



Isiah Leggett  
*County  
Executive*

Al R. Roshdieh  
*Director*

DEPARTMENT OF TRANSPORTATION

July 29, 2016

Ms. Stephanie Dickel, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120160220  
8015 Old Georgetown Road

Dear Ms. Dickel:

We have completed our review of the preliminary plan dated July 26, 2016. A previous plan was reviewed by the Development Review Committee at its meeting on April 4, 2016. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Design Exception Requests

- Glenbrook Avenue Driveway: The proposed entrance will provide access to a three (3) level, below-grade parking garage, containing up to 221 parking spaces. This access will be one of two access points for the underground garage and will be limited to mostly church visitors and patrons. The other garage entrance is on Old Georgetown Road (MD 187) and will be utilized for entrance to the garage for the multifamily

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

building. This vehicular access point provides less than 100 feet tangent from Old Georgetown Road (MD 187).

**Response:** MCDOT **approves** the request for the vehicular access point along Glenbrook Avenue to be less than 100 feet. The 100 foot tangent cannot be met due to the short distance between Old Georgetown Road (MD 187) and the property line.

- **Rugby Avenue Cul-de-sac:** Rugby Avenue currently dead ends at the existing church parking lot. As part of the proposed site redevelopment, the church is proposing a 45 foot diameter cul-de-sac at the end of Rugby Avenue. Per Resolution No. 16-1540 "Except for emergency vehicles, no direct vehicular access from Rugby Avenue is permitted through the property." Emergency vehicles will use the "grasscrete" surface, which will connect the cul-de-sac and the western drive isle. The proposed cul-de-sac will be used for all other vehicles to turn around.

**Response:** MCDOT approves the request for a 25 foot radii at the end of Rugby Avenue. The applicant has demonstrated that an SU-30 truck can turn around.

- **Reduction to the Number of Required Loading Spaces:** Per Rezoning No. G-864, this project was rezoned on February 22, 2010. The rezoning created a development plan for the site. This development plan required the site to comply with the Zoning Ordinance that was in effect at the time. Therefore, the site must comply with the DPS off-Street Loading Space Criteria. The applicant is requesting to comply with the new Zoning Ordinance requirements for loading. These requirements reduce the number of required loading spaces from two (2) spaces to one (1) space.

**Response:** MCDOT **approves** the request to reduce the number of loading spaces from two (2) to one (1) space. The one (1) loading space complies with the new Zoning Ordinance. In addition, the applicant states that the "loading dock is primarily used for tenant move-ins and move-outs, and the applicant has learned from experience that having too many loading docks impedes their ability to manage the docks that are provided."

#### **Standard Comments**

1. Necessary dedication for future widening of Glenbrook Road in accordance with the master plan.
2. Necessary dedication for future widening of Old Georgetown Road (MD 187) in accordance with the master plan.

3. Storm drain analysis was reviewed and deemed acceptable to MCDOT.
4. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
5. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
6. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference.
7. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
8. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
9. A ten (10) foot wide Public Utility Easement (PUE) is not required along the street frontage of this property, at this time.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
11. The proposed abandonment is acceptable to this Department. The existing dedication is not needed for site access nor any known or future circulation requirements. Approval is subject to the granting of any necessary vehicular, pedestrian, drainage, or public utility easements.
12. Access and improvements along Old Georgetown Road (MD 187) as required by the Maryland State Highway Administration.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

15. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamid of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
17. TMAG Comments
  - a. Prior to the issuance of any building permit, work with Commuter Services to execute a Traffic Mitigation Agreement (TMAG). Work with Commuter Services to revise the draft TMAG submitted with the preliminary and site plan applications. Contact Ms. Beth Dennard or Ms. Sande Brecher at (240) 777-8380. Send an editable file (redlined against the most recent TMAG template for easier review) to Ms. Sande Brecher at Sandra.brecher@montgomerycountymd.gov. The executed traffic mitigation agreement should include but not be limited to the following provisions:
    - i. Electric Car Charging. Provide at least one or the number required by law, whichever is greater.
    - ii. Carpool/Vanpool Parking. Provide adequate numbers of carpool and vanpool parking spaces in highly visible, preferentially-located spots.
    - iii. Live Near Your Work. Implement marketing efforts, in conjunction with MCDOT and other agencies, designed to attract employees working on site or nearby to purchase or rent housing within the Project, to increase the number of employees able to walk, take the bus, or bike to work.
  - b. Bicycle Facilities
    - i. Provide bike racks/lockers in weather-protected, highly visible/active locations.
    - ii. Provide secure bicycle storage area in garage for resident use (bike cage) as well as bicycle repair station.
  - c. Displays. Provide a permanent display in both the multi-family residential lobby including Real Time Transit information, and in the Community Center, and

provide opportunity for information on each level of the underground parking facility.

