



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R Conklin
Director

March 16, 2021

Mr. Matthew Folden, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive
Wheaton, Maryland 20902

RE: Administrative Subdivision Plan No. 620210120
HOC HQ

Dear Mr. Folden:

We have completed our review of the Administrative Subdivision Plan uploaded on eplans dated February 25, 2021. This plan was reviewed by the Development Review Committee at its meeting on February 16, 2021. We recommend approval for the plan based on 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.

Significant Plan Review Comment

1. The traffic signal at Second Avenue and Fenwick Lane will be impacted by the construction of the HOC building. Specifically, the SE corner ramps and APS signals. The developer shall be required to relocate any signal equipment impacted as well as provide signal plan showing proposed improvements for approval. Since the development will be impacting the handicap ramp on the SE corner of the intersection, the applicant will be responsible to improve the handicap ramps on the four corners of the intersection. At or before the permit stage, please

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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 Administrative Subdivision Plan No. 620210120
 March 16, 2021
 Page 2

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.

2. No permanent structures, including but not limited to steps, stoops, retaining walls or private stormwater management facilities are allowed in the County right-of-way (ROW). No door swings into county ROW.
3. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
4. **Storm Drain Study:** At the certified plan please upload to eplans the revised storm drain study submitted to MCDOT via email dated March 9, 2021. The revised storm drain study submitted to MCDOT was reviewed and is acceptable. Therefore, the applicant is not responsible for any improvements to the downstream public storm drain system.
5. **Sight Distance:** Based on the circulation plan the vehicle movement is clockwise, i.e., ingress only at Fenwick Lane access and egress only at the Second Avenue access we have the following comments:
 - a. Second Avenue: The sight distances study **has been accepted** with the following condition(s):
 - the proposed access being right-out only, the proposed curb should be aligned to allow vehicles to make only the right-out movement.
 - The applicant will have to remove existing trees to meet the sight distance.
 - At permit stage please coordinate with Traffic Engineering Section for the installation of proper traffic signs.
 - b. Fenwick Lane: Sight distance is **not required** as this access will be used as ingress only. At permit stage please coordinate with Traffic Engineering Section for the installation of proper traffic signs.

A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

6. **Commuter Services:** As noted in the Statement of Justification (SOJ), downtown Silver Spring is a prime location for the proposed HOC headquarters. The ¼ mile proximity to the multi-modal Silver Spring Transit Center and the fact the project provides no on-site employee or visitor parking is proposed will encourage use of alternative modes of transportation by employees and visitors to the building. To facilitate use of the many non-auto vehicle transportation options, Commuter Services recommends that the lobby of the building include a digital monitor that displays transportation-related information. This information, provided by the digital information

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provider, would include the real-time transit information feed for Ride On, Metrobus service and future Purple Line service at the Transit Center, as well as availability of nearby bikeshare facilities, and other transportation-related information. The same monitor could be used to display HOC-related information for employees and visitors. Prior to approval of the record plat by MCDPS, the applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at 240-777-8380 or at Sandra.Brecher@montgomerycountymd.gov.

7. We recommend applicant to underground the existing utilities along their street frontages.
8. The proposed streetscapes shall be per the Silver Spring Downtown Streetscape Plan.
9. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate any impacts on public parking facilities if any in the vicinity of this project. Mr. Morgan may be contacted at benjamin.morgan@montgomerycountymd.gov or at 240-777-8704.
10. The Traffic Impact Study (TIS) dated February 15, 2021 is still under review. Any improvements within the right-of-way per the TIS review will be the responsibility of the applicant.
11. Posting of the ROW permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - a. Curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, street lights, and street trees along Fenwick lane.
 - b. Curbs and gutters, sidewalks, and handicap ramps, street lights, and street trees along Second Avenue.
 - c. Streetscape per the Silver Spring Downtown Streetscape Plan along Second Avenue and Fenwick Lane.
 - d. 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.
 - e. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - f. Erosion and sediment control measures as required by Section 50-35(j) 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 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) if deemed necessary by the DPS.

