November 24, 2020

Ms. Katie Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th floor,
Wheaton, MD  20902

RE: Preliminary Plan No. 120180090
Long Branch Corner

Dear Ms. Mencarini:

We have completed our review of the preliminary plan uploaded to eplans on October 1, 2020 and reviewed by the Development Review Committee at its September 1, 2020 meeting. 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 (DPS) 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.

**Preliminary Plan Comments**

1. Please see attached plan sheet (refer to attachment below) for comments from Maryland Transit Authority (MTA) regarding the purple line project. We recommend that the applicant coordinate with Ms. Maricela Cordova, the Purple Line Implementation Manager for Montgomery County at maricela.cordova@montgomerycountymd.gov and Mr. Steven Kolarz of the Purple Line project at steven.kolarz@purplelinemd.com.
2. Per the Bus Rapid Transit (BRT) Master Plan, minimum right-of-way for University Boulevard (MD-193) is 124-ft. The minimum right-of-way for Piney Branch Road (MD-320) is 112-ft as per the Long Branch Master Plan. Separated bike lanes are proposed along both roadways per the Bicycle Master Plan. We recommend The Maryland National Capital Park and Planning Commission (M-NCPPC) and Maryland State Highway Administration (MDSHA) ensure that the applicant dedicate the right-of-way to incorporate the bike lanes and the BRT per the master plan.

3. Prior to the issuance of the record plat, the applicant will be required to comply with one of the following two options:

   a) Contribute $18,942 (refer to attachment below for cost estimate) towards the construction of the University Boulevard (MD-193) master planned separated bikeway. We determined that the applicant shall be responsible to contribute to the separated bike lanes along University Boulevard (MD-193) and not responsible to contribute or build the separated bike lanes along Piney Branch Road (MD-320) frontage for the following reasons:
      
      i. As part of Purple Line, MTA recently completed the construction of Piney Branch Road bike lanes along the property frontage as per the Piney Branch Master Plan. Per the 2018 Bicycle Master Plan which was approved after the approval of the Purple Line project, separated bike lanes were proposed along Piney Branch Road (MD-320) and University Boulevard (MD-193) frontage. To build the separated bike lanes, the newly built bike lanes along Piney Branch Road would have to be demolished and reconstructed. Therefore, we believe it is unreasonable for the applicant to build or contribute towards a bike facility along the Piney Branch Road frontage.
      
      ii. The proposed site is being partially developed and we believe it will not meet the nexus and proportionality requirements if required to build the separated bike lanes along their entire frontage per the Bicycle Master Plan.

   OR

   b) Install the master planned separated bike lanes along the University Boulevard (MD-320) frontage with approval from MDSHA. If MDSHA does not approve the installation of the separated bike lanes along the University Boulevard (MD-320) frontage then Option (a) will be applicable.

4. Please clarify the proposed structure in front of the proposed bus stop, is it a planter box or part of the inlet. If the structure is a planter box, then it should be relocated. At the certified preliminary plan show the 11-ft x 22-ft concrete bus pad including the shelter and the boarding area. At or before the permit
stage, please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate the location and improvements to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at wayne.Miller2@montgomerycountymd.gov or 240 777-5836.

5. Access and improvements along Piney Branch Road (MD-320) and University Boulevard (MD-193) as required by the MDSHA.

6. We defer the sight distance and storm drain analysis to be approved by MDSHA.

7. 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 yazdan.sanayi@montgomerycountymd.gov or at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

8. 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 or at kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project, at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan
Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy
Ms. Katie Mencarini  
Preliminary Plan No. 120180090  
November 24, 2020  
Page 4

Attachment(s):
   a) MTA Comments 10-9-2020  
   b) University Boulevard Bike Lane Cost Estimate.

cc: Sharepoint Correspondence Folder FY-21

cc-e: Michael H. Chheang  Angkor Thom, Inc.  
      Soo Lee-Cho  Miller, Miller & Canby  
      Kenneth Jones  MHG  
      Atiq Panjshiri  MCDPS RWPR  
      Sam Farhadi  MCDPS RWPR  
      Steven Kolarz  Purple line  
      Kwesi Woodroffe  MDSHA District 3  
      Corey Pitts  MCDOT DTE  
      Maricela Cordova  MCDOT DTE  
      Wayne Miller  MCDOT DTS  
      Kamal Hamud  MCDOT DTEO  
      Dan Sanayi  MCDOT DTEO  
      Rebecca Torma  MCDOT OTP
**ATTACHMENT (b): University Boulevard Bike Lane Cost Estimate.**

