



Isiah Leggett
*County
Executive*

DEPARTMENT OF TRANSPORTATION

Al R. Roshdih
Director

May 15, 2018

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: Sketch Plan No. 320180110
4 Bethesda Metro Center

Dear Ms. Dickel:

We have completed our review of the revised sketch plan dated April 24, 2018. A previous plan was reviewed by the Development Review Committee at its meeting on February 27, 2018. 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 project.
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. 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.

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

4. Right-of-way recommendations per the Bethesda Downtown Plan:
 - a. Woodmont Avenue - Provide typical section for Woodmont Avenue Lane. Woodmont Avenue has an 80-foot right-of-way and is classified as an Arterial road. The road is currently being designed for separated bike lanes along this section.
 - b. North Lane - Provide typical section for North Lane. North Lane has 50-feet of right-of-way and is classified as a Business District Road.
 - c. Edgemoor Lane - Provide typical section for Edgemoor Lane. Edgemoor Lane has 80 feet of right-of-way and is classified as a Business District street. Separated bike lanes are recommended.
 - d. Wisconsin Avenue - Wisconsin Avenue has 122-foot right-of-way recommendation and is classified as an Major Highway.
 - e. East Lane - Provide typical section for East Lane. East Lane has 50-feet of right-of-way and is classified as a Business District Road.
5. At the preliminary plan stage:
 - a. 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.
 - b. Submit storm drainage and/or flood plain studies, with computations for any portion of the subject site that drains to the Montgomery County public storm drain system. 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. Delineate the location and dimensions of the proposed truck loading and dumpster spaces.
 - 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 Traffic Impact Study if required, by the Planning Department.
 - f. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty-four (24) feet to allow vehicles to enter and exit the site without

encroaching on the opposing lanes. This width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.

6. Maintain a minimum 6-foot continuous open pathway (no grates) along all public streets.
7. Upgrade pedestrian facilities at intersections along the site frontage & at adjacent intersections to comply with current ADA standards.
8. Street frontage improvements along East Lane, North Lane, Woodmont Avenue, Wisconsin Avenue and Edgemoor Lane will be determined at preliminary plan stage.
9. We recommend the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section at matt.johnson@montgomerycountymd.gov or at (240) 777-7237 regarding the bikeway facilities along Edgemoor Lane.
10. We recommend the applicant coordinate with Mr. Robert Gonzales, project manager for the Woodmont Avenue separated bike lanes project at robert.gonzales@montgomerycountymd.gov or at (240) 777-7296.
11. We recommend that the applicant coordinate with Ms. Joana Conklin, the Rapid Transit System Development manager for Montgomery County. Ms. Conklin can be reached at 240-777-7195 or a joana.conklin@montgomerycountymd.gov.
12. 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. The TMAg will apply to the entire project, not just the redeveloped portion. 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, Chief of the Division of Transit Services/Commuter Services Section to obtain the most recent template for residential with mixed use and commercial/office use projects. Ms. Brecher may be contacted at 240-777-8383.

The Applicant has requested approval under two alternative development scenarios. The TMAg will include but not be limited to the following provisions, tailored as appropriate to the final scenario:


- a. Telework. The Applicant will work with MCDOT to promote telework among residents/employees of the development. Provide a well-lit space with high-speed internet access in the Project to enable residents in the event they are unable to do so from their apartment.
- b. Bicycle Facilities. Provide bike racks in weather-protected, highly visible/active locations. Include secure bicycle storage (bike cage) and small bicycle repair station for resident

- use. Provide bicycle parking in numbers to satisfy the requirements of Section 6.2.4 C of the Zoning Ordinance.
 - c. Bikeshare. See comment below.
 - d. Real Time Transit Information on Interior Display Monitor. See comment below.
 - e. Car Sharing Parking. Provide two (2) car sharing vehicle parking spaces in highly visible, preferentially-located spots.
 - f. Electric Car Charging. Provide at least two (2) electric car charging stations on site or other EV charging arrangements acceptable to MCDOT.
 - g. Carpool/Vanpool Parking. Provide carpool and vanpool parking spaces for employees working on-site, to be designated in highly visible, preferentially-located spots (specific number to be determined).
 - h. Real Time Transit Information on Interior Display Monitor(s)– Provide connection and equipment for a monitor to display real time transit information (i.e., Metrobus and Metrorail arrivals and departure times) in residential and office locations. The placement must be in a location that is highly visible to office and commercial tenant employees, as well as hotel visitors and guests. The monitor can be the same one the Project plans to use for project-related information (i.e., building directory, hotel events, etc.).
13. Bikeshare – The Applicant should contact MCDOT to discuss bikeshare as related to this project. Under both proposed options, the net increase in development will increase demand in the Bethesda bikeshare service area. Therefore, under either option, the Applicant should anticipate a requirement to support an off-site bikeshare station. The TMAg will reflect the agreed upon means of support.
14. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to the following improvements (to be determined at preliminary plan stage):
- 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. Underground utility lines.
 - d. Bethesda Streetscaping.
 - e. Street lights.
 - f. Street trees in amended soil panels.
 - g. Permanent monuments and property line markers.

Ms. Stephanie Dickel
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Thank you for the opportunity to review this sketch plan. If you have any questions or comments regarding this letter, please contact myself at Rebecca.torma@montgomerycountymd.gov or at (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager
Development Review Team
Office of Transportation Policy

Sharepoint/DOT/director's office/development review/Rebecca/developments/Bethesda/320180110 4BMC.docx

Cc: Richard Fernicola, Brookfield Property Partners
Rob Cohen, VIKA
Robert Harris, Lerch Early And Brewer
Preliminary Plan letters

cc-e: Robert Gonzales, MCDOT DTE
Joana Conklin, MCDOT
Sandra Brecher, MCDOT OTP
Beth Dennard, MCDOT OTP
Matt Johnson, MCDOT DTE



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

July 5, 2018

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

Re: 4 Bethesda Metro Center
Sketch Plan No. 320180110

Dear Ms. Dickel:

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: Rob Cohen, VIKA Maryland LLC

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Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

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