

Jasmine Forbes

From: Douglas Smith
Sent: Thursday, November 2, 2023 4:17 PM
To: Jasmine Forbes
Cc: Brian Fields
Subject: RE: Festival at Muddy Branch Traffic Analysis

Jasmine,

After Brian and I discussed this further, we have concluded that no further traffic analysis is needed. From the past documents you were able to locate, it appears very likely that a TIS for a 267,945-SF site was approved at some point in the 1990's. The revised traffic statement (the document that's in Bluebeam session #205-096-802) provides trip generation calculations specific to the car wash land use, and even then the development still falls below our 30-trip threshold.

Thanks,
Doug



Douglas Smith, PE, PTOE | Project Engineer Transportation

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From: Douglas Smith
Sent: Wednesday, October 18, 2023 2:21 PM
To: Brian Fields <Brian.Fields@gaithersburgmd.gov>; Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Subject: RE: Festival at Muddy Branch Traffic Analysis

Thanks for searching again Jasmine. Based on the conclusions of City staff at the time, a Phase I+II TIS was approved for a total of 158,110 SF retail and 15,000 SF restaurants in 1987 with no long-term concerns. The total square footage that is now being cited as formerly approved is 267,945 SF, which is what's shown on their April 1991 plan. It's not clear to me whether there was a new/revised study for that expansion, but if our 1987 policy required the first one, I would imagine that in 1991 it also required an update before more could be built. So assuming that the site was in fact approved for 267,945 SF at some point, then it's probably fair for them to claim that the corresponding number of ITE trips generated by that square footage is vested.

Jasmine had previously found the 1997 site plan which shows the Phase I+II total as 188,827 SF of various land uses and adds 16,342 SF as Phase III. It seems that most likely no traffic analysis was required for that since it still fell within the previously approved square footage.



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From: Brian Fields <Brian.Fields@gaithersburgmd.gov>
Sent: Wednesday, October 18, 2023 1:07 PM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Douglas Smith <Douglas.Smith@gaithersburgmd.gov>
Subject: RE: Festival at Muddy Branch Traffic Analysis

Jasmine, nice find! We will review this document.

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Sent: Wednesday, October 18, 2023 12:46 PM
To: Brian Fields <Brian.Fields@gaithersburgmd.gov>; Douglas Smith <Douglas.Smith@gaithersburgmd.gov>
Subject: Festival at Muddy Branch Traffic Analysis

Good Afternoon,

I had looked at the files again in Laserfiche and it seems that a traffic impact analysis was done for the shopping center. I couldn't find the analysis in Laserfische or in storage. In the attachment is what I can find on this project, which includes Staff report of the traffic impact analysis.



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