

Jasmine Forbes

From: Douglas Smith
Sent: Friday, December 27, 2024 10:49 AM
To: Brian Fields; Jasmine Forbes
Subject: RE: Stevenson-Metrogrove TIS Approval

Brian and Jasmine,

As far as I know, there is still no reason that we would need any updates of the TIS. The changes to the roadways were requested by us and we determined that they would have no significant negative impact.

Thanks,
Doug



Douglas Smith, PE, PTOE
Public Works Department
Project Engineer Transportation

o: 240.805.1325

e: douglas.smith@gaitthersburgMD.gov

800 Rabbitt Road | Gaithersburg, MD 20878

gaitthersburgMD.gov

From: Brian Fields <Brian.Fields@gaitthersburgmd.gov>
Sent: Tuesday, January 2, 2024 10:25 AM
To: Jasmine Forbes <Jasmine.Forbes@gaitthersburgmd.gov>
Cc: Douglas Smith <Douglas.Smith@gaitthersburgmd.gov>
Subject: Stevenson-Metrogrove TIS Approval

Jasmine,

The Traffic Impact Study for the Stevenson-Metrogrove project is approved. In our review of the TIS, in conjunction with the latest SDP plans, the following offsite traffic coordination items were noted:

1. The Town Center Boulevard connection shall be complete and open to traffic before 50% of the residential units are approved for occupancy.
2. The unbuilt segment of Parkview Avenue along the development frontage shall be built as a two-lane section in conjunction with the Stevenson-Metrogrove project.
3. The existing segment of Parkview Avenue between Urban Avenue and Exchange Avenue shall be modified to a two-lane section.
4. The intersection of Parkview Avenue and Urban Avenue shall remove the splitter island and be modified to a standard "T" intersection.

Please make note of these offsite traffic coordination items as appropriate in the staff report, either as conditions of approval or as items to be addressed with the final site plan. No additional TIS submittal is needed.

Thank you,



Brian Fields, PE | Engineering Services Division Chief

City of Gaithersburg | 800 Rabbitt Road | Gaithersburg, MD 20878

O(240) 805-1260 | M(202) 666-9998 | www.gaithersburgmd.gov



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