Montrose Parkway West -- No. 500311

Category	Transportation	Date Last Modified	January 11, 2008
Subcategory	Roads	Required Adequate Public Facility	Yes
Administering Agency	Public Works & Transportation	Relocation Impact	None.
Planning Area	Rockville	Status	Under Construction

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	5,483	4,422	618	443	443	0	0	0	0	0	0
Land	31,281	27,125	2,787	1,369	1,369	0	0	0	0	0	0
Site Improvements and Utilities	1,136	267	869	0	0	0	0	0	0	0	0
Construction	32,387	21,343	6,499	4,545	4,545	0	0	0	0	0	0
Other	91	91	0	0	0	0	0	0	0	0	0
Total	**70,378**	**53,248**	**10,773**	**6,357**	**6,357**	**0**	**0**	**0**	**0**	**0**	**0**

FUNDING SCHEDULE ($000)

Contributions	35	0	0	35	35	0	0	0	0	0	0
Development Approval Payment	1,362	987	375	0	0	0	0	0	0	0	0
G.O. Bonds	44,081	31,634	9,246	3,201	3,201	0	0	0	0	0	0
Impact Tax	18,492	14,731	1,152	2,609	2,609	0	0	0	0	0	0
Investment Income	63	63	0	0	0	0	0	0	0	0	0
Intergovernmental	512	0	0	512	512	0	0	0	0	0	0
Transportation Improvement Credit	625	625	0	0	0	0	0	0	0	0	0
Rental Income - Roads	2	2	0	0	0	0	0	0	0	0	0
EDAET	5,206	5,206	0	0	0	0	0	0	0	0	0
Total	**70,378**	**53,248**	**10,773**	**6,357**	**6,357**	**0**	**0**	**0**	**0**	**0**	**0**

OPERATING BUDGET IMPACT ($000)

Maintenance				270	0	54	54	54	54	54	
Energy				270	0	54	54	54	54	54	
Net Impact				**540**	**0**	**108**	**108**	**108**	**108**	**108**	

DESCRIPTION

This project provides a new four-lane divided road from a point on Montrose Road (starting 600 feet east of Tildenwood Drive) eastward to 'old' Old Georgetown Road (approximately 5,300 feet) in the undeveloped land formerly reserved for the Rockville Facility. The typical section of the Parkway will be a closed section road with 11-foot wide lanes and a 12- to 30-foot wide median. A 10-foot wide bikeway will run along the north side of the Parkway east of Old Farm Creek, and a 5-foot wide sidewalk will run along the south side. Near Old Farm Creek the bikeway will pass under the Parkway and will continue westward on the south side of the Parkway to Tildenwood Drive. The 10-foot wide bikeway will continue westward from a point on Tildenwood Drive approximately 550 feet south of Montrose Road to the Montrose Road/North Farm Lane intersection within the land formerly reserved for the Rockville Facility. Montrose Road will be widened to six lanes with a median, and five-foot wide sidewalks will be provided along the north side of Montrose Road from the Parkway to Tower Oaks Boulevard and along the south side from Tildenwood Drive to Tower Oaks Boulevard. Noise barrier walls will be constructed along the north side of Montrose Road for about 1,300 feet behind homes on Farm Haven Drive in the North Farm community in Rockville and along the south side of Montrose Road for about 1,700 feet behind homes in the Old Farm community in North Bethesda. A berm will be provided along Montrose Road behind the homes on the northern side of Tildenwood Lane to the east of Tildenwood Drive. Enhanced streetscaping will be provided between East Jefferson Street and 'old' Old Georgetown Road. Other improvements include extending Hitching Post Lane to Farm Haven Drive, providing a new four-way signalized intersection with pedestrian phasing at the new Hitching Post Lane/Farm Haven Drive/Montrose Road intersection, constructing a bridge on Montrose Road over Old Farm Creek to enhance wildlife passage, and maintaining landscaping for five years after construction is complete. The southern leg of the Tildenwood Drive/Montrose Road intersection will not be widened as part of this project.

CAPACITY

By 2020, the Average Daily Traffic (ADT) Volume for Montrose Road between Tildenwood Lane and East Jefferson Street is estimated to exceed 74,000 vehicles. Without this project, several Montrose Road intersections will fail.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	($000)
First Cost Estimate Current Scope	FY09	70,378
Last FY's Cost Estimate		68,135
Appropriation Request	FY09	2,243
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		68,135
Expenditures / Encumbrances		67,557
Unencumbered Balance		578
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Maryland Department of the Environment
U. S. Army Corps of Engineers
Maryland Department of Natural Resources
Department of Permitting Services
Maryland-National Capital Park and Planning Commission
Maryland State Highway Administration
Washington Suburban Sanitary Commission
Washington Gas
PEPCO
City of Rockville
Montgomery County Department of Environmental Protection
Miscellaneous Stream Valley Improvements
Special Capital Projects Legislation [Bill No. 12-02] was adopted by Council May 23, 2002.

MAP

See Map on Next Page

COST CHANGE
Increase due to actual bid prices, allowance for additional construction costs associated with previously unknown underground utility conflicts along East Jefferson Street, and the addition of PEPCO charges to connect and energize streetlights, which was not previously included.

