



MEMORANDUM

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From: Edward Y. Papazian, P.E. *EYP*

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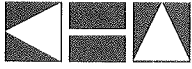
Subject: Preliminary Traffic Analysis and
Review of Final Draft 2007-2009
Growth Policy - Effect on APFO
Approvals for Music Center in Silver Spring

This memorandum presents (1) preliminary traffic analysis findings for the development of the music center venue and adjacent office and hotel development and (2) a summary of our review of the Planning Board's Final Draft 2007-2009 Growth Policy and how it may affect the ability for the development to secure APFO approvals.

PRELIMINARY TRAFFIC ANALYSIS

A preliminary traffic analysis was performed for the development of a music center venue that accommodates up to 2000 patrons and adjacent commercial development that includes 300,000 square feet of office and a 150-room hotel. The property is located along the north side of Colesville Road between Georgia Avenue and Fenton Street.

The traffic analysis shows that the area intersections will operate within the congestion standard for the area with the proposed development in place. This analysis was based on new traffic counts that were performed in May, 2007 and included the list of approved and unbuilt developments provided by staff. The analysis may need to be refined to reflect the final vehicle access configuration and possible changes in the development quantities. These refinements should not affect the overall findings since there is enough room between the resulting levels of service and the congestion standard to accommodate such refinements.



Kimley-Horn
and Associates, Inc.

REVIEW OF FINAL DRAFT 2007-2009 GROWTH POLICY

Local Area Transportation Review (LATR)

Relatively little change in LATR is proposed. The intersection standards (1800 CLV) in the Silver Spring CBD are proposed to remain the same.

A suggested change would provide more flexibility. Currently, several non-roadway amenities that are used to reduce trips, such as bus shelters, real time transit information signs, super shelters, and others, are difficult to implement. This is due to issues involving the County and its reluctance to accept developer-provided installations. The County's reluctance is a result of other programs the County has to implement them and the changing technology that would make current installations obsolete. The Draft Growth Policy suggests permitting payments in lieu of installation of these amenities.

The Draft Growth Policy also suggests additional verbiage concerning pedestrian crossing times and verification of having examined alternatives to roadway widening. None of these would affect the ability to secure approvals for the proposed music center venue.

Policy Area Mobility Review (PAMR)

This is the new version of Policy Area Transportation Review (PATR). This new review considers a combination of the efficiencies of the arterial roadway network and of the transit network. The efficiency of the roadway network is measured by the average speeds on the arterials compared to the free flow speed. The efficiency of the transit network is measured by the transit speeds versus roadway speeds for travel within the policy area. The greater the efficiency of the transit network, the less efficient does the arterial roadway network need to be.

The analyses for all of the Policy Areas, without separation for the Metro Station Policy Areas, were performed for 2005, 2013, and 2030. For all of these years, the Silver Spring Takoma Park Policy Area is within the acceptable range. As noted above, the Draft Growth Policy did not separate out the Metro Station Policy Areas (MSPA) from the parent policy areas. The Draft suggests several options if the Planning Board or the County Council were to consider not fully subjecting the MSPA's to the PAMR. None of these possible options would be expected to hurt the MSPA's.

In summary, the proposed music venue and the adjacent office and hotel development should be able to satisfy the traffic test of the Adequate Public Facilities Ordinance (APFO). All intersections have been shown to operate within the congestion standard with the development in place. Based on our review of the Draft Growth Policy and of the analyses contained in the document, it does not appear that the APFO approvals for the development associated with the music center venue and adjacent commercial development would be affected.