

Bethesda Downtown Design Advisory Panel

FROM: Laura Shipman
Design Advisory Panel Liaison

PROJECT: 4915 Auburn Avenue
Sketch Plan No. 320180170

DATE: July 25, 2018

*The **4915 Auburn Avenue** project was reviewed by the Bethesda Downtown Design Advisory Panel on **July 25, 2018**. The following meeting notes summarize the Panel's discussion, and recommendations regarding design excellence and the exceptional design public benefits points. The Panel's recommendations should be incorporated into the Staff Report and strongly considered by Staff prior to the certification of the Site Plan. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

Attendance:

Karl Du Puy (Panelist)
George Dove (Panelist)
Damon Orobona (Panelist)
Paul Mortensen (Panelist, Senior Urban Designer in the Director's Office)

Laura Shipman (Design Advisory Panel Liaison)
Robert Kronenberg (Area 1 Division Chief)
Elza Hisel-McCoy (Area 1 Regulatory Supervisor)
Matt Folden (Lead Reviewer)
Leslye Howerton (Area 1 Planner Coordinator)

Stacy Silber (Applicant Team)
Brian Gelfand (Applicant Team)
Bill Landfair (Applicant Team)
Liz Rogers (Applicant Team)
Robert Sponseller (Applicant Team)
Filipa Powell (Applicant Team)



Discussion Points:

- You had a previously approved project?
 - *Applicant response:* Yes, it was approved under the CBD zone. The approval included the corner piece along Auburn. Bringing Shalom Baranes on we wanted to be more creative and carve the building. People were very happy about the design at the community meeting.
- Generally, very much like the concept.
- Do you have any drawings that show the fence between the houses and your through-block connection? There are lighting, access and safety issues. Is there any idea to coordinate your side of the fence for continuity? Access should maybe be closed at night, concerned about safety.
 - *Applicant response:* That's a nice idea to coordinate the look of the fence and coordinate that with landscaping. There is a challenge because there is a storm drain easement in the back, so it determines how we can construct the fence and what materials. We want to green it as much as we can.
- Where are the entrances to commercial?
 - *Applicant response:* On Auburn Avenue, in the through-block connection and on Norfolk.
- I know it's early, but do you know what retail tenants will be there? We are concerned if the retail is vacant what the effect will be on the through-block connection.
 - *Applicant response:* Could be many uses in addition to retail such as daycare. They will be activating ground floor uses.
- The massing is very special for Bethesda and almost anywhere else. You are able to achieve your density and give up large chunks of the building. The community should be delighted.
- I am a big fan of through the building through-block connections. I would be concerned that there should be some pedestrian hierarchy because of the service access, and vehicles.
 - *Applicant response:* There will be bollards for a protected pedestrian side.
- Need to have something you are walking to, need to have a node or focal point at the end of the through-block connection.
 - *Applicant response:* We plan to have a landmark point along fence to draw people in, lighting or art for example.
- In covered pedestrian passes, lighting is critical. LED makes this much easier. Even lighting during the day to be welcoming, we forget that too often.
- The Auburn façade not meeting the guidelines is easy to justify with the articulation. Need to detail at Site Plan the moves you mention.
- I really like the building and it will be something special.
- I love the passage through and the articulation in the back.
- The presentation is very clear.



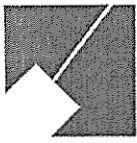
- That will be very important, how articulated will Auburn Avenue be? Will it be stacked boxes, fine-grained or large openings? Preference for concept 2.
- Show existing trees on your site plan.
- Ownership or rental?
 - *Applicant response:* Probably apartments
- Consider more contemporary paving to relate to the contemporary design of the building.
 - *Applicant response:* Yes, we can have them work together.
- Materiality?
 - *Applicant response:* Considering wood with something like metal, laminate, or resin. As well as more typical materials, metal, terracotta, brick.
- I would like to live there.
- Make sure that there is ground floor transparency on both sides of the building and the through-block connection.

Panel Recommendations:

The following recommendations should be incorporated into the Staff Report.

1. Ensure the ground floor uses activate the through-block connection. Also, provide ground floor transparency on both sides of the building and the through-block connection.
2. Consider access and safety of the through-block connection. Create a node or focal point at the fence to draw people into the space such as public art or lighting. Create a pedestrian hierarchy because of the service access, and vehicles. In the covered pedestrian passes, lighting is critical including lighting during the day to be welcoming.
3. Coordinate your side of the fence on the through-block connection for a continuous look and feel.
4. Show existing trees on your site plan.
5. Further develop the articulation on the Auburn Avenue façade. How this is detailed is critical as an alternative treatment to step-backs.
6. Consider more contemporary paving to relate to the contemporary design of the building
7. Public Benefit Points: The project is on track to achieve at least the minimum 10 Exceptional Design points required in the Bethesda Overlay Zone. The panel is very supportive of the massing and direction of the design.
8. Straw vote: **3** in support





MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 6, 2018

Auburn Buildings Associates, LP
c/o Brian Gelfand
4915 Auburn Avenue Suite 200
Bethesda, MD 20814

Re: Forest Conservation Exemption Request and Simplified NRI/FSD No. 42018146E
Property Name: Parts of Lot 409, 410 and 411, Lot 624 and Lot 625 Woodmont
Action Taken: Exemption Confirmed & Simplified NRI/FSD Approved on 3/6/18

Dear Brian Gelfand:

On March 5, 2018, Montgomery County Planning Department Staff received a revised Simplified Natural Resource Inventory / Forest Stand Delineation "Simplified NRI/FSD" and Exemption Request for Parts of Lot 409, 410, and 411, Lot 624 and Lot 625 Woodmont. The Simplified NRI/FSD is part of a Chapter 22A-5(s)(2) Exemption Request for an activity on a small property also known as 4915 and 4921 Auburn Avenue. The Simplified NRI/FSD and Exemption Request shows the existing features and the proposed limits of disturbance (LOD). A Sketch Plan and Preliminary Plan are being filed in conjunction with this forest conservation exemption request.

