



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
*County Executive*

Al R. Roshdiah  
*Director*

November 27, 2017

Ms. Leslye Howerton, Senior Planner  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Sketch Plan No. 320180010  
4540 Montgomery Avenue

Dear Ms. Howerton:

We have completed our review of the above-referenced sketch plan dated November 13, 2017. A previous plan was reviewed by the Development Review Committee (DRC) at its meeting on October 3, 2017. The following comments are tentatively set forth for the subsequent submission of a preliminary plan:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County 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.

1. MCDOT does not object to the applicant submitting a preliminary plan for this site.
2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents").
3. Pearl Street: Pearl Street is classified as a Business District Street and is subject to context sensitive standard and should meet MC-2005.01 (Business District Street – 60-foot right-of-way). If the roadway cross section is modified from the standard, the applicant shall submit a Design Exception at the preliminary plan stage for our review.
4. We defer to Maryland State Highway Administration (MDSHA) for access and improvements along Montgomery Avenue (coupled with East-West Highway [MD 410]).

**Office of the Director**

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

*Located one block west of the Rockville Metro Station*

5. With minimal weekday, daytime availability at public parking garage 47 (i.e. Waverly Street Garage), we encourage the applicant to reach out to the owner of the nearby Air Rights garage (acknowledged in Statement of Justification) to discuss supply and occupancy of their garage. If it's determined their facility can accommodate additional demand, the applicant should consider: 1) reaching an agreement to lease an appropriate number of spaces in the garage, or 2) encourage those tenants/condo owners with vehicles to explore long-term parking solutions at the garage.
6. The applicant must participate on a pro rata basis in the implementation of the Sector Plan shared street improvements along their Pearl Street frontage. The developer is responsible for necessary dedications and easements, but the shared street will be implemented at a future time, 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 final contribution amount and timing of the payment for their portion of the shared street will be determined prior to certified preliminary plan.
7. *At the preliminary plan stage:*
  - a. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
  - b. Storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
  - c. Provide a roadway cross section for Pearl Street.
  - d. Submit a truck circulation for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and a left-side backing maneuver. Passenger vehicle travelways should be separated from the expected truck circulation patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
  - e. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
  - f. Submit a Traffic Impact Study, if required by the Planning Department.
8. Traffic Mitigation Agreement: With the preliminary plan application, submit a draft Traffic Mitigation Agreement (TMAg) to MCDOT based on the most recent template for residential development. Prior to the issuance of any building permits by MCDPS, the Applicant will need to work with this Department to finalize the draft TMAg. Coordinate with Ms. Sandra Brecher,

Section Chief of Commuter Services who can be contacted at 240-777-8383. The TMAg will include but not be limited to the following:

- a. Bicycle Facilities. Provide bike racks in weather-protected, highly visible/active locations. Consider providing secure bicycle storage for planned bike parking area for resident use (e.g., bike cage). Include a small bicycle repair station for resident use.
  - b. Bike Sharing Station. See comment below.
  - c. Real Time Transit Information – See comment below.
  - d. Pedestrian and bike circulation: In accordance with the Downtown Bethesda Sector Plan and its future shared street along Pearl Street, provide excellent pedestrian and bike circulation, amenities and accommodations throughout the development. Also provide circulation paths in locations with high activity and plan elements of the building to provide “eyes on the street” to enhance the experience of biking or walking and to enhance safety.
  - e. Bikesharing. Applicant will be required to contribute toward a bikeshare station. Given the significant site constraints of this very small parcel, the Applicant will not be required to provide space on-site for a bikeshare station. Instead MCDOT will select an off-site location based upon the requirements of the bikeshare system. The exact amount of Applicant’s required contribution will be determined at the preliminary plan stage. The Applicant will be required take other actions in concert with MCDOT to promote use of bikeshare among residents, employees and visitors at the Project to accomplish the objectives of the TMD.
  - f. Real Time Transit Information: Provide opportunity and connections for an electronic (LCD) display screen providing Real Time Transit Information Signs in the residential lobby, to enable information to be readily accessed by building residents, employees, visitors, etc. Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for the building.
  - g. Design Elements: We recommend the following design elements intended to facilitate the use of non-auto modes of transportation be incorporated in the building design:
    - i. Design building frontages/lobbies to provide two-way visibility for transit vehicles and taxis.
    - ii. If there is a concierge/reception desk provide an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.
9. 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 near this project. Mr. Morgan may be contacted at 240 777-8704 or at [benjamin.morgan@montgomerycountymd.gov](mailto:benjamin.morgan@montgomerycountymd.gov).
10. We recommend the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section at [matt.johnson@montgomerycountymd.gov](mailto:matt.johnson@montgomerycountymd.gov) or at 240-777-7237 regarding the planned bicycle facilities along Pearl Street and Montgomery Avenue.

Ms. Leslye Howerton  
Sketch Plan No. 320180010  
November 27, 2017  
Page 4

11. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat. The permit may include, but not necessarily be limited to the following improvements:
- A. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.
  - B. Enclosed storm drainage and/or engineered channel in all drainage easements.
  - C. Bethesda Streetscaping standards.
  - D. Underground utility lines.
  - E. Street lights.
  - F. Street trees in amended soil panels.
  - G. Permanent monuments and property line markers.

Thank you for the opportunity to review this pre-preliminary plan. If you have any questions or comments regarding this letter, please contact myself, at [rebecca.torma-kim@montgomerycountymd.gov](mailto:rebecca.torma-kim@montgomerycountymd.gov) or at (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager  
Development Review Team

Sharepoint/DOT/directors office/development review/Rebecca/Bethesda/4540 Montgomery Avenue/320180010 Montgomery ave DOT sketch plan.docx

cc: Rob Eisinger                      Lake Waverly LP c/o Promark  
Patrick La Vay                      Macris, Hendricks, & Glascock  
Patricia Harris                      Lerch, Early & Brewer

cc-e: Katherine Mencarini        M-NCP&PC Area 1  
Sandra Brecher                      MCDOT CSS  
Beth Dennard                        MCDOT CSS  
Benjamin Morgan                    MCDOT DPM  
Matt Johnson                         MCDOT DTE



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Clarence J. Snuggs  
Director

December 19, 2017

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

Re: 4540 Montgomery Avenue  
Sketch Plan No. 320180010

Dear Ms. Howerton:

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

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Patrick La Vay, Macris, Hendricks & Glascock, P.A.

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Division of Housing

Affordable Housing    Common Ownership Communities    Landlord-Tenant Affairs    Multifamily Housing

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