- d. Bikesharing: The project is located within the Bethesda bikeshare service area, and within ¼ mile of four (4) bikeshare stations. This convenient transit connection will improve the marketability of the residential building and facilitate access to and use of the community center. While there is no requirement to locate a station on the project site, the Applicant will be required to pay the capital cost of a bikeshare station and five (5) years of associated operating costs. A typical station is 19 docks and requires a space of 52 feet by 12 feet. Applicant will be encouraged to take other actions in concert with the TMD to promote use of bike sharing among employees, residents and visitors at the Project, in order to accomplish the objectives of the TMD.
18. At or before the permit stage, please coordinate with Mr. Lee Winestone of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Mr. Winestone may be contacted at 240 777-5800.
19. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- a. Street grading, paving, curbs and gutters, and handicap ramps, storm drainage and appurtenances, and street trees along Rugby Road cul-de-sac.
  - b. Curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Glenbrook Road.
  - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.


Ms. Stephanie Dickel  
Preliminary Plan No. 120160220  
July 29, 2016  
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- e. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at (240) 777-2118 or at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov).

Sincerely,

*DEEPAK SUMARAJAN FIR*

  
Gregory M. Leck, Manager  
Development Review Team  
Office of Transportation Policy

Sharepoint/directors office/development review/rebecca/developments/bethesda/8015 old Georgetown Road/120160220 Old Georgetown Road

Enclosure

cc: Barry Lemley, Christ Evangelical Lutheran Church  
Andrew Viola, Bush Associates  
Philip Hughes, VIKA Maryland LLC  
Erin Girard, Linowes and Blocher LLP  
Matthew Folden; MNCPPC Area 1  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Sam Farhadi, MCDPS RWPR  
Sandre Brecher, MCDOT OTP  
Beth Dennard, MCDOT OTP  
Kamal Hamud, MCDOT DTEO  
Dan Sanayi, MCDOT DTEO  
Rebecca Torma, MCDOT OTP



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: 8015 Old Georgetown Road Preliminary Plan Number: 1- 20160220

Street Name: Glenbrook Road Master Plan Road Classification: Business

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Entrance 1 ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 230 Yes  
 Left 200 Yes

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: \_\_\_\_\_  
Old Georgetown Road  
intersection is 160' to the  
right of Entrance

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
<b>Business - 30</b>	<b>200'</b>
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

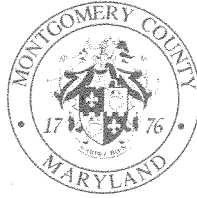
I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*[Signature]*  
 Signature \_\_\_\_\_ Date 1/29/16  
32113  
 PLS/P.E. MD Reg. No. **PROFESSIONAL ENGINEER**

**Montgomery County Review:**

Approved  
 Disapproved:

By: Rebecca Tomlin  
 Date: 1/28/16



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdich  
Director

May 4, 2016

**RECEIVED**

MAY 06 2016

MONTGOMERY PLANNING/Area 1

Mr. Matthew Folden, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120160220  
8015 Old Georgetown Road  
Traffic Study

*Matt:*  
Dear Mr. Folden:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review dated April 26, 2016 and prepared by Lenhart Traffic Consulting, Inc. Total development evaluated by the analysis includes:

- 107 high rise residential dwelling units;
- day care facility with a total of 25 staff; and
- raze and relocate on-site the Christ Evangelical Lutheran Church.

We offer the following comments:

**Local Area Transportation Review (LATR)**

1. We accept the consultant's conclusion that post-development Critical Lane Volumes for the studied intersections will not exceed the congestion level threshold for the Bethesda CBD and Bethesda policy areas.

**Pedestrian and Bicycle Impact Statement (PBIS)**

2. The report included an evaluation of pedestrian crosswalk facilities at signalized intersections and discussed master planned transit infrastructure improvements in the

Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Located one block west of the Rockville Metro Station



Mr. Matthew Folden  
Preliminary Plan No. 120120210  
May 04, 2016  
Page 2

vicinity of the site. The report did not provide data on the widths of existing sidewalks, potential improvements to comply with the Americans with Disabilities Act, or existing and proposed nearby bicycle facilities.

**Transportation Policy Area Review (TPAR)**

1. The site is located within the Bethesda CBD policy area. This policy area is exempt from the transit test and considered adequate under the roadway test. Therefore, no TPAR payment is required for this development.

**SUMMARY**

1. The findings of the LATR have been accepted.
2. We recommend the report be amended to provide the outstanding data on existing sidewalk widths, ADA evaluations of the ramps and nearby bicycle facilities.
3. We concur with the applicant finding that no TPAR payment is required.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project, at [Rebecca.torma@montgomerycountymd.gov](mailto:Rebecca.torma@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team  
Office of Transportation Policy

m:\subdivision\tormar01\developments\bethesda\8015 old georgetown road tis review.doc

cc: Barry Lemley, Christ Evangelical Lutheran Church  
Andrew Viola, Bush Associates  
Michael Lenhart, Lenhart Traffic Consulting, Inc.  
Erin Girard, Linowes and Blocher, LLP  
Pranoy Choudhury, MSHA District 3  
Stephanie Dickel, MNCPPC Area 1