A Chapter 22A-5(s)(2) Exemption Request, is for an activity on a tract of land of less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet.

The tract area and proposed limits of disturbance is approximately 0.64 acres in size. This activity does not trigger afforestation requirements. No forest or champion trees exist within the tract area. Significant roots of a specimen catalpa tree (tree number 112) and specimen walnut tree (tree number 124) exist within the tract area. As proposed, the development activity would severely affect the health of offsite, neighbor-owned trees. Tree No. 124 and Tree No. 125 would not survive the proposed root pruning shown to be done at the property line.

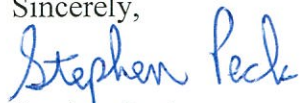
As significant roots of specimen trees exist within the tract area and there is to be construction impact to these roots, confirmation of the forest conservation exemption request requires approval of a Tree Save Plan. The Tree Save Plan is to be submitted for review and approval with the Preliminary Plan of Subdivision. The Tree Save Plan requires tree preservation and possibly mitigation for the loss of individual trees.

Forest Conservation Exemption Request No. 42018146E for Parts of Lot 409, 410 and 411 Woodmont and Lot 624 and Lot 625 Woodmont is confirmed with the condition that a Tree Save Plan be submitted for review and approval along with the Preliminary Plan of Subdivision.

The Simplified NRI/FSD submitted on March 5, 2018 for the project is approved with the condition that a Tree Save Plan be submitted for review and approval along with the Preliminary Plan of Subdivision.

Any additional changes from the confirmed Forest Conservation Exemption Request and approved Simplified NRI/FSD may constitute grounds to rescind or amend any approval actions taken.

Sincerely,



Stephen Peck
Senior Planner
Development Applications and Regulatory Coordination
M-NCPPC - Montgomery County Planning Department

CC: Doug Koeser, VIKA Maryland, LLC



7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lercheearly.com

Stacy Silber
301 841-3833
spsilber@lercheearly.com

October 22, 2018

Mr. Matthew Folden
Maryland – National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 4915 Auburn Avenue (Sketch Plan No. 320180170; Preliminary Plan No. 120180210) – Noise Waiver

Dear Matt:

The purpose of this letter is to request a waiver from the Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development (June, 1983), under Section 2.2.2 of those Guidelines. The proposed project consists of multifamily units fronting on both Auburn Avenue and Norfolk Avenue. Transportation noise may exist from these roadways, and this project will mitigate the impact of that noise to the extent feasible. First, the construction of the units will use materials to protect the interior of the units from the adverse effects of noise. It is possible that some outdoor balconies will experience noise levels but this is unavoidable and common in urban, multifamily buildings along Norfolk and Auburn Avenues. Residents accept some level of exterior noise as part of living in an urban area. The project envisions its outdoor amenity space to be well separated from Auburn and Norfolk Avenues (and buffered by the surrounding building) such that no adverse noise impacts are anticipated there. Furthermore, the proposed building will serve as an acoustical buffer to the outdoor gathering space along the rear of the site, and the building will mitigate road noise to the residential community to the north.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Stacy P. Silber".

Stacy P. Silber

cc: Brian Gelfand



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 8, 2018

Mr. Logan Kelso, PE
VIKA Maryland LLC
20251 century Boulevard, Suite 400
Germantown, MD 20874

Re: **STORMWATER MANAGEMENT CONCEPT** for
Auburn Avenue (3rd review)
4915 and 4921 Auburn Avenue
PP#: 120180210
SM File #: 283876
Tract Size: 0.64 ac/27909 sq.ft.
Total Concept Area: 0.64 ac/27909 sq.ft.
Zone: CR-3.0, C-3.0, R27.5, H110
Legal Description: Part of Lots 409, 410 and 411
and Lots 624 and 625 Woodmont to be
subdivided into 2 lots
Watershed: Rock Creek Watershed

Dear Mr. Kelso:

Based on a review by the Department of Permitting Services (DPS) Review Staff, the Stormwater Management Concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals of Environmental Site Design to the Maximum Extent Practicable for Lot 1 with Green Roof, one Microbioretention facility and a partial waiver from on-site stormwater management for the volume that cannot be treated in an ESD or structurally; for Lot 2 in Green Roof and two Micro-bioretention facilities.

The following items need to be addressed during the Site Plan stage:

1. **Submit a Site Development Stormwater Management Plan for review and approval. The Plan must be approved before Planning Board approval of the Site Plan.**



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

Mr. Logan Kelso, PE
October 8, 2018
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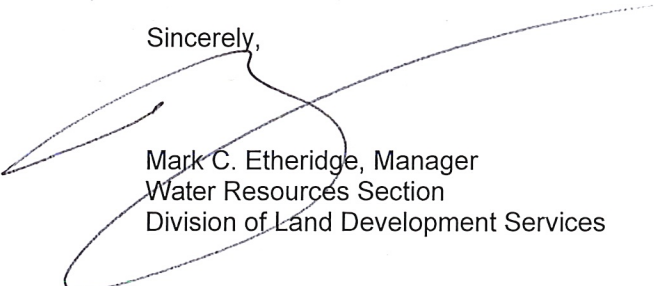
2. Landscaping shown on the approved Landscape Plan as part of the approved concept plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Engineered Sediment Control/Storm Water Management plans by DPS, Water Resources Section.
3. The storm drainage easement proposed to be granted to Montgomery County must include the standard language regarding county access for stormwater management inspection, etc.
4. This approval is dependent on adequate capacity in the downstream public storm drain systems. If at the time of Site Plan adequacy cannot be demonstrated, the applicant may be required to revise the concept to demonstrate on-site 10-year control.