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

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Administrative Subdivision Review\620210120-HOC
HQ\Letter\ 620210120-HOC HQ letter

Enclosure: Sight Distance Form

cc: Sharepoint Correspondence Folder FY' 21

cc-e:	Patrick La Vay	MHG
	Katherine Mencarini	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Kamal Hamud	MCDOT DTEO
	Benjamin Morgan	MCDOT DPM
	Sandra Brecher	MCDOT CSS
	Beth Dennard	MCDOT CSS
	Rebecca Torma	MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Lee's 2nd Addition Preliminary Plan Number: 1-

Street Name: 2nd Avenuet and Fenwick Lane Master Plan Road Classification: Business

[Link To MoCo Road Classification Map](#)

Posted Speed Limit: Not Posted mph

Street/Driveway #1 (Prop. 2nd Avenue) Street/Driveway #2 (Ex. Fenwick Lane)

Sight Distance (feet)

OK?

Right 400'

Yes

Left 300'

Yes

Sight Distance (feet)

OK?

Right 173'

No

Left 100'

No

Comments: Existing Trees That Block Portions of Sight Triangle From Behind Curb to be Removed. Standard County Sight Distance Form Does Not Address Sight Distance For Two Way Dedicated Bike Lanes Along Frontage. See Supplemental Exhibit.

Comments: Parked Vehicles, Trash Receptacle and Mailbox Obstruct View in Portions of Sight Triangle; Center of Signalized Intersection +/- 165 Feet to the Left from Entrance. Without Parked Cars There is More Than Adequate Sight Distance.

GUIDELINES

Required

Sight Distance
in Each Direction*

Classification or Posted Speed (use higher value)		
<input type="checkbox"/> Tertiary	-	25 mph
<input type="checkbox"/> Secondary	-	30
<input checked="" type="checkbox"/> Business	-	30
<input type="checkbox"/> Primary	-	35
<input type="checkbox"/> Arterial	-	40
<input type="checkbox"/>		(45)
<input type="checkbox"/> Major	-	50
<input type="checkbox"/>		(55)

150'

200'

200'

250'

325'

400'

475'

550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

NOTE: (See Significant Plan Review Comment# 5 of the letter for the condition of approval)

ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date 07/02/2022

Scott V. Rose 02/09/2021
 Signature Date



Montgomery County Review:



Approved



Disapproved:

By:

Deepak Somarajan

Date:

