



MEMORANDUM

TO: Mr. Dylan Galloway, Town of Cheverly (TOC)
Mr. Breyon Whittington, TOC
Mr. Steve Brayman, TOC

FROM: Jack A. Goode, II, P.E., PTOE, A. Morton Thomas and Associates, Inc. (AMT)

RE: Cheverly Hospital Hill Traffic Memorandum

DATE: June 28, 2024

Executive Summary:

AMT has conducted a review of the Traffic Impact Analysis (TIA) report for “Cheverly-Urban Atlantic” (dated March 11, 2024) prepared by Lenhart Traffic Consulting, Inc. and neighborhood meeting slide presentation entitled “Former Prince Georges County Hospital Redevelopment” (dated March 13, 2024) prepared by Urban Atlantic/Home Team 5.

The project involves the proposed Cheverly Urban Atlantic development in the Town of Cheverly, Maryland. The existing site previously inhabited the Prince George’s County Hospital which is no longer in operation. The proposed development is to be built out in two (2) phases:

- Phase 1 – 822 multi-family units, 48 condos, 75 townhouses, 71-room hotel, 39,725 SF retail space, and 70,000 SF medical office
- Phase 2 – 310 multi-family units and 90 townhouses

Proposed site access will continue via the existing roadway network including MD 202, MD 295 ramps, MD 201, Lydell Road, and Pepsi Place. Two (2) new site access points are proposed within the Town of Cheverly including the extensions of Lockwood Road and Inwood Street just west of Tremont Avenue.

A proposed off-site shared use path is planned along Pepsi Place to MD 201. The shared use path would connect to future MD 201 pedestrian/bicyclist improvements and the future connection to the Anacostia Waterfront Trail.

Traffic study results from the TIA report showed that the study intersections passed their Levels of Service (LOS) thresholds with some geometric improvements recommended including dedicated turn lanes.

Traffic mitigation measures were proposed within the Town of Cheverly neighborhood to help promote pedestrian and bicyclist accessibility and movements, as well as restrict excessive vehicular speeds and access during certain hours of the day (i.e., speed humps, one-way pairs, chokers, and bollards).

Neighborhood Public Meeting:

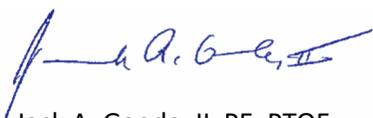
A virtual and in-person neighborhood public meeting was held on Wednesday, March 13th, 2024 to present the findings from the TIA and solicit neighborhood feedback. While some residents supported the project for its economic benefit and potential convenience to retail businesses and other amenities, a majority of residents were concerned from the safety standpoint of more vehicular traffic through their neighborhood streets and consequently increased speeding and traffic congestion. Pedestrian and bicyclist activity is very prominent in the neighborhood with families and children, community pool, sidewalk connectivity, dog-walkers, and other public amenities within the Town of Cheverly.

Conclusion:

AMT has thoroughly reviewed the TIA and neighborhood meeting PowerPoint presentation and offers the following concurrences and recommendations:

- AMT agrees with the overall results of the traffic analyses of the study intersections. We are familiar with the methodologies utilized by Lenhart Traffic Consulting, Inc. and do not have any objections.
- AMT agrees with the proposed secondary access to the site from Lockwood Road and Inwood Street based upon the topography (i.e., grade difference to the site), environmental impacts, and benefits to the retailers. While these two (2) roadways are the most logical connections from the neighborhood, vehicular, pedestrian, and bicyclist traffic is expected to increase along these streets.
- AMT agrees with the suggested traffic calming measures including speed humps, chokers, chicanes, stop sign cameras, time of day access restrictions, one-way street pairs, and bollards for access restriction. AMT recommends mini roundabouts at selection intersections if existing right-of-way and utilities allow for them.
- AMT recommends the Town of Cheverly to periodically perform speed studies and provide police enforcement to help curb excessive speeding. Speed trailer displays and Portable Variable Message Sign (PVMS) boards can be utilized to warn motorists of the speeds.

Sincerely,
A. Morton Thomas and Associates, Inc.



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