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.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required** for Lot 1.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,


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

MCE: mmf

cc: N. Braunstein
SM File # 283876

ESD - Required/Provided: Lot 1 875 cf/322 cf, Lot 2 3,492 cf/3628cf
PE - Target/Achieved: Lot 1 1.92"/0.73", Lot 2 2.03"/2.11"
STRUCTURAL n/a
WAIVED: Lot 1 only



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Folden, Matthew

From: Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>
Sent: Tuesday, October 30, 2018 8:44 AM
To: Folden, Matthew
Cc: Dennard, Beth
Subject: 4915 Auburn amended comment

Matt,

This e-mail amends Comment #15 of the MCDOT letter, dated October 10, 2018, in the following manner:

Comment #15:

Combine and replace comments regarding “Displays and Real Time Transit Information” and “Static Information Displays” as follows:

- Displays and Real Time and Static Transit Information – Incorporate static display space into lobby or other high pedestrian activity areas and investigate the opportunity for information on each level of parking facility. Provide opportunity and connections for one monitor to display Real Time Transit Information in lobby, elevators, mail room or parking facility. This will enable outreach to building residents, tenants, employees, visitors, etc.

This revision is based on further coordination with the Applicant and is acceptable to both the Applicant and MCDOT. Please contact me with any additional questions.

Rebecca Torma
Manager, Development Review
Development Review Team
Office of Transportation Policy
Director’s Office

Montgomery County Department of Transportation
101 Monroe Street, 10th floor
Rockville, MD 20850
office 240.777.7170
office (direct) 240.777.2118
Rebecca.Torma-Kim@montgomerycountymd.gov



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

October 10, 2018

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: Sketch Plan No. 320180170
Preliminary Plan No. 120180210
4915 Auburn Avenue

Dear Mr. Folden:

We have completed our review of the revised preliminary plan uploaded to eplans on September 27, 2018. A previous plan was reviewed by the Development Review Committee at its meeting on June 5, 2018. 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. This letter and all other correspondence from this department should be included in the package.

Design Exception Request

1. A-1: Modify Modifications to the Context Sensitive Road Sections Montgomery County MC-2005.01

Applicant Request: The applicant is requesting to modify the street section for Auburn Avenue along their frontage. Auburn Avenue is classified as a Business District street and has 60 feet of right-of-way. The right-of-way will be maintained; however, the applicant proposes to reduce the tree lawn (called a planting/furnishing zone in the Bethesda Downtown Guidelines) from 6.5-feet to 6 feet. The applicant also proposes a 9-foot sidewalk with no maintenance strip. The applicant states that the Bethesda Downtown Guidelines call for a mixed use street with the planting/furnishing zone to be between 5 to 8 feet. In addition, the guidelines call for a frontage zone to be between 0-7 feet and the applicant is proposing 0 feet.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Matthew Folden
Sketch Plan No. 320180170
Preliminary Plan No. 120180210
October 10, 2018
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MCDOT Response: DOT recommends **approval** of the street section shown on the plans **with the exception of the planting/tree lawn**. The tree lawn (planting /furnishing zone) should be a minimum of 6.5 feet from face of curb.

2. Design Exception needed, but not requested: The applicant is proposing to modify MC-2005.02 for Norfolk Avenue. They are proposing to reduce the tree lawn to 6 feet instead of 7 feet and increase the sidewalk to 10.4 feet.

MCDOT Response: DOT does not approve the request to reduce the tree lawn; therefore, the tree lawn from face of curb should be 7 feet. This will make the sidewalk 9.4 feet wide.

Significant Plan Review Comments

1. The movable seating shown on the preliminary plan is **not approved** at this time. Additional information is needed and should be provided to DOT during the site plan stage. DOT will review and provide approval or denial prior to record plat.
2. Undergrounding of utilities along the applicant's street frontages will be determined at site plan stage.
3. The applicant will replace the existing 42 inch storm drain pipe, including the inlets and any other related improvements that is located on their property. The new storm drain pipe will be 42 inches and must be compliant with the *Drainage Design Criteria* manual. The applicant must obtain the correct permits. The details will be determined at site plan stage.
4. The applicant will also increase the width of the storm drain easement as shown on the preliminary plan. The easement will be shown on the record plat. The new storm drain easement will need to include language giving specific permission to Montgomery County to access the easement to inspect, and any other related work for stormwater management purposes. This access into the storm drain easement is required since there is a proposed stormwater management facility directly adjacent to the storm drain easement with no access other than through the storm drain easement. In addition no part of the stormwater management facility, including the footer of the facility's wall if there is one, can be in the storm drain easement.
5. DOT is concerned that the proposed features in the parklet will block the existing storm drain inlet. The applicant has stated that due to underground utility locations, they cannot move the storm drain inlet; therefore, the parklet shown on the preliminary plan along Norfolk Avenue is **not approved** at this time. It is shown only for illustrative purposes. At site plan, DPS in consultation with DOT, should determine the procedure if the parklet is allowed.