3/11/2021

14979

PLS/P.E. MD Reg. No

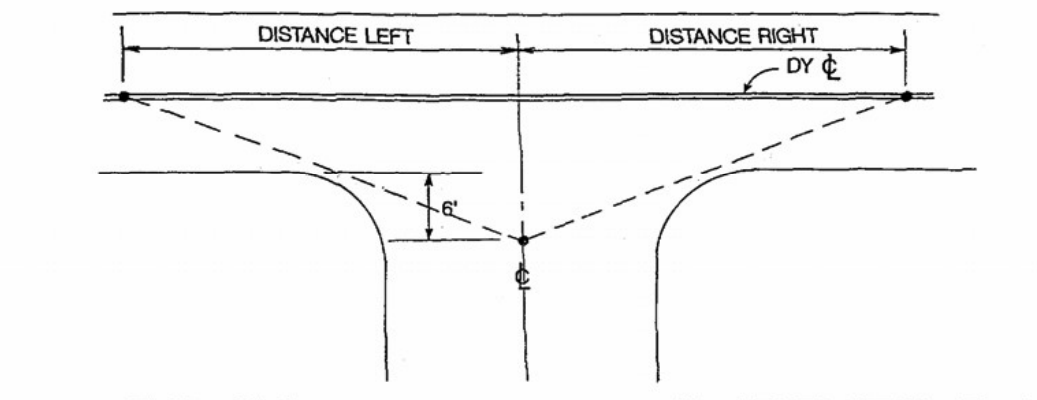
Form Reformatted:
March, 2000



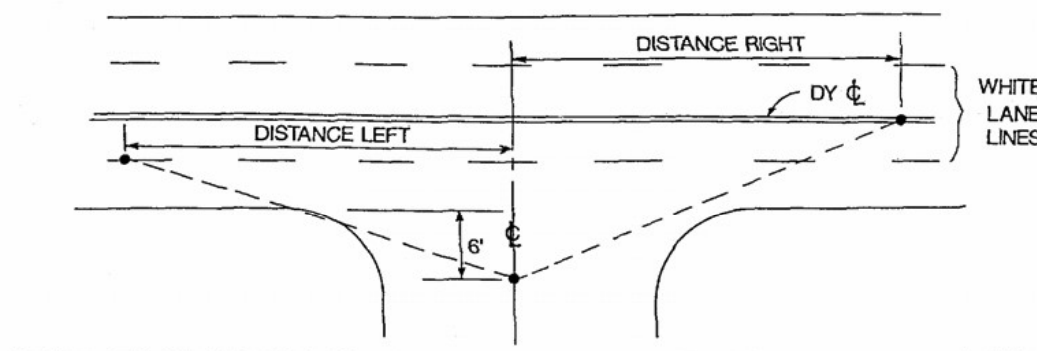
MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION ATTACHMENT

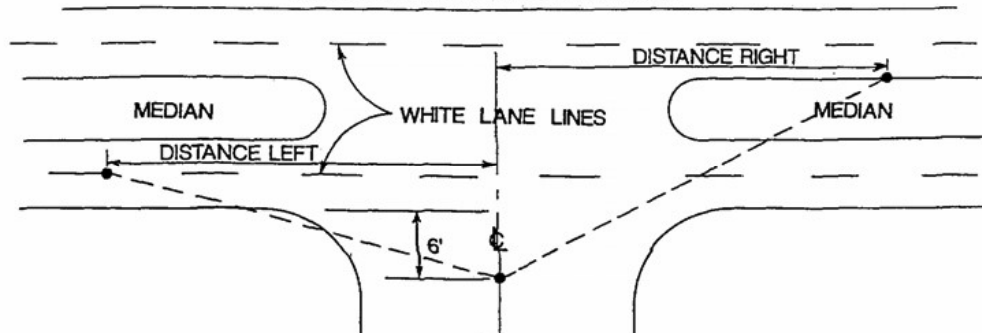
2 LANE UNDIVIDED ROADWAY



MULTI-LANE UNDIVIDED ROADWAY



MULTI-LANE DIVIDED ROADWAY



Sight Distance Images 2nd Avenue



Looking Toward Proposed 2nd Avenue Entrance from the South



Looking Toward Proposed 2nd Avenue Entrance from the North

Sight Distance Images 2nd Avenue Continued



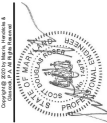
Looking Right From Proposed 2nd Street Entrance



Looking Left From Proposed 2nd Street Entrance



City Engineers
Landscape Architects
Land Surveyors
6223 Wyndham Road, Suite 200
Plymouth, Michigan 48150
Phone: 313.771.0640
www.mhginc.com



Professional Engineer
No. 20712239-121250420707
HOC HEADQUARTERS
10400 DETROIT AVENUE
MONTROSE COUNTY
MONTROSE, MICHIGAN 48856
313.771.0640

HOC HEADQUARTERS

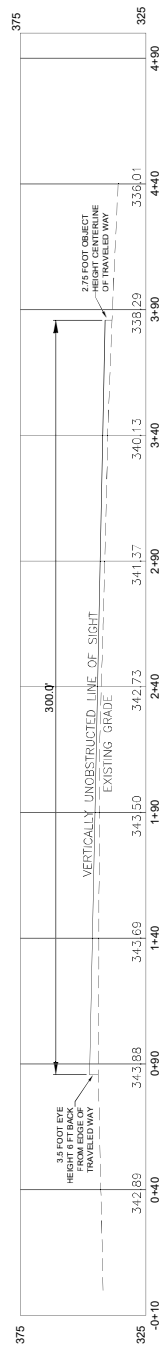
FENWICK LANE 7 2ND AVENUE, SILVER SPRING, MD