**Macris, Hendricks & Glascock, P.A.**  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: (301) 670-0840   Fax: (301) 948-0693

**COST ESTIMATE**  
Long Branch Corner - 120180090  
University Boulevard East - Separated Bike Lane

<table>
<thead>
<tr>
<th>NO.</th>
<th>ITEM DESCRIPTION</th>
<th>APPROXIMATE QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Remove Existing Curb and Gutter</td>
<td>50</td>
<td>LF</td>
<td>$12.00</td>
<td>$600</td>
</tr>
<tr>
<td>2.</td>
<td>Roadway Excavation</td>
<td>90</td>
<td>CY</td>
<td>$35.00</td>
<td>$3,150</td>
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<tr>
<td>3.</td>
<td>8&quot; Dense Graded Aggregate Base</td>
<td>70</td>
<td>SY</td>
<td>$20.00</td>
<td>$1,400</td>
</tr>
<tr>
<td>4.</td>
<td>8&quot; Primary Paving</td>
<td>70</td>
<td>SY</td>
<td>$50.00</td>
<td>$3,500</td>
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<tr>
<td>5.</td>
<td>Concrete Curb and Gutter</td>
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<td>LF</td>
<td>$12.00</td>
<td>$2,400</td>
</tr>
<tr>
<td>6.</td>
<td>Reconstruct Sidewalk Ramp</td>
<td>3</td>
<td>EA</td>
<td>$750.00</td>
<td>$2,250</td>
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<tr>
<td>6.</td>
<td>Striping</td>
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<td>LF</td>
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<td>$140</td>
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<tr>
<td>8.</td>
<td>Seeding and Mulching</td>
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<td>SY</td>
<td>$2.00</td>
<td>$90</td>
</tr>
</tbody>
</table>

**SUBTOTAL**  
$13,530

**PERCENT CONTINGENCY**  
40  
$5,412

**ROUND TOTAL**  
$18,942

**NOTE:** The markups in RED are revised by MCDOT.

*Note - estimate excludes any costs associated with utility relocation or traffic signalization*

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.  
License No. 16905, Expiration Date: 04/21/2022
October 29, 2020

Mr. Nick Fudala, P.E.
Greening Urban, LLC
1342 Florida Avenue NW
Washington, DC 20009

Re: COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN for
Long Branch Corner, 649 University Boulevard
East, Silver Spring
Preliminary Plan #: 120180090
SM File #: 284102
Tract Size/Zone: 0.58 Ac. / CBD-R2
Total Concept Area: 0.44 Ac.
Lots/Block: 81/E
Parcel(s): P979
Watershed: Sligo Creek

Dear Mr. Fudala:

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 a landscape infiltration facility. Due to slopes and soils the remaining volume is treated structurally by way of a volume based StormFilter.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Use the latest MCDPS design standards at the time of plan submittal.
5. Provide a MCDPS standard flow splitter to the StormFilter.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The 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.

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

Sincerely,

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

MCE: CN284102 Long Branch Corner,DWK
cc: N. Braunstein
SM File # 284102

ESD: Required/Provided 2430 cf / 2562 cf
PE: Target/Achieved: 2.0''/2.0''
STRUCTURAL: 2186 cf
WAIVED: 0.0 ac.
DATE:  11-Oct-20
TO:    Stephen Crum - scrum@mhgpa.com
       Macris, Hendricks & Glascock
FROM:  Marie LaBaw
RE:    Long Branch Corner
       120180090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 08-Oct-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.
MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: October 01, 2020

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: 649 East University Boulevard, Silver Spring, MD 20901

Delineate all areas where indicated by signs and/or paint.

☑ SIGNS -- (See attached diagram for location of sign placement)

(Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.)