Mr. Matthew Folden
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Preliminary Plan No. 120180210
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6. The applicant must participate on a pro rata basis in the implementation of the Sector Plan shared street improvements along their Norfolk Avenue frontage. The developer is responsible for necessary easements (if needed). The shared street will be implemented at a future time, which is currently envisioned as either a single private project or as part of a comprehensive CIP item to provide a unified, cohesive, and deliberate design. The details, including contribution amount and timing of the payment for their portion of the shared street, will be determined at site plan.

Standard Plan Review Comments

7. The storm drain analysis was reviewed and is acceptable to MCDOT. The applicant is required to install a 42-inch storm drain pipe as discussed above in comment #3 of this letter.
8. The sight distance study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
9. Construct Bethesda Central Business District streetscaping along the Norfolk Avenue and Auburn Avenue site frontages.
10. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
11. In all underground utility installations, install identification tape or other "toning" device approximately 2' above the utility.
12. If the proposed development will alter any existing street lights, replacement of 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.
13. 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 Hamud 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.
14. 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.

Mr. Matthew Folden
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 Preliminary Plan No. 120180210
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15. Traffic Mitigation Agreement : Located in the Bethesda Transportation Management District (TMD), a Traffic Mitigation Agreement (TMAg) is required for this project. A draft TMAg was not submitted with the Preliminary Plan application. To obtain the latest version of the TMAg template, the applicant should contact Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section, or Beth Dennard, both of whom can be reached at (240) 777-8380.

Prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to execute a TMAg with MCDOT and MNCPPC. The TMAg must include but not be limited to the following:

- Electric Car Charging. Provide two (2) electric car charging stations on site, or the number required by law, whichever is greater, or other EV charging arrangements acceptable to MCDOT.
- Bicycle Facilities. Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in the garage for resident use (bike cage) as well as a small bicycle repair station.
- Bikeshare. See comment below.
- Displays and Real Time Transit Information – Incorporate display space into lobby and other high pedestrian activity areas and opportunity for information on each level of parking facility. Provide opportunity and connections for a monitor to display Real Time Transit Information in lobby, elevators, and parking facility. This will enable outreach to building residents, tenants, employees, visitors, etc.
- Static Information Displays - Incorporate static (permanent) display space into residential lobby, retail locations and other high pedestrian activity areas, to provide opportunity for display of transit and other alternative transportation information.

16. Bikeshare : Given that bikeshare can link residents with transit and provide another alternative for making short trips thereby helping to meet mode share goals in Bethesda, the Applicant and MCDOT will identify a means of supporting Capital bikeshare that is equitable, reflects the fact that the development will benefit from being located in the robust Bethesda bikeshare service area, and that there are several existing bikeshare stations in close proximity to the development. A statement regarding this agreed-upon arrangement will be included in the Traffic Mitigation Agreement. The Applicant will be required to assist MCDOT in the promotion of bikeshare among residents, employees and visitors at the Project, in order to accomplish the objectives of the TMD.

17. We recommend that the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section at matt.johnson@montgomerycountymd.gov or at 240-777-7237.

18. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at 240 777-8704.

Mr. Matthew Folden
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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. Curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Auburn Avenue and Norfolk Avenue.
 - b. Bethesda Streetscaping along Auburn Avenue and Norfolk Avenue site frontages.
 - c. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Drainage Design Criteria) within the County rights-of-way and all drainage easements.
 - d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - e. 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.
 - f. 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 the sketch and preliminary plans. If you have any questions or comments regarding this letter, please contact myself at (240) 777-2118 or at rebecca.torma@montgomerycountymd.gov.

Sincerely,



Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/director's office/development review/Rebecca/developments/Bethesda/120180210 320180170 4915
Auburn Avenue DOT.docx

Enclosure

Mr. Matthew Folden
Sketch Plan No. 320180170
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cc: Brian Gelfand, Auburn Building Associates LP
Logan Kelso, VIKA Maryland LLC
Stacy Silber, Lerch, Early & Brewer Chartered
Letters notebook

cc-e: Atiq Panjshiri, MCDPS RWPR
Matt Johnson, MCDOT DTE
Benjamin Morgan, MCDOT DPM
Sandre Brecher, MCDOT OTP
Beth Dennard, MCDOT OTP
Dan Sanayi, MCDOT DTEO
Kamal Hamud, MCDOT DTEO



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Auburn Avenue Preliminary Plan Number: 1- 20180210

Street Name: Auburn Avenue Master Plan Road Classification: Business

Posted Speed Limit: No Posted Speed Limit mph

Street/Driveway #1 (Entrance #1) Street/Driveway #2 (N/A)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>451'</u>	<u>✓</u>	Right <u>-</u>	<u>-</u>
Left <u>448'</u>	<u>✓</u>	Left <u>-</u>	<u>-</u>

Comments: 2.75-foot visibility requirement met for the right sight distance. *Four way stop condition at the intersection of Auburn Ave and Norfolk Ave. Depending on the vehicle type, there could be a potential conflict with parked vehicles looking left or right along Auburn Avenue.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
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

51971
 PLS/P.E. MD Reg. No.



8/3/18

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved *
<input type="checkbox"/>	Disapproved:
By:	<u>10/12/18</u>
Date:	<u>[Signature]</u>

On-street Parking will be re-evaluated at signing and marking plan.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

August 24, 2018

Mr. Matt Folden
Area 1 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 4915 Auburn Avenue
Preliminary Plan No. 120180210

Dear Mr. Folden:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval, with the following condition:

- Correct the bedroom mix in the Parking Tabulations to comply with Chapter 25A.