REVISIONS	DESCRIPTION	DATE

PROJECT NO. 2015.196.72
SHEET NO. 1 OF 1

IT OF LOTS 2, 3, 34,
BROOK E LEE'S 2ND
ADDITION TO
SILVER SPRING
MONTROSE COUNTY
MICHIGAN

PROJECT NO. 2015.196.72
SHEET NO. 1 OF 1



Sight Distance Fenwick Lane



Looking West Toward Existing Fenwick Street Entrance



Looking East Toward Existing Fenwick Lane Entrance

Sight Distance Images Fenwick Lane Continued

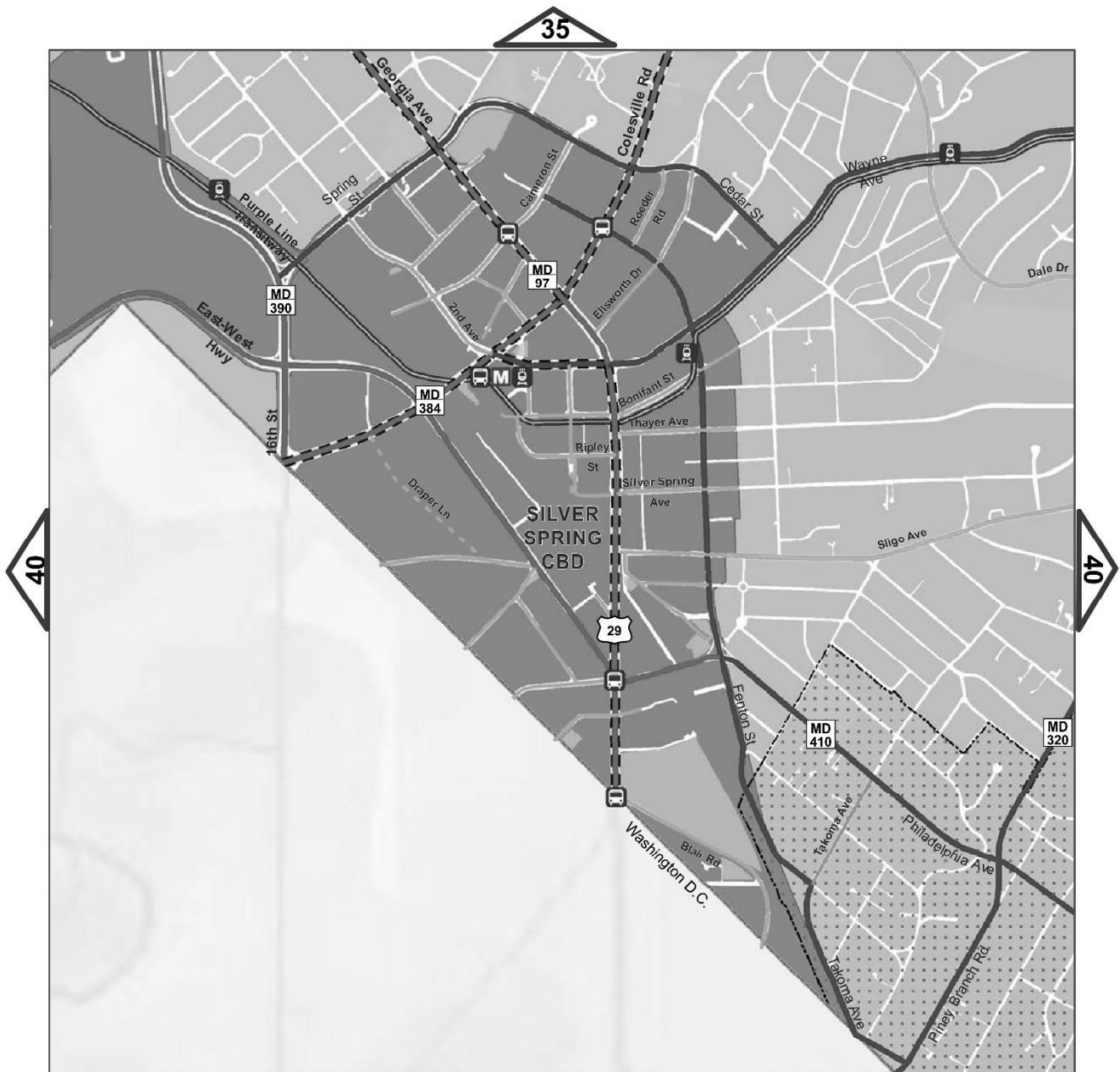


Looking Right From Existing Fenwick Lane Entrance Prior to Parking Meter Installation