☐ PAINT -- (See attached diagram when painting is required)

(Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/ readable by motor vehicle operators.)

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram
FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Long Branch Corner

FIRE LANE LOCATION/ADDRESS: 649 East University Boulevard, Silver Spring, MD 20901

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE:

NAME: Michael C. Curd
TITLE: President

SIGNATURE: _____________________________

PHONE: 240-583-3023 DATE: 10-02-2020

ADDRESS (where processed order will be mailed):


The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: _____________________________ SIGNATURE: _____________________________

STA.#: _______ I.D.#: ___________ DATE: _____________________________

Comments: _____________________________

-------------------------------------------------------------------------
Fire Lane Installed Per Order

NAME: _____________________________ DATE: _____________________________

0092N/23
Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
Office Hours
M-Thurs.: 6:30a-3:30p
Fr: 6:30a-10:30a
9300 Kenilworth Avenue,
Greenbelt, MD 20770
http://www.roads.maryland.gov

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Katie,

Yes, you are correct.

Thanks, Kwesi
Kwesi,
Thank you for quick response. I just want to confirm that the more detailed review you referenced is for the Applicant’s subsequent MDOT SHA Access Permit application and that your email (included below) serves the MDOT SHA approval letter for the Preliminary Plan for Long Branch Corner (120180090, NW quadrant of Routes 320 and 193).

Thanks!
Katie
From: Ken Jones <kjones@mhgpa.com>
Sent: Monday, October 26, 2020 9:11 AM
To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Soo Lee-Cho <slcho@mmcanby.com>
Subject: RE: Long Branch Corner Agency Letters Due

Kwesi,

We’re trying to wrap up the Preliminary Plan review for Long Branch Corner (120180090, NW quadrant of Routes 320 and 193). I know that SHA has been a part of our coordination efforts with the County for work in the public ROW. And we’re aware that SHA Access Permits will be required. Can you please confirm for MNCPPC that there are no outstanding issues from SHA’s perspective? The latest Preliminary Plan is attached for your reference.

Thank you,
Ken

Kenneth D. Jones, P.E.
Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840  x 1047
Email: kjones@mhgpa.com
Web: www.mhgpa.com
MR. Gingery and Ms. Black,

Thank you for your letter regarding Preliminary Plan 120180090 “Long Branch Corner”. Your letter will be included in the public record and will be presented to the Planning Board with the staff report.

As you may already be aware the project proposes a new building on the site which, if approved, would consist of a 3-story, 10,500 square foot, mixed-use building comprised of 8 multi-family dwelling units located in two-levels above 3,500 square feet of ground retail. No changes to the current retail use are proposed.

The case has a tentative Board Date of December 10, 2020. Please be advised that all Planning Board meetings for the foreseeable future will be conducted online. Please see this webpage for more information if you would like to sign-up to testify at the meeting.

If you have additional questions or concerns, please contact me.

Sincerely,
Katie

Katherine (Katie) Mencarini
Planner Coordinator
Montgomery County Planning Department
2425 Reedie Drive, 13th floor, Wheaton, MD 20902

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.
Good afternoon Ms. Mencarini,

Please see attached letter.

Have a good weekend,

Alicia Black
Executive Assistant
Gingery Development Group
1001 Rockville Pike
Suite 503
Rockville Maryland 20852
301-424-3600 Tel
301-674-7468 Cell
301-294-7910 Fax
ablack@gingery.net
FOXHALL ASSOCIATES

December 3, 2018

Maryland National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
Attn: Planning Board
MCP-Chair@mncppc-md.org

Re: #120180090
Preliminary Plan Application
649 University Blvd East
Silver Spring, MD 20910

Dear Planning Board:

Foxhall Associates strongly oppose the Preliminary Plan as their existing use of a Beer and Wine Store. We find it is a vagrant magnet to the immediate neighborhood, and vagrants migrate to local apartment houses hallways to sleep off public drunkenness.

This expansion, outside of poor design and lack of proper parking, will either expand a predatory business use – Beer and Fortified Wine Sales as it currently does, and/or other uses like Payday Loans/Pawnbrokers, etc.

Thank you,

[Signature]

J. Montgomery Gingery