At Site Plan, the applicant will need to provide DHCA with schematic floor plans showing the proposed unit layouts and locations of the MPDUs.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Bill Landfair, VIKA Maryland, LLC

S:\Files\recurring\Housing\MPDU\Developments\4915 Auburn Avenue\4915 Auburn Avenue DHCA Letter 8-24-2018.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca



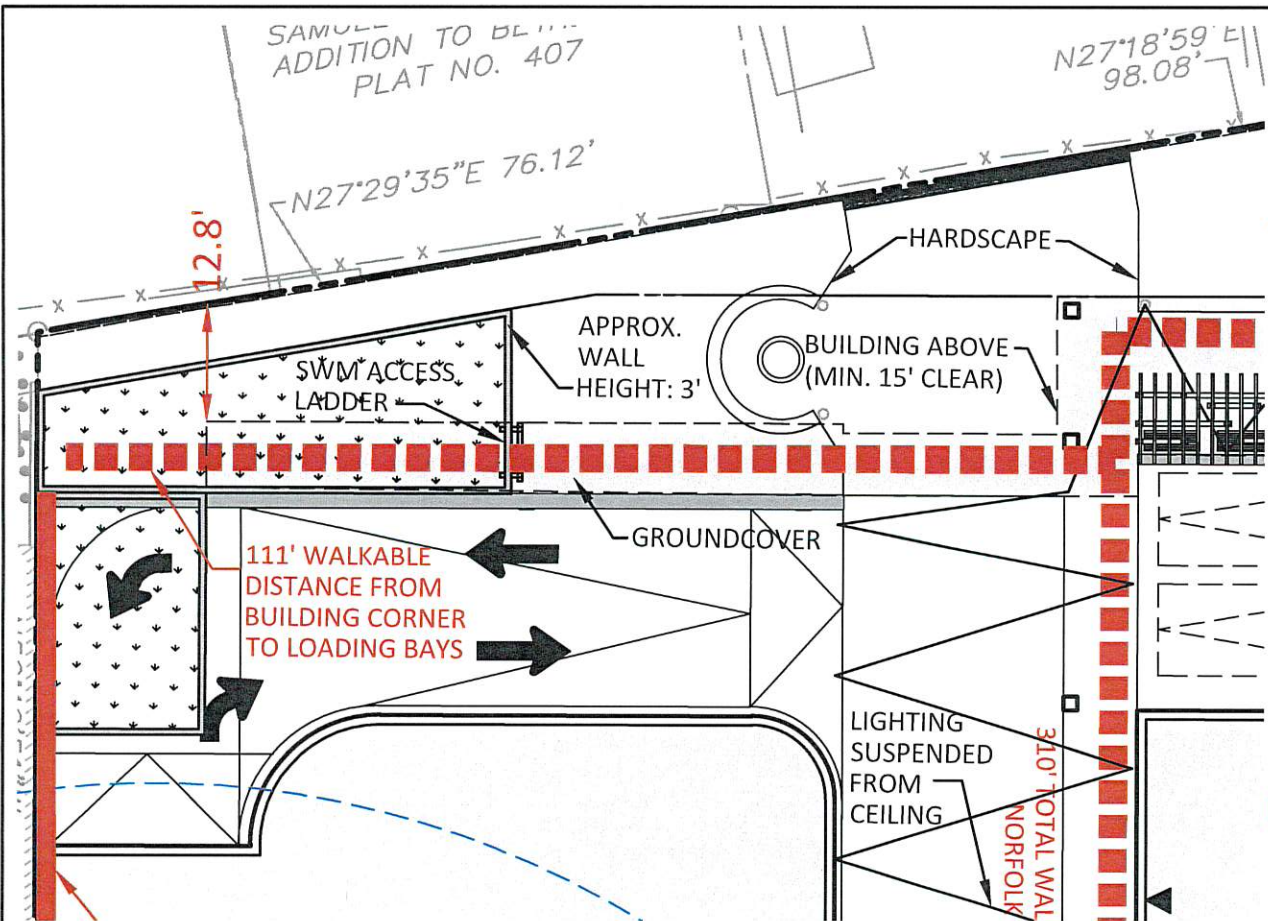
Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 26-Jun-18
TO: Bill Landfair - landfair@vika.com
VIKA, Inc
FROM: Marie LaBaw
RE: 4915 Auburn Avenue
120180210










PLAN APPROVED

1. Review based only upon information contained on the plan submitted 26-Jun-18 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See Statement of Performance Based Design *****



LEGEND

-  MAIN ENTRANCE
-  10" W WATER LINE AND FITTING
-  FIRE DEPARTMENT CONNECTION
-  FIRE HYDRANT
-  BUILDING ENTRY
-  FIRE TRUCK MOVEMENT (AT 729 TRUCK)
-  FIRE ACCESS PATH
-  FIRE ACCESS FOOT PATH
-  TYPICAL FIRE LANE SIGNAGE



VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VKA MARYLAND, LLC ■
 20251 CENTURY BOULEVARD SUITE 400 ■
 GERMANTOWN, MD 20874 ■
 (301)916-4100 ■ FAX (301)916-2262
 GERMANTOWN, MD ■ McLEAN, VA

**FIRE ACCESS ADDENDUM
 EXHIBIT**
 4915 AUBURN AVENUE
 D - 13



BETHESDA
 MONTGOMERY COUNTY
 MARYLAND

JUNE, 2018



4915 AUBURN AVENUE

Owner/Applicant /
Master Developer:

Auburn Building Associates, LP
4915 Auburn Avenue, Suite 200
Bethesda MD, 20814
267.251.8432
Contact: Brian Gelfand, Manager

Attorney:

Lerch, Early & Brewer, Chtd
7600 Wisconsin Avenue, Suite 700
Bethesda, MD 20814
301.841.3833
Contact: Stacy Silber

