



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
County Executive

Aseem K. Nigam  
Director

January 21, 2020

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

Re: 4824 Edgemoor Lane  
Sketch Plan No. 320200020 and Preliminary Plan No. 120200070

Dear Mr. Folden:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval, with the following change to Note 6 of the Development Standards table on Sheet 1 of the Preliminary Plan:

6. The Applicant ~~will be making a payment into~~ is requesting approval from DHCA to make an Alternative Payment to the Housing Initiative Fund in lieu of providing MPDUs on site.

Because the development is planned as a high-rise condominium with fees that are expected to be unaffordable to MPDU-eligible households, the applicant has discussed with DHCA the possibility of obtaining an Alternative Payment Agreement for the MPDUs, and intends to file a formal request with DHCA within the next few weeks.

Sincerely,

Lisa Schwartz, Manager  
Affordable Housing Programs Section

cc: Patrick La Vay, MHG  
Patricia Harris, Lerch Early & Brewer

[https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/4824 Edgemoor/4824 Edgemoor DHCA Letter\\_1-21-2020.docx](https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/4824 Edgemoor/4824 Edgemoor DHCA Letter_1-21-2020.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](http://www.montgomerycountymd.gov/dhca)



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

January 29, 2020

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. 320200020  
Preliminary Plan No. 120200070  
4824 Edgemoor Lane

Dear Mr. Folden:

We have completed our review of the sketch and the preliminary plans dated December 11, 2019. A previous plan was reviewed by the Development Review Committee at its meeting on November 26, 2019. 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

1. Driveway Spacing Reduction - Garage and loading access along Woodmont Avenue is less than 100 foot tangent.

Applicant Request: The garage access along Woodmont Avenue is 40 feet from Edgemoor Lane. The loading entrance is 26 feet to the adjacent driveway serving Chase Condominium. The applicant explains that the development will generate less than 50 peak hour person trips

Office of the Director

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101 Monroe Street, 10<sup>th</sup> Floor, Rockville, MD 20850 · 240-777-7170 · 240-777-7178 Fax  
[www.montgomerycountymd.gov/mcdot](http://www.montgomerycountymd.gov/mcdot)

during the weekday morning and evening peak periods. In addition, the project will be subject to a loading management plan that includes deliveries, move-in, move-out, trash and loading operations. Lastly, they explain that the location of the proposed driveway is located as far as possible from the existing parking garage exit.

MCDOT Response: The MCDOT 100-foot tangent policy is often waved for many projects in the Bethesda CBD. The applicant is providing garage and loading access onto Woodmont Avenue due to short street frontage along Edgemoor Lane. The applicant will be subject to a loading management plan, which shall include specific information on how trash, deliveries move-in, move-out and loading will operate. MCDOT recommends approval of the design exception request subject to the loading management plan approval.

#### Significant Plan Review Comments

1. The applicant must participate in a pro-rata basis towards the construction of a master planned two-way, separated bike lanes along the Woodmont Avenue and Edgemoor Lane street frontages. MCDOT has agreed with the applicant's cost estimate for the separated bike lanes on both streets will cost \$33,000. The payment must be made prior to the issuance of the first Use and Occupancy permit. If the County has already completed the project, or decides not to implement the project, the applicant will continue to make the payment prior to issuance of the first use and occupancy permit. This payment will be used to fund other bicycle infrastructure improvements in the Bethesda CBD.
2. Submit storm drain and/or flood plain studies, with computations, for DPS review and approval. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
3. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for DPS review and approval.
4. The applicant must submit a loading management plan to MCDOT and Planning with the certified

site plan to address on-site operations. This plan shall include, but not be limited to, delivery times, move-in, move-out, loading and trash operations to minimize associated disruption in the public right-of-way. The project will be required to have an on-site loading manager responsible for scheduling deliveries, move-in, move-out and addressing issues related to the loading operations.

5. Transportation Demand Management

If the Project receives Planning Board approval prior to March 13, 2020, prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to execute a Traffic Mitigation Agreement. Contact MCDOT for a copy of the most recent TMAg template for residential use. Coordinate with Ms. Sandra Brecher, Chief of Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. The TMAg may include but not be limited to the following:

- Electric Vehicle Charging. Provide two (2) electric vehicle charging stations, 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. Provide secure bicycle storage area in garage (bike cage) and a small bicycle repair station for resident use.
- Support for Bikesharing and other shared-use micro-mobility devices.
- Real Time Transit Information – Provide a monitor to display Real Time Transit Information in the residential lobby.
- Static Information Displays - Incorporate static display space into lobby to display of transit and other alternative transportation information.

