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August 1, 2023

Mayor & Town Council
Town of New Market
40 South Alley
P.O. Box 27
New Market, Maryland 21774

RE: East Main Roads Proffer
Town of New Market, Maryland
Our Job No.: 2021-1024

Dear Hon. Burhans and Town Council:

The proposed East Main Development is located along the south side of Main Street east of Ninth Alley (unimproved) and is now proposed with 42 Single-Family Attached Units and 22,000 Square Feet (SF) of Commercial Uses to include 8,000 SF of Retail Uses (Strip Plaza Retail), 10,000 SF of General Office, and a 4,000 SF High-Turnover Restaurant.

Similar to the England Woods Development, my client would like to propose a contribution of \$2,950.00 per residential unit for their impact to the road network. Additionally, since the East Main Development has commercial development, we are also proposing \$2,950.00 per 1,000 SF of Commercial Development. Attached, please find England Woods Annexation Proffer – Roads Letter dated November 3, 2021.

The Roads Proffer calculation is as follows:

42 Residential Units * \$2,950 =	\$123,900
<u>22,000 SF of Commercial = 22 (1,000 SF of Commercial) * \$2950 =</u>	<u>\$ 64,900</u>
TOTAL =	\$188,800

My client is proffering a \$2,950.00 per unit and each 1,000 SF of commercial development to be paid to the Town of New Market at the time of each building permit. If you have any questions, please let me know. Thank you.

Sincerely,

Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:amr

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November 3, 2021

Mayor & Town Council
Town of New Market
40 South Alley
P.O. Box 27
New Market, Maryland 21774

RE: England Woods
Annexation Proffers – Roads
Town of New Market, Maryland
Our Job No.: 2021-0209

Dear Hon. Burhans and Town Council:

As part of the Annexation of the England Wood Development into the Town of New Market, my client would like to propose a contribution of \$2,950.00 per residential unit. This contribution is generally based on the Casey Charitable Foundation PUD Project (Casey Property) Letter of Understanding (LOU) dated October 23, 2014.

The Casey Property, per the LOU, is projected to generate 856 PM Peak Hour Trips by full-buildout while England Woods is projected to generate 150 PM Peak Hour Trips or 17.52% of the impact of The Casey Property. The Casey Property had the following APFO Road Improvement conditions of approval for their development which was broken down into three (3) different building phases and contributions:

A. Casey Property APFO Road Improvements and/or Full Fee-in-lieu Funding:

Phase 1

- a. Construct an additional lane on the southbound MD 75 to westbound I-70 slip ramp. This improvement has a projected cost of \$226,450, which is 1/3 of the total cost of intersection improvements totaling \$679,348.
- b. Provide a \$100,000 payment to Frederick County to be used to mitigate operational issues as deemed necessary by Frederick County and the SHA at the MD 75/I-70 Interchange. This contribution must be made prior to the first recorded plat for a residential lot in the Project.

Phase 2

- a. Construct an additional westbound left turn lane (dual lefts) along MD 144 approaching MD 75. This improvement has a projected cost of \$226,450, which is 1/3 of the total cost of intersection improvements totaling \$679,348.

Phase 3

- a. Construct an additional eastbound through lane along MD 144 approaching MD 75. This improvement has a projected cost of \$226,450, which is 1/3 of the total cost of intersection improvements totaling \$679,348.
- b. Reconfigure the I-70/MD 75 interchange to provide a divergent diamond. This improvement has a projected cost of \$4.34M.
- c. Consistent with the Phase I PUD Zoning condition, widen MD 75 from north of MD 144 to the primary collector road site access, up to 4 lanes divided in width, as detailed by SHA. This improvement has a projected cost of \$3.59M.

B. Escrow Accounts:

The Casey Property also had to pay pro rata share contributions to the following existing escrow accounts:

1. Contribute \$3,646 to Existing Escrow Account No. 3309 for Old National Pike and Bartholows Road for improvement to this intersection by others.
2. Contribute \$6,084 to Existing Escrow Account No. 3299 for Old National Pike and Morning Gate Lane for improvement to this intersection by others.
3. Contribute \$3,200 to Existing Escrow Account No. 3801 for Old National Pike and Boyers Mill Road for improvement to this intersection by others.
4. Contribute \$18,120 the appropriate pro-rata share to Existing Escrow Account No. 3251 for MD 75 and I-70 Eastbound off/on Ramp for improvement to this intersection by others.
5. Contribute \$24,000 to Existing Escrow Account No. 3252 for MD 75 and I-70 Westbound off/on Ramp for improvement to this intersection by others.
6. Contribute \$20,384 the appropriate pro-rata share to Existing Escrow Account No. 3933 for MD 75 at Old New London Road for improvement to this intersection by others.

The Total of these six (6) Escrow Contributions is \$75,434.

England Woods Proffer Contribution

The Casey Property, per the LOU, is projected to generate 856 PM Peak Hour Trips by full buildout while England Woods is projected to generate 150 PM Peak Hour Trips or 17.52% of the impact of The Casey Property. For items 1A, 1B, 2A, 3A, 3B, and the Escrows in Condition B, we have suggested a payment of 17.52% of the cost of this improvement as

shown in Table 1. For item 3C, England Woods has an impact of 23 PM Trips of the 764 PM Trips from The Casey Property or 3.01%. In addition to these contributions, the developer is proffering a \$600,000 contribution to the Town of New Market for their use toward road improvements.

TABLE 1 – England Woods Contribution

Conditions A - Road Improvements	Estimated Amount	% Impact	England Woods Contribution
1A - SB MD 75 to WB I-70 Slip Ramp	\$ 226,450.00	17.52%	\$ 39,681.66
1B - Interchange Contribution	\$ 100,000.00	17.52%	\$ 17,523.36
2A - WB LTL MD 144 to MD 75	\$ 226,450.00	17.52%	\$ 39,681.66
3A - EB Thru Lane MD 144	\$ 226,450.00	17.52%	\$ 39,681.66
3B - Divergent Diamond	\$ 4,340,000.00	17.52%	\$ 760,514.02
3C - MD 75 - Four Lanes	\$ 3,590,000.00	3.01%	\$ 108,075.92
Town Contribution	\$ 600,000.00	100.00%	\$ 600,000.00
Conditions B - Escrows	\$ 75,434.00	17.52%	\$ 13,218.57
		TOTALS	\$ 1,618,376.85
		Units	550
		Cost/Units	\$ 2,942.50

As shown in Table 1, the developer is proffering a \$2950 (rounded) contribution per unit to be paid to the Town of New Market at the time of each building permit. If you have any questions, please let me know. Thank you.

Sincerely,



Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:amr

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