Architect:

Shalom Baranes Associates
1010 Wisconsin Avenue, NW, Suite 900
Washington, D.C. 20007
202.721.5200
Contact: Robert Sponseller

Landscape Architect:

VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: Josh Sloan

Traffic Engineer:

Wells + Associates, INC
1420 Spring Hill Road, Suite 610
Tysons, VA22102
301.448.1333
Contact: William Zeid

Land Planners/
Civil Engineers:

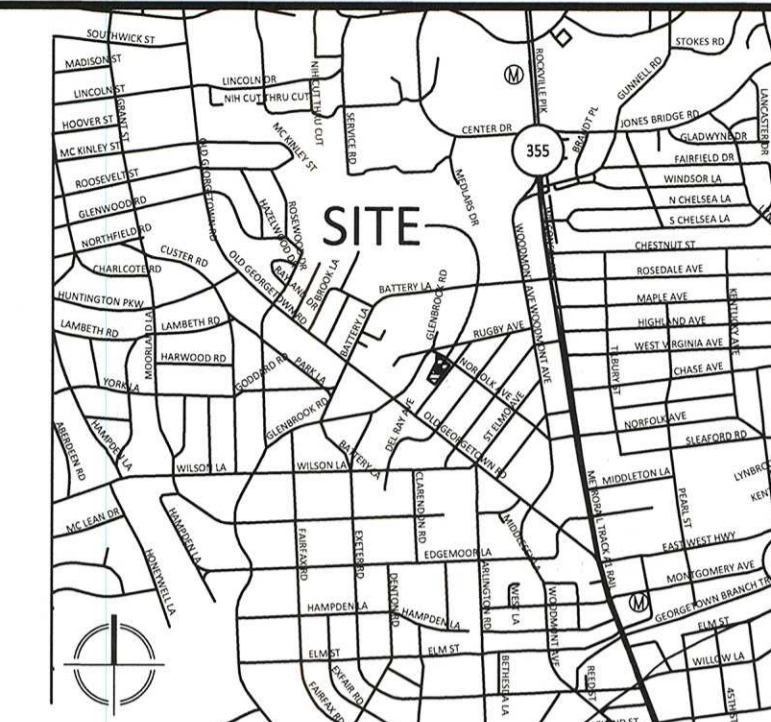
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: William Landfair

Δ	Date	Revision
1	4/24/18	Init. Submission

FIRE ACCESS PLAN

SHEET NO.

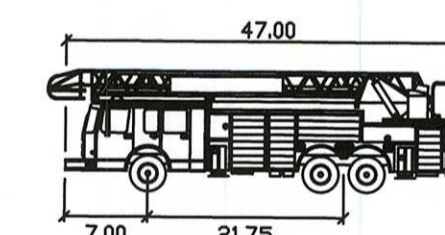
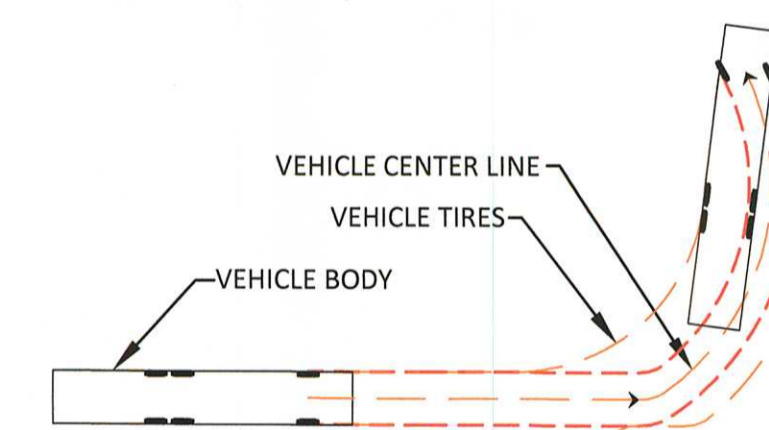
SK505
320180170