If the Project receives Planning Board approval after March 13, 2020, new TDM Provisions under Bill 36-18 will apply. TDM requirements for new developments are now tiered and based on the size and location of the project. The effective date for the new legislation is March 13, 2020. The preliminary plan approval for this project will likely occur after the new legislation goes into effect, therefore per the new legislation, the following will apply to this project:

- No Traffic Mitigation Agreement will be required.
- An owner or applicant for a project located in a Red Policy Area under the Subdivision Staging Policy with more than 40,000 gross square feet (gsf) must submit a Level 3 TDM Results Plan.

- 4824 Edgemoor is located in the Bethesda TMD, part of the Red SSP area and proposes to develop more than 40,000 gsf (approximately 92,000 gsf).
- Therefore, as a conditional of subdivision approval, the owner or applicant must submit and have approved by MCDOT, a Level 3 Results Project-Based TDM Plan prior to issuance of a building permit by the Department of Permitting Services.

Level 3 Results Plan strategy options may include but are not limited to the following:

- Residential and employee transit incentives
- On-site amenities supporting commuting
- Bikeshare participation/support

Contact Commuter Services for additional information regarding Level 3 Results Plan TDM strategy options.

#### Standard Plan Review Comments

1. Dedication of Woodmont Avenue and Edgemoor Lane in accordance with the Bethesda Downtown CBD master plan.
6. No steps, stoops or retaining walls for the development are allowed in County right-of-way. In addition, door swings are also not allowed into county ROW.
7. The electric vaults are shown along Edgemoor Lane must be ADA compliant or provide an 5 foot wide clear width for the sidewalk.
8. Construct Bethesda Central Business District streetscaping along the Edgemoor Lane and Woodmont Avenue site frontages.
9. The applicant needs to submit a truck circulation plan 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 for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
10. Underground the utilities along the entire site frontage is required.

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.
15. At or before the permit stage, please contact 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.
16. 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, and street trees along Edgemoor Lane and Woodmont Avenue.
  - b. Construct Bethesda Streetscaping along Edgemoor Lane and Woodmont Avenue street frontages.
  - c. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
  - d. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - e. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) 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 this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at [rebecca.torma-kim@montgomerycountymd.gov](mailto:rebecca.torma-kim@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,

*Rebecca Torma*

Rebecca Torma, Manager  
Development Review Team  
Office of Transportation Policy

Sharepoint/transportation/director's office/development review/Rebecca/developments/bethesda/120200070 4824  
Edgemoor.docx

cc: Plan letters notebook

cc-e: Patrick LaVay, MHG  
Patricia Harris, Lerch, Early & Brewer  
Dan Sanayi, MCDOT DTEO  
Kamal Hamud, MCDOT DTEO  
Vincent Ho, MCDOT DTEO  
Benjamin Morgan, MCDOT DPM



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 28-Jan-20  
**TO:** Stephen Crum - [scrum@mhgpa.com](mailto:scrum@mhgpa.com)  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** 4824 Edgemoor Lane  
120200070

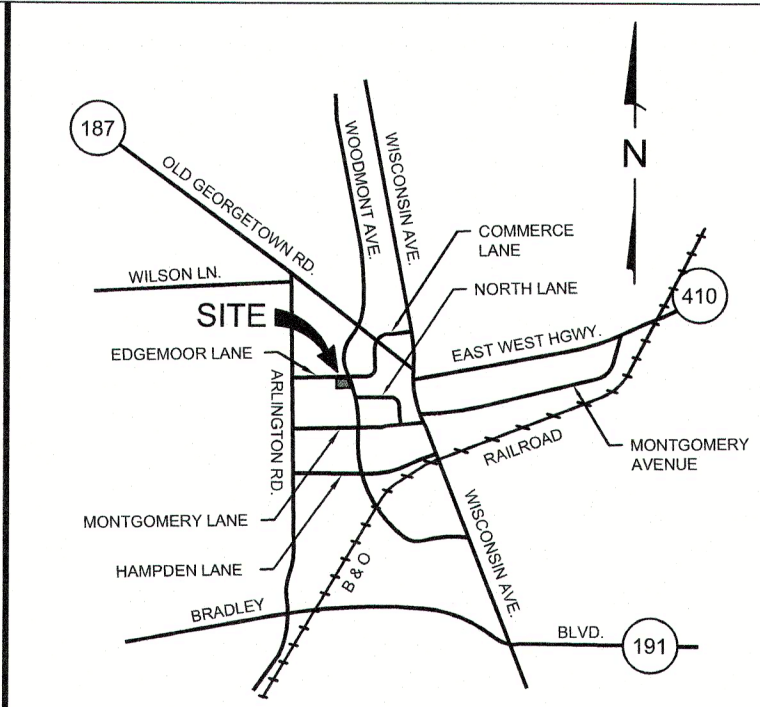
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**PLAN APPROVED**

