
March 8, 2021

Mr. Paul Dorr
The Traffic Group, Inc.
9900 Franklin Square Dr. - Suite H
Baltimore, MD 21236

Dear Mr. Dorr:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by The Traffic Group, Inc, for the (Takoma Junction development – SHA Tracking #19-AP-MO-008-xx) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the 26,768 square feet of office space, 13,377 square feet of retail space, and 9,821 square feet of quality restaurant is via one (1) full movement site access to MD 410.
- The following intersections were analyzed under existing, background and future conditions:
 - Ethan Allen Ave & Carroll Ave/Sycamore Ave
 - Carroll Ave & Philadelphia Ave
 - Carroll Ave & Site Access
- 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:

Regional and Intermodal Planning Division (RIPD) Comments (By: Darren Bean):

10/01/2020 Takoma Junction TIS comments. These comments stand and are available upon request.

Mr. Dorr
SHA Tracking No.: 19-AP-MO-008-xx
Page 2 of 3
March 8, 2021

Travel Forecasting and Analysis Division (TFAD) Comments (By: Scott Holcomb):

1. TFAD is in agreement with the proposed trip generation methodology for the site.
2. With the changed right-in/out access, please describe how (where) the previous left turn access traffic (in and out) that will be diverted will make their trips on the larger area network to get back to their original origins/destinations.
3. In Exhibit 12, the delay of the unsignalized site access intersection (#3) should be provided with the worst approach delay.
4. TFAD notes that timing changes have been made in recent years to increase operational efficiency. We defer to District 3 Traffic and MCDOT regarding the appropriateness of the proposed signal timing changes.
5. On Exhibit 1A the details of the site access intersection are not shown in detail. This information, including if there will be any channelization and/or auxiliary lane, will need to be provided during the access permitting phase. Our understanding from the remainder of the report is that the entrance will be a right-in/right-out only access.

District 3 Traffic Comments (By: Natasha Aidoo):

1. The models presented in support of the development do include the site access and the interaction of the site access traffic with the intersection traffic.
2. The "Total PM-Time adjusted" model proposes traffic signal retiming including a change in the signal intervals and offset as part of the proposed project mitigation. A review of the model shows a dramatic shift in congestion from MD 410 (Philadelphia Avenue) to MD 195 (Carrol Avenue). The model shows extensive queues which develop in the eastbound direction along MD 195 well past the limits of the model. SimTraffic records an unmeasurable queue. Extensive eastbound queueing is not recorded under existing conditions.

While the SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses, we would note the congestion concerns outlined in the comments above and would like to continue to work with the developer and local jurisdiction to evaluate potential measures for operation and safety enhancements. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <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>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or

Mr. Dorr
SHA Tracking No.: 19-AP-MO-008-xx
Page 3 of 3
March 8, 2021

require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at KWoodroffe@mdot.maryland.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Rigby", with a small "for" written below it.

Erica Rigby,
District Engineer, SHA

ER/ts

cc: Glen Cook, Traffic Group
Scott Holcomb, SHA – TFAD
Kandese Holford, SHA – RIPD
Jingjing Liu, NDC
Katie Mencarini, Montgomery Planning
Alvin Powell, SHA – District Traffic
Kwesi Woodroffe, SHA – Access Management