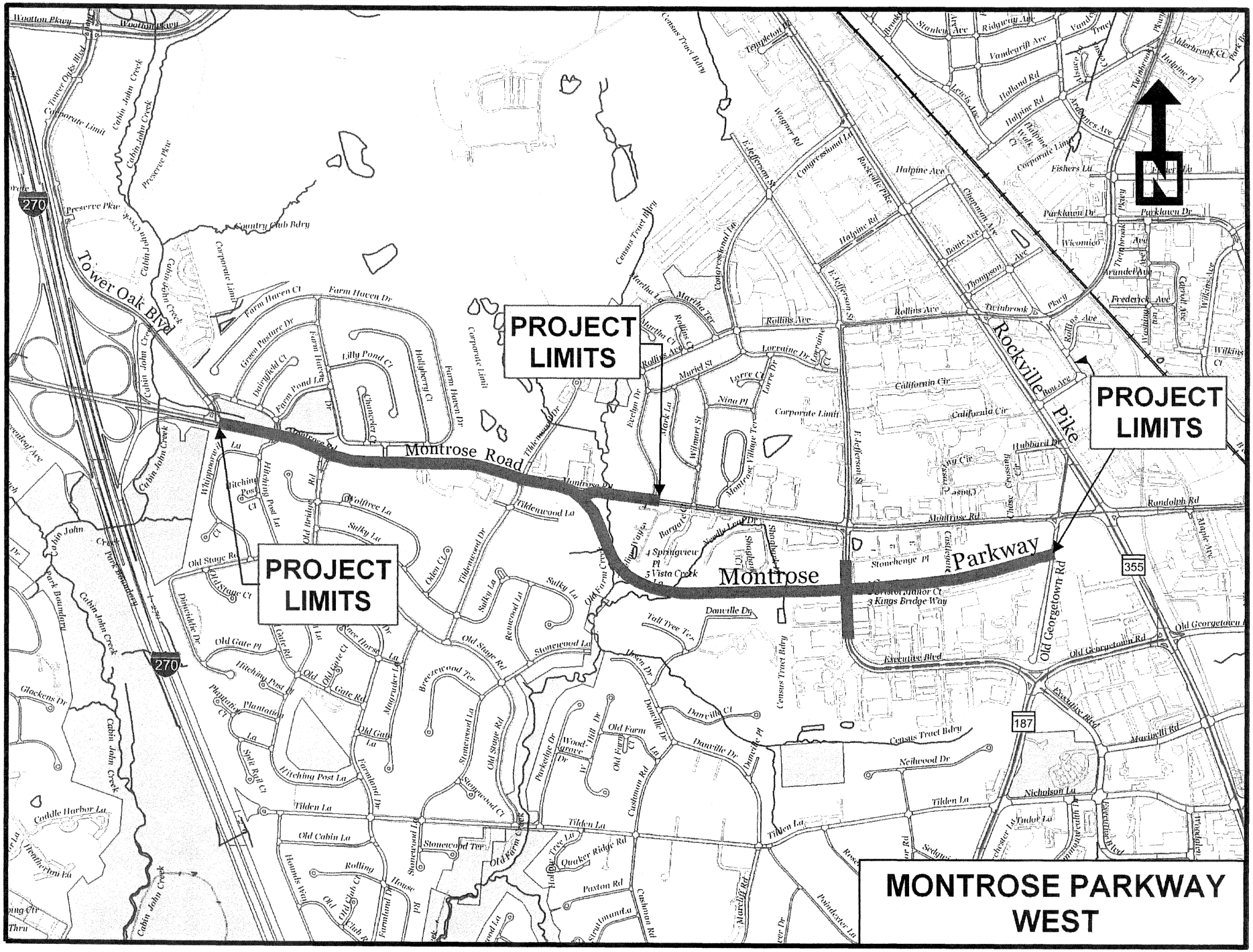
JUSTIFICATION
The North Bethesda Master Plan allows for 21,000 additional jobs and 9,000 additional residences (beyond 1999), and this project is one of the master-planned transportation facilities needed to accommodate the master-planned growth. In addition, the project will provide congestion relief on Montrose Road, safe turning movements onto and off of Montrose Road, safe places for pedestrians to cross Montrose Road, and reduced cut-through traffic in neighborhoods abutting Montrose Road.

North Bethesda/Garrett Park Master Plan 1992, and Master Plan of Highways.

OTHER
As a permit requirement the project includes the construction of a bio-retention facility at the Tilden Woods Park and participation in the costs associated with the construction of 1,200 linear feet of the Booze Creek Stream Stabilization project. The project cost assumes acquisition of approximately 7.4 acres of the 16.7-acre Armstrong tract, the MSHA right-of-way, and an approximately 130 foot right-of-way on the Wilgus tract. Consistent with M-NCPPC's staff recommendation for the Wilgus East development, the project assumes dedication of a 130-foot wide portion of Wilgus Parcel N231.

FISCAL NOTE
The intergovernmental and contribution revenue represent WSSC's share of the utility costs and developer's share of the project costs, respectively. Impact Tax funds are assumed for this project.

OTHER DISCLOSURES
- A pedestrian impact analysis has been completed for this project.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.


PROJECT LIMITS
PROJECT LIMITS
PROJECT LIMITS
Montrose Road
Montrose Parkway
Tower Oak Blvd
Rockville Pike
Old Georgetown Rd
270
355
187
N
MONTROSE PARKWAY WEST