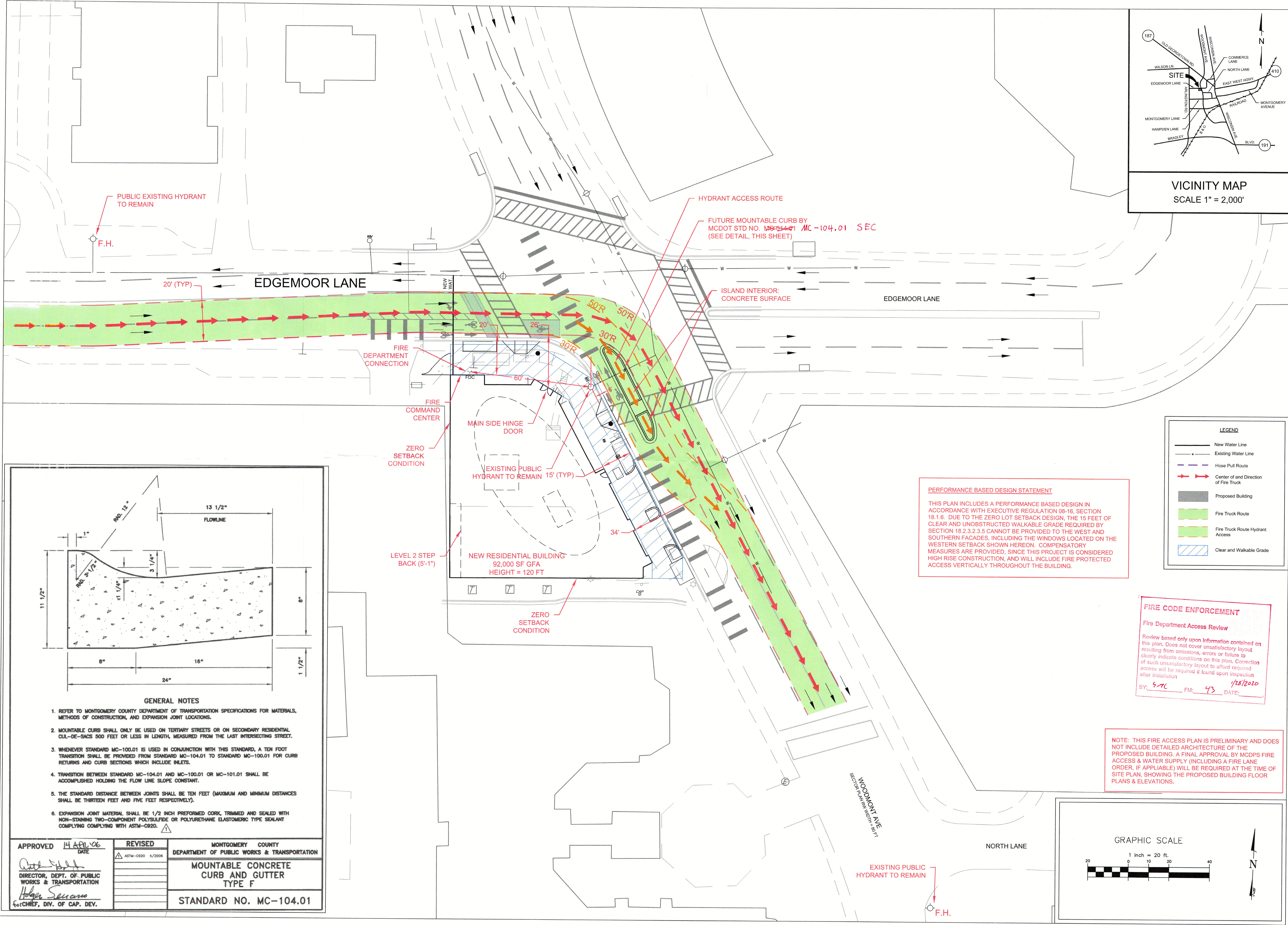
1. Review based only upon information contained on the plan submitted **28-Jan-20**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See Statement of Performance Based Design; Zero lot line condition with highrise building protections \*\*\***





VICINITY MAP  
SCALE 1" = 2,000'



