



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdieh
Director

July 25, 2019

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

RE: Sketch Plan 320190100
8015 Old Georgetown Road

Dear Ms. Bogdan:

We have completed our review of the Sketch Plan with a date of June 13, 2018 on e-plans. This plan was reviewed by the Development Review Committee at its meeting on July 9, 2019. We recommend approval for the plan based 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.

1. 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").
2. Necessary dedications are required per the Bethesda Downtown Sector Plan for Rugby Avenue, Glenbrook Road and Georgetown Road (MD 187).
3. Two design exceptions were previously approved for this site (Preliminary Plan 120160220) in the letter dated July 29, 2019. The exceptions were for the following:

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

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- a. MCDOT approved the request for the vehicular access point along Glenbrook Avenue to be less than 100 feet. The 100-ft tangent cannot be met due to the short distance between Old Georgetown Road (MD 187) and the property line.
 - b. MCDOT approved the request for 25-foot radii at the end of Rugby Avenue.
4. ***At the preliminary plan stage:***
- a. Show the pavement width, existing right-of-way width on the plan.
 - b. 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.).
 - c. 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. We defer to MDSHA for sight distance evaluation along Old Georgetown Road (MD 187).
 - d. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system. We defer to MDSHA for sight distance along Old Georgetown Road (MD-187)
 - e. Upgrade pedestrian facilities at intersections along the site frontage and at adjacent intersections to comply with current ADA standards.
 - f. We recommend 25-foot property corner truncation at intersections.
 - g. Northern curb access to garage entry on Glenbrook Road should be redesigned so no car turns right onto that entrance.
 - h. We defer to MDSHA for any improvements along Old Georgetown Road (MD 187).
 - i. The applicant must demonstrate that an SU-30 truck can turn around in the proposed cul-de-sac. Provide a cross section and road grade plan.
 - j. The applicant should construct a sidewalk around cul-de-sac connecting the existing sidewalk on both sides of Rugby Avenue. Additional dedication will be needed to allow for the sidewalk in the right-of-way.
 - k. Adjacent bus stop is serviced by 3 Ride On/1 WMATA and the Bethesda Circulator with an existing bench. Site should be improved with a shelter if multifamily units are proposed. Otherwise accommodations should be made for the bench to be replaced on an ADA compliant pad. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate bus improvements. Mr. Miller may be contacted at 240 777-5836 or at Wayne.Miller2@montgomerycountymd.gov.

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- I. Street frontage improvements will be determined along Old Georgetown Road, Rugby Avenue and Glenbrook Road.

5. Traffic Mitigation Agreement (TMAG) Comments

Located in the Bethesda Transportation Management District and an area governed by the Bethesda Downtown Sector Plan area, prior to issuance of any building permit, the Applicant is required to execute a Traffic mitigation Agreement (TMAG) with MCDOT and M-NCPPC. Submit a draft TMAG with the preliminary plan application, based on the most recent template for residential development. Contact Beth Dennard for the template and return a redlined, editable document to her at beth.dennard@montgomerycountymd.gov. The executed TMAG should include but not be limited to the following TDM provisions:

- a. Displays (Standing/Mounting and Monitor): Applicant must provide a permanent display (can be wall mounted or standing) in the lobby of the building for commuter and general transportation information and promotional materials re TDM programs in the TMD, County and region. Provide a monitor in the lobby to display Real Time Transit Information to provide residents, employees and visitors with information about transportation options with real time arrival and departure times.
- b. Electric Vehicle Charging Stations: Provide two or the number required by law, whichever is greater.
- c. Live Near Your Work: Implement marketing efforts, in conjunction with MCDOT and other agencies, designed to attract employees working on site or nearby to rent or lease housing within the Project.

Parking - The following parking elements are covered by the Zoning Ordinance, but Commuter Services notes them for their contribution in reducing the number of resident and employee commuting and mid-day trips via single-occupant vehicles (SOVs), and for contributions to mitigating air pollution:

- a. Car Sharing Parking: Provide 2 car sharing vehicle parking spaces, or the number required by law, in highly visible, preferentially-located spots.
- b. Electric Car Charging: Provide two electric car charging stations, or the number required by law, whichever is greater, in the structured parking facility.

Bicycle Facilities and Space for Bikeshare/Non-Auto Mobility Devices

- a. Bicycle Facilities: Provide bike racks/lockers in weather-protected, highly visible/active locations for residents, employees and visitors. Provide secure bicycle storage area in

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- garage for resident use (bike cage) as well as a small bicycle repair stand with tools and air. Consider installing a small bicycle repair stand for public use as well.
- b. Bikeshare and Related Support for Non-Auto Mobility Devices, or, Space for Shared Mobility Devices/Bikeshare: At preliminary plan, show the proposed location for space in the Project suitable for the installation of a 15-dock bikesharing docking station(s) (or similar facility required by the County). The location of the space will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location. It is recommended that space in the Public Open Space Area near Rugby Avenue be considered due to its proximity to the existing bikeshare station at Rugby Avenue and Norfolk Avenue. A 15-dock bikeshare station requires a space that is 43' by 7' in size with four to six hours of solar exposure per day. Applicant must provide electrical conduit to the bikeshare station. Applicant must allow MCDOT or its contractors access to the Project to install, service and maintain the bikeshare station. The Applicant will be required to pay the capital costs of preparing the space.

The County is not obligated to make any bikeshare station operational. The County maintains full discretion regarding operation of the station. Based on review and analysis of usage, performance and budget, the County may move, relocate or discontinue service of any bikeshare station.

If a bikeshare station is not provided by the County, racks or other suitable facilities and equipment for the orderly storage of mobility devices, as determined by the County, must be provided by the Applicant.

Applicant will be required to assist MCDOT in the promotion of bikeshare among employees and visitors at the Project, to accomplish the objectives of the TMD.

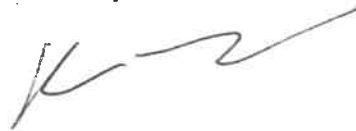
Design Guidelines

- a. Incorporate a permanent display space into the residential lobby (can be wall-mounted or standing).
- b. Provide a monitor in the residential lobby to display Real Time Transportation Information. This will enable outreach to building tenants, employees, visitors, etc.
- c. Provide concierge/reception desk with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.

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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 Brenda M. Pardo, our Development Review Team for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,



Rebecca Torma, Manager
Development Review
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Brenda\Sketch Plan\8015 Old Georgetown Rd\Letter\ 320190100-8015 Old Georgetown Rd-MCDOT Sketch Plan Letter_RT1_07.25.19

cc: Letters notebook

cc-e:	Grace Bogdan	MNCPPC Area 1
	Vince Subramaniam	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Wayne Miller	MCDOT DTS
	Sandra Brecher	MCDOT OTP
	Beth Dennard	MCDOT OTP
	Brenda M. Pardo	MCDOT OTP