master Plan Designation	Required ROW	ROW shown on applicant's plan	Dedication or Additional ROW required?
Stewartown Road	Watkins Mill Road to Montgomery Village Avenue	MA-298 Minor Arterial	56' min.	56'	Applicant proposes dedication for the extension of Stewartown Road. Additional right of way may be required at intersections.

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Montgomery Village Avenue	Midcounty Hwy to Wightman Road	A-295 Arterial	100' min.	100'	Additional right of way may be required at intersections.
Private Streets in Areas 1, 3, 4, 5, and 6	Internal Roads	N/A	Tertiary Standard	20' width (not include on-road parking). Closed sections. Min. 5' sidewalk on one side. Street trees and lighting.	Additional right of way may be required at intersections. Public Access Covenants and will be designed to tertiary standards

Sidewalks, Crosswalks, ADA Ramps, Transit Facilities

Sidewalks, crosswalks and ADA ramps must be provided at Preliminary Plan and Site Plan. Dedication may be required along the subject property frontage. Intersections must be improved with ADA ramps, crosswalks, pedestrian signals (as warranted), and other features to be coordinated with MCDOT and or SHA, and local jurisdictions as needed.

Bikeshare Stations

Bikeshare locations provided?	Yes
Comments: One bike share station is provided at the Community Park location adjacent to the intersection of Stewartown Road and Montgomery Village Avenue. All bikeshare location, amounts, and final design shall be coordinated with MCDOT.	

MASTER PLANNED BIKEWAYS

	<i>Master Plan Designation, Extent and Location(s)</i>	Master Planned Bikeway Provided?	Comments
Stewartown Road LB-3	Shared Use Path. South side of Stewartown Road from Watkins Mills Road to Goshen Road	Yes	Construct shared use path on the south side of Stewartown Road, between Watkins Mill Road and Montgomery Village Avenue, and concurrent with the construction of the roadway (MA-298).
Montgomery Village Avenue LB-1	Shared Use Path East side of Montgomery Village Avenue from Lost Knife Road to Wightman Road Note: The draft Bikeways Master Plan proposes "separated bikeways" on both side of Montgomery Village Avenue.	No	Provide dedication if needed along the subject property frontage and construct the shared use path (sidepath).

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COMMENTS

1. As of March 1, 2017, make a development impact tax payment in lieu of TPAR payments that were required under the prior subdivision staging policy.
2. Per the traffic study, all studied intersections will be complete and adequate based on the congestion standard of 1,425.
3. Dedicate 56 feet of right-of-way for the extension of Stewartown Road MA-298 at Preliminary Plan.
4. At site plan provide the master plan cross section for Stewartown Road (includes 10-foot wide shared use path LB-3 on southern side and a 5-foot wide sidewalk on the north side of the road). Green buffers required per the master plan cross section. Note: the master plan allows for modifications to the green panel to achieve the sidepath and sidewalk construction.
5. Provide the dedication of right-of-way for and construct northbound/southbound turn lanes on Watkins Mill Road and Montgomery Village Avenue at the intersections with Stewartown Road Extension, and coordinate the design with MCDOT.
6. A signal warrant analysis was submitted for the intersections of Stewartown Road & Watkins Mill Road and Stewartown Road & MV Avenue. The signal warrant analysis is under review at this time. Signal installation will be required if warranted and approved by MCDOT. If signal installation is required the entire intersection must be upgraded with crosswalks and ADA ramps. These improvements will need to be coordinated with MCDOT
7. Provide 600 feet distance minimum between intersections and new median breaks as commented on by MCDOT. A waiver may be needed for cul-de-sacs longer than 500 feet (Area III & Area VI) – County Code Section #50-26(b).
8. Provide adequate turnaround space at the internal termini of townhouse driveways and alleys, or drive aisles.
9. Justification for private streets is provided. However, a recommendation for the private roads is needed from MCDOT.
10. Be consistent and label all pathways as “shared use path” and indicate the minimum width (including those in between development pods).
11. Label the Stewartown Road shared use path as a “sidepath” because it is considered a *separated bikeway* that is parallel to a roadway.
12. Provide the design and dedication (if needed) of right-of-way, and construct the master-planned 10-foot-wide shared use path (LB-1) on east side of Montgomery Village Avenue along the subject property frontage. *Note: Preliminary bikeway recommendations associated with the Bicycle Master Plan include separated bikeway on both sides of Montgomery Village Avenue in the vicinity of the proposed subdivision. The Council’s currently approved plan is for a sidepath, minimum 10-feet wide, on the east side of Montgomery Village Avenue.*
13. Sidewalks should be provided on both sides of all proposed internal roadways. If Applicant proposes a sidewalk on only one side of the street a waiver must be requested.
14. Connect sidewalks to pathways and other sidewalks (do not dead-end sidewalks at ends of alleys).
15. Construct ADA-compliant pedestrian crossing improvements (crosswalks, ramps, geometric changes in median, etc.), as needed, at the Stewartown Road Extension intersections with Montgomery Village Avenue and Watkins Mill Road.
16. Construct ADA-compliant pedestrian crossing improvements (crosswalks, ramps, geometric changes in median, etc.) on all private and public roads where construction or reconstruction of sidewalks are proposed and where shared use paths or trails cross the roadway. Crosswalks and ramps must be provided to the full width of the

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connecting sidewalk or shared use path, or trail.

17. Crosswalks and ramps must be shown on the plan across all four legs of the appropriate signalized intersections where feasible (unless modified by MCDOT).
18. All existing ADA ramps in the intersection must be upgraded and new ramps must be provided where crosswalks are proposed, or where crosswalks are required by MCDOT (not just those along the subject property frontage).
19. Provide public bicycle parking at community park locations at 1 space per 10,000 sq. ft. of recreation GFA (Private Club, Service Org. equivalent). A minimum of 10 u-shaped bicycle parking racks is recommended at the community park location. A minimum of 5 u-shaped bicycle parking racks is recommended at the recreation trail location in Area 4.
20. Provide a summary on the site plan cover sheet and total of all bikeshare stations including the number of bicycles for each station.
21. Revise the legend to indicate shared use paths and sidewalks as appropriate.
22. Label existing sidewalks on Montgomery Village Avenue that are proposed to remain.

Additional Notes:

-Per Sec. 50-24(m) The Planning Board may waive any otherwise applicable requirement for any private road that would be constructed under an approved preliminary subdivision or site plan.

-Per Sec. 50-25(h) Private streets must be built to structural standards of a tertiary road. The builder must have a registered engineer certify to the County Department of Permitting Services and to the affected homeowners' association that each private street has been designed to meet the structural standards required by this section. The builder must then certify to the Department of Permitting Services and the affected homeowners' association that all construction complies with the design