PERFORMANCE BASED DESIGN STATEMENT

THIS PLAN INCLUDES A PERFORMANCE BASED DESIGN IN ACCORDANCE WITH EXECUTIVE REGULATION 08-16, SECTION 18.1.6. DUE TO THE ZERO LOT SETBACK DESIGN, THE 15 FEET OF CLEAR AND UNOBSTRUCTED WALKABLE GRADE REQUIRED BY SECTION 18.2.3.2.3.5 CANNOT BE PROVIDED TO THE WEST AND SOUTHERN FACADES, INCLUDING THE WINDOWS LOCATED ON THE WESTERN SETBACK SHOWN HEREON. COMPENSATORY MEASURES ARE PROVIDED, SINCE THIS PROJECT IS CONSIDERED HIGH RISE CONSTRUCTION, AND WILL INCLUDE FIRE PROTECTED ACCESS VERTICALLY THROUGHOUT THE BUILDING.

LEGEND

- New Water Line
- Existing Water Line
- Hose Pull Route
- Center of and Direction of Fire Truck
- Proposed Building
- Fire Truck Route
- Fire Truck Route Hydrant Access
- Clear and Walkable Grade

FIRE CODE ENFORCEMENT

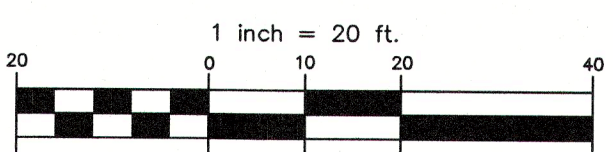
Fire Department Access Review

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.

BY: SMC FM: 43 DATE: 1/25/2020

NOTE: THIS FIRE ACCESS PLAN IS PRELIMINARY AND DOES NOT INCLUDE DETAILED ARCHITECTURE OF THE PROPOSED BUILDING. A FINAL APPROVAL BY MCDPS FIRE ACCESS & WATER SUPPLY (INCLUDING A FIRE LANE ORDER, IF APPLICABLE) WILL BE REQUIRED AT THE TIME OF SITE PLAN, SHOWING THE PROPOSED BUILDING FLOOR PLANS & ELEVATIONS.

GRAPHIC SCALE



GENERAL NOTES

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION, AND EXPANSION JOINT LOCATIONS.
- MOUNTABLE CURB SHALL ONLY BE USED ON TERTIARY STREETS OR ON SECONDARY RESIDENTIAL CUL-DE-SACS 500 FEET OR LESS IN LENGTH, MEASURED FROM THE LAST INTERSECTING STREET.
- WHENEVER STANDARD MC-100.01 IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- TRANSITION BETWEEN STANDARD MC-104.01 AND MC-100.01 OR MC-101.01 SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE SLOPE CONSTANT.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED 14 APR 06

DATE

*Art Hill*  
DIRECTOR, DEPT. OF PUBLIC  
WORKS & TRANSPORTATION

*John Sweeney*  
CHIEF, DIV. OF CAP. DEV.

REVISED

ACTM-C920 4/2006

MONTGOMERY COUNTY  
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

MOUNTABLE CONCRETE  
CURB AND GUTTER  
TYPE F

STANDARD NO. MC-104.01





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Hadi Mansouri  
Acting Director

February 19, 2020

Mr. Jeremiah D. Swenson  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for Edgemoor  
Preliminary Plan #: 120200070  
SM File #: 285454  
Tract Size/Zone: 0.18 Ac./CR-2  
Total Concept Area: 0.26 Ac.  
Lots/Block: P16/13  
Watershed: Little Falls Branch

Dear Mr. Swenson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of green roof and a micro-bioretenention planter box. Due to the limited roof space, an automated parking mechanism and other mechanical equipment occupying nearly all available open space in the garage the requested waiver for the treatment of the remaining ESDv is hereby conditionally granted.

The following **items** will need to be addressed **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.**
2. **At site plan stage see if additional green roof can be provided and see if the micro-bioretenention may be enlarged or an additional micro-bioretenention box may be installed.**

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

This 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.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

*Mr. Jeremiah D. Swenson*  
*February 19, 2020*  
*Page 2 of 2*

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark C. Etheridge', is written over the typed name and title.

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

MCE: CN285454 Edgemoor.DWK

cc: N. Braunstein  
SM File # 285454

ESD: Required/Provided 1,734.00 cf / 990.1 cf  
PE: Target/Achieved: 2.00"/1.14"  
STRUCTURAL: 0.00 cf  
WAIVED: 0.26 ac.