Mr. Matthew Folden  
Preliminary Plan No. 120120210  
May 04, 2016  
Page 3

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Preliminary Plan letters notebook

cc-e: Bruce Mangum, MCDOT DTEO  
Kyle Liang, MCDOT DTEO  
Rebecca Torma, MCDOT OTP

Larry Hogan, *Governor*  
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*  
Gregory C. Johnson, P.E., *Administrator*

April 13, 2016

RE: Montgomery County  
MD 187  
Mile Point: 0.51  
**8015 Old Georgetown Road**  
**SHA Tracking No. 16APMO007XX**

Mr. Mike Lenhart  
Lenhart Traffic Consulting, Inc.  
331 Redwood Grove Court  
Millersville MD 21108

Dear Mr. Lenhart:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Lenhart Traffic Consulting Inc., dated February 19<sup>th</sup>, 2016 (received on March 8<sup>th</sup>, 2016), for the redevelopment of the Christ Evangelical Lutheran Church property in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the Christ Evangelical Lutheran Church site is via one (1) full movement site access to MD 187 and one (1) full movement site access to Glenbrook Road.
- The following intersections were analyzed under existing, background and future conditions:
  - MD 187 and Battery Lane
  - MD 187 and Site Access
  - MD 187 and Glenbrook Road
  - MD 187 and Auburn Avenue
  - Glenbrook Road and Site Access
  - Glenbrook Road and Rugby Avenue
  - Norfolk Avenue and Rugby Avenue

My telephone number/toll-free number is 410-545-0400 or 1-800-206-0770  
*Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free*

*Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.roads.maryland.gov](http://www.roads.maryland.gov)*

Mr. Mike Lenhart  
SHA Tracking No.: 16APMO007XX  
Page 2 of 2  
4/13/16

- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

**Traffic Development & Support Division (TDSD) Comments (Provided by: Minseok Kim):**

- Traffic Development and Support Division has reviewed the traffic impact study and have no critical comment at this time.

**District 3 Traffic Comments (Provided by: Jack Goode):**

- District 3 Traffic has reviewed the traffic impact study and offer no additional comments at this time.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit two (2) set of the plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Pranoy Choudhury. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Pranoy Choudhury at 301-531-7325, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7325), or via email at [pchoudhury@sha.state.md.us](mailto:pchoudhury@sha.state.md.us).

Sincerely,



Brian W. Young,  
District Engineer, District 3, SHA

BWY/kh

cc: Bush at 8015 Old Georgetown Road Associates, LLLP  
Matthew Folden (MNCPPC)  
Jack Goode (District 3 – Traffic)  
Minseok Kim (OOTS-TDSD)  
Dave Murnan (District 3 – Traffic)  
Errol Stoute (OOTS – TDSD)

**DPS-ROW CONDITIONS OF APPROVAL**

**July 1, 2016**

**820160090 8015 Old Georgetown Road**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820160090-003.pdf V4”** uploaded on/ dated **“6/30/2016”** and

It meets DPS-RPP DRC comments.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

March 7, 2016

Mr. Phil Hughes, P.E.  
VIKA Maryland, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN**  
Request for 8011 & 8015 Old Georgetown Road  
Preliminary Plan #: 120160220  
SM File #: 280336  
Tract Size/Zone: 2.01 Ac./PD-44  
Total Concept Area: 2.15 Ac.  
Lots/Block: 1, 2, 3, 4, 9, & 11 / B, & C  
Parcel(s): P860, P869, P816, & P859  
Watershed: Lower Rock Creek

Dear Mr. Hughes:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP with the use of micro-bioretenion planter boxes. The remaining volume is treated by the use of a volume based underground proprietary filter.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. Provide easements and covenants for all stormwater structures and practices.
6. Provide pretreatment to the underground filter if any of the drainage area comes from parking or road areas.

Mr. Phil Hughes, P.E.  
March 7, 2016  
Page 2 of 2

7. All covered parking is to drain to WSSC. Provide copies of the mechanical schematic profiles that show where the garage drains go.
8. Provide schematic profiles of the roof drains to verify that the drains go to the stormwater management structures.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the final stormwater management design plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: CN2280336 Old Georgetown Road.DWK

cc: C. Conlon  
SM File # 280336

ESD Acres: 2.15  
STRUCTURAL Acres: 2.15  
WAIVED Acres: 0.00



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Clarence J. Snuggs  
Director

July 29, 2016

Ms. Stephanie Dickel  
Area 1 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 8015 Old Georgetown Road  
Site Plan No. 820160090

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced plan and recommends Approval of the plan.

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Rob Cohen, VIKA Maryland, LLC

S:\Files\FY2014\Housing\MPDULisa Schwartz\8015 Old Georgetown DHCA Letter 7-29-2016.doc

<b>Division of Housing</b>		
Affordable Housing Program FAX 240-777-3709	Multifamily Housing Programs FAX 240-777-3691	Licensing & Registration Unit Landlord-Tenant Affairs FAX 240-777-3666 FAX 240-777-3699

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-0311 • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)