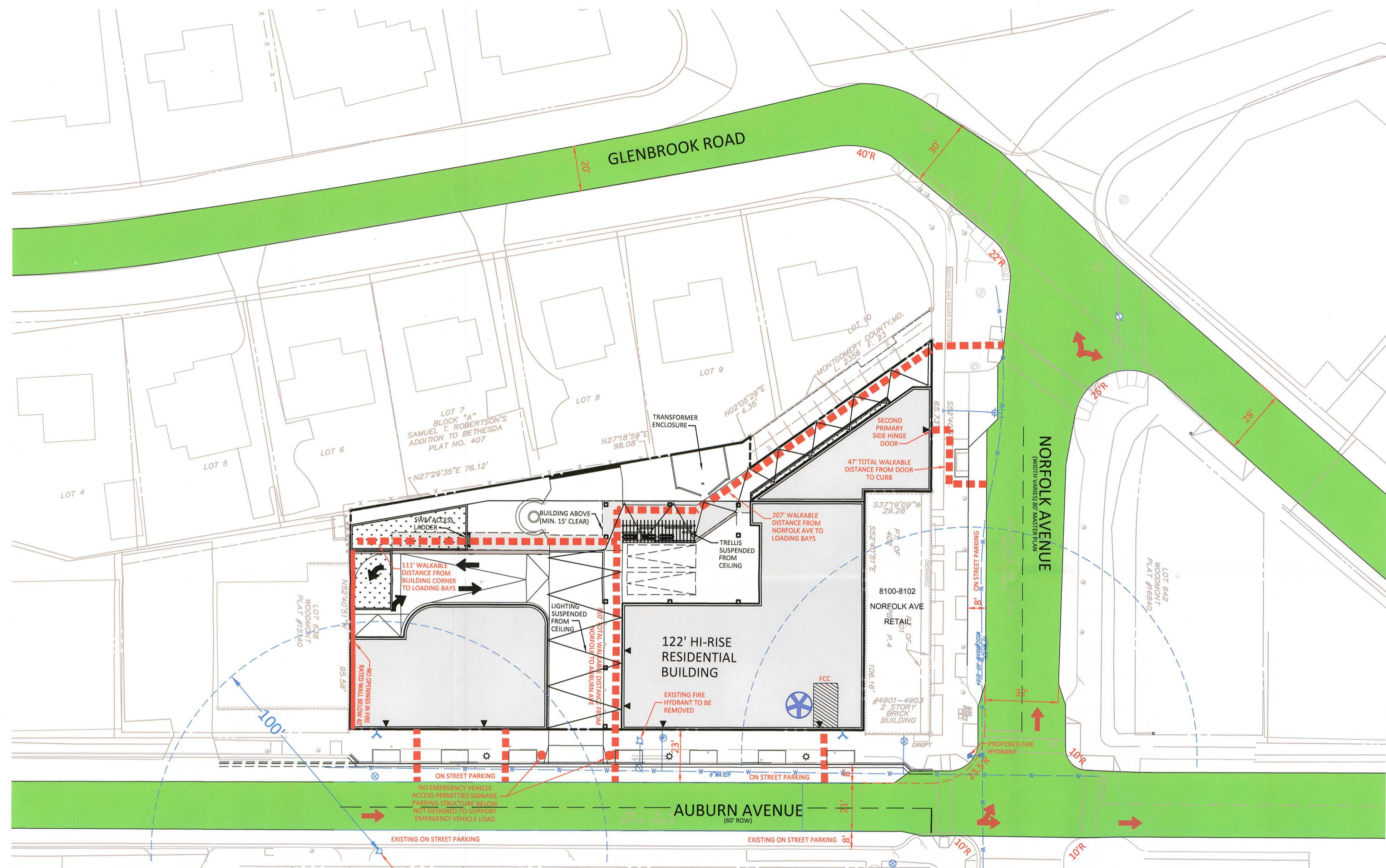
VICINITY MAP
SCALE: 1" = 2000'

LEGEND

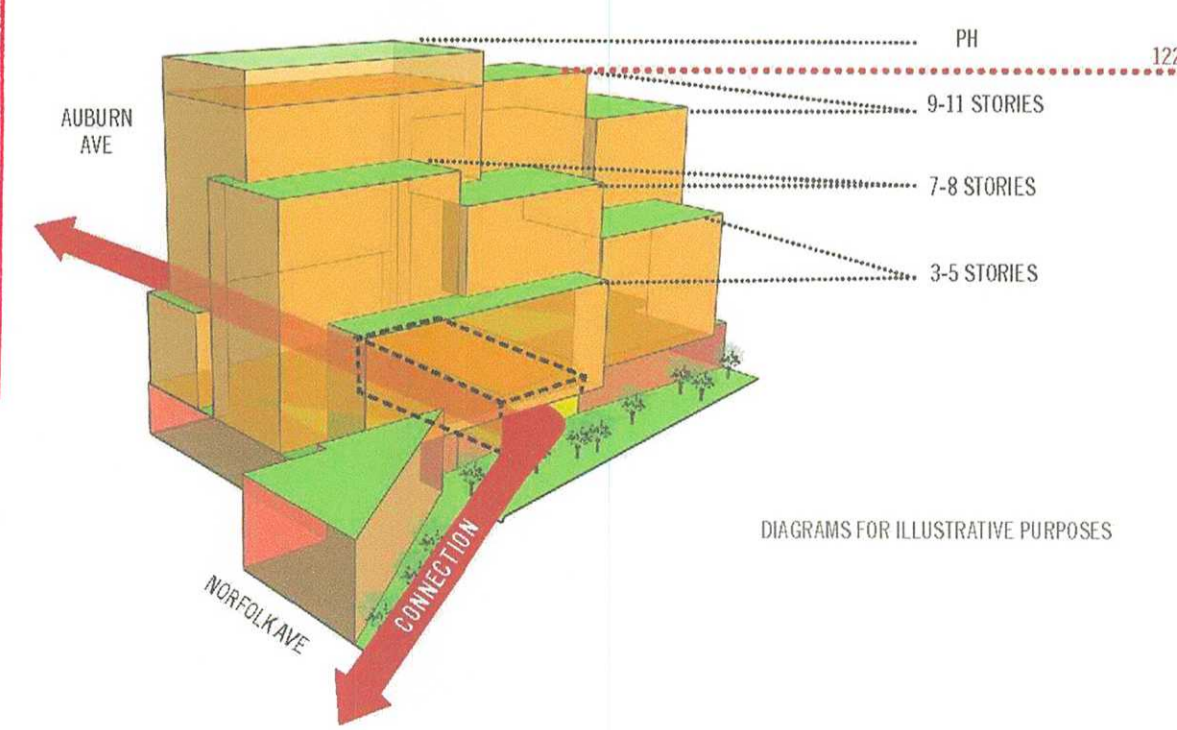
- MAIN ENTRANCE
- WATER LINE AND FITTING
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- BUILDING ENTRY
- FIRE TRUCK MOVEMENT (AT 729 TRUCK)
- FIRE ACCESS PATH
- FIRE ACCESS FOOT PATH
- TYPICAL FIRE LANE SIGNAGE



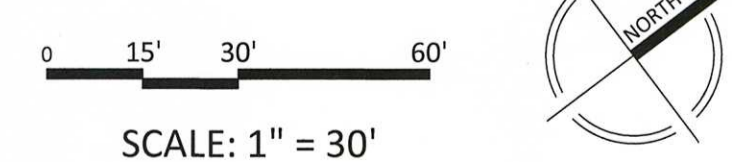
AT29 feet
Width : 8.25
Track : 8.25
Lock to Lock Time : 6.00
Steering Angle : 33.20



FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
6/26/2018
BY: SAC FM: 43 DATE:



DIAGRAMS FOR ILLUSTRATIVE PURPOSES



SCALE: 1" = 30'



Transmittal

To: Marie LaBaw	Date: June 26, 2018
Fire Department Access and Water Supply Department of Permitting Services	Project No.: VM1431C
255 Rockville Pike, 2 nd Floor	Project Name: Auburn Avenue
Rockville, MD 20850	Reference: Fire Access Plan Performance Based Letter
Attn: Marie	Phone No: 240-773-8917

We transmit: as per your request by mail by messenger overnight hand delivery by pick up

the following: prints short form change order proposal letter disk

invoice report computations descriptions disclaimer

for: your approval your review and comment your file/use revision and resubmission please acknowledge

as requested by as approved by as submitted for approval return enclosures to us

Copies	Date	Number	Description
2	6/26/2018	VM1431C	Sketch Plan #320180170 Preliminary Plan #120180210

Marie,

Please find enclosed two copies of the Fire Access Plan for Auburn Avenue and an original signed copy of the Performance Based Review letter for your file and use.

Thank you.

Signed: William R. Landfair, AICP
Associate

Cc: If enclosures are not as noted, kindly notify us at once.

VIKA, Incorporated

8180 Greensboro Drive, Suite 200 ✪ McLean, Virginia 22102 ✪ 703.442.7800 Fax 703.761.2787
McLean, VA ✪ Germantown, MD ✪ Washington, DC

www.vika.com
D - 15



June 26, 2018

VIA HAND DELIVERY

S. Marie LaBaw PhD, PE
 Fire Department Access and Water Supply
 Department of Permitting Services
 255 Rockville Pike, 2nd Floor
 Rockville, MD 20850

Re: *Auburn Avenue*
Performance Based Review
Sketch Plan #320180170
Preliminary Plan #120180210
VIKA PROJECT #VM1431C





Dear Marie:

On behalf of our client, Auburn Building Associates, LP, the developer of a proposed high-rise multi-family building on Auburn Avenue in Bethesda, we are requesting the review and approval of a performance based design in conjunction with Sketch Plan #320180170 and Preliminary Plan of Subdivision #120180210.

The subject property is located within the Woodmont Triangle of Bethesda and maintains frontage on Auburn Avenue and Norfolk Avenue. As shown on the enclosed Fire Access Plan these streets will serve as the fire access paths for the property. Auburn Avenue maintains a minimum right-of-way of 60' and Norfolk Avenue has a right-of-way of varying width. A through-block connection is proposed to allow public pedestrian access from Auburn Avenue through the rear of the property to Norfolk Avenue. The main entrance for the multi-family building will be from Auburn Avenue, with a second primary entrance for retail on the Norfolk Avenue side.

The proposed building will maintain a 0' setback along the south property line, immediately adjacent to an office building and service drive. As such, free and clear access is not available along that side of the proposed building. It is important to note, however, that there will be no doors along that building façade and windows will be at least 40 feet above grade. We believe the window height to be an important consideration when evaluating whether there is an adequate performance based design. It is our understanding that the largest ground ladder is 45 feet in length. As such, when thrown at a 75-degree angle it can reach a height of approximately 43 feet, however the top three feet of a ground ladder are typically not useful for reach but rather for anchoring a firefighter. This effectively restricts ground-based operations to no more than 40 feet above grade.

VIKA Maryland, LLC

20251 Century Boulevard, Suite 400  Germantown, Maryland 20874  301.916.4100 Fax 301.916.2262
 Tysons, VA  Germantown, MD  Washington, DC

www.vika.com


S. Marie LaBaw
Department of Permitting Services
Auburn Avenue
Performance Based Review
Sketch Plan #320180170
Preliminary Plan #120180210
VIKA PROJECT #VM1431C
June 26, 2018

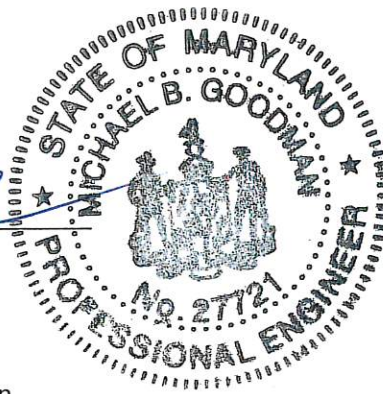
Above 40 feet, we understand that emergency responders will shift to aerial (truck) operations. Because there are no provisions in the Code for trucks to have improved access around a high-rise building (other than being within 450 feet of every point around a sprinklered building) we think the issue of providing free and clear access for a fire fighter along the south façade becomes moot. In other words, as confirmed on the attached exhibit, if openings along the south property line (adjacent to an existing building and service drive) are 40 feet above grade, firefighter access in those locations per intent of code is a non-issue.

For this reason, we believe that we meet the intent of the code because of our performance based design.

Please contact me if you have any further questions or need additional information.

Sincerely,
VIKA Maryland, LLC


Michael B. Goodman P.E.
Vice President



Enclosures: Fire Access Plan