Looking Left From Existing Fenwick Lane Entrance

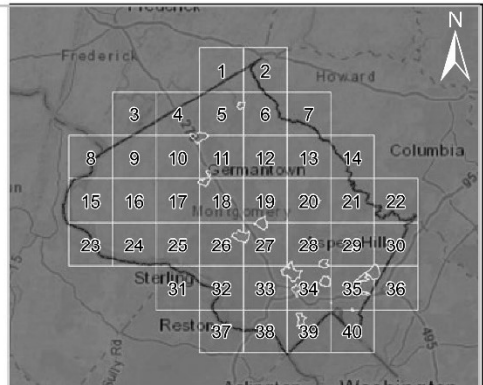
Master Plan of Highways and Transitways Designations



Master Plan of Highways and Transitways Designations

- | | |
|----------------------------------|----------------------------------|
| Planned Light Rail | Minor Arterial |
| Major Highway | Primary Residential |
| Major Highway with Planned BRT | Business (Planned) |
| Arterial | Business |
| Arterial with Planned BRT | Business with Planned Light Rail |
| Arterial with Planned Light Rail | |

0 0.175 0.35 0.7 Miles



Effective: 07/24/2018



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 19-Mar-21
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: HOC Headquarters (Housing Opportunities Commission)
620210120

PLAN APPROVED

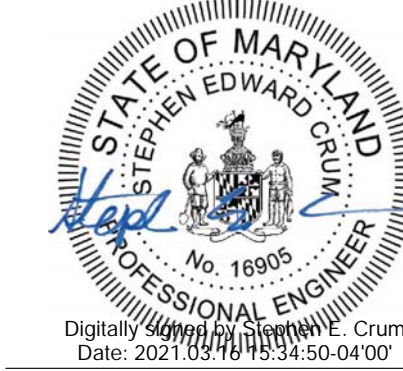
1. Review based only upon information contained on the plan submitted **16-Mar-21** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

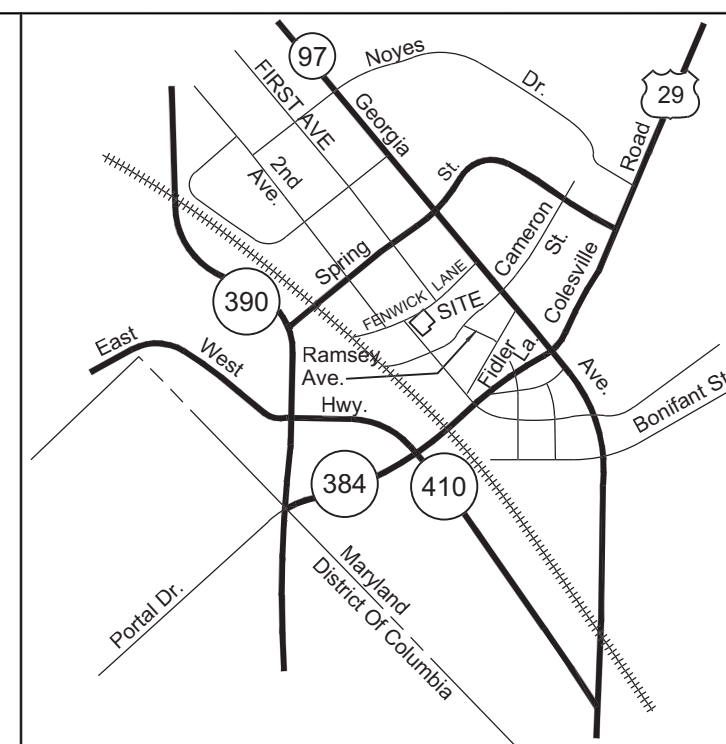
9220 Wightman Road, Suite 120
Montgomery Village, MD 20888
Phone: 301.670.0840
www.mhga.com

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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, Lic. No. 16905 Exp. Date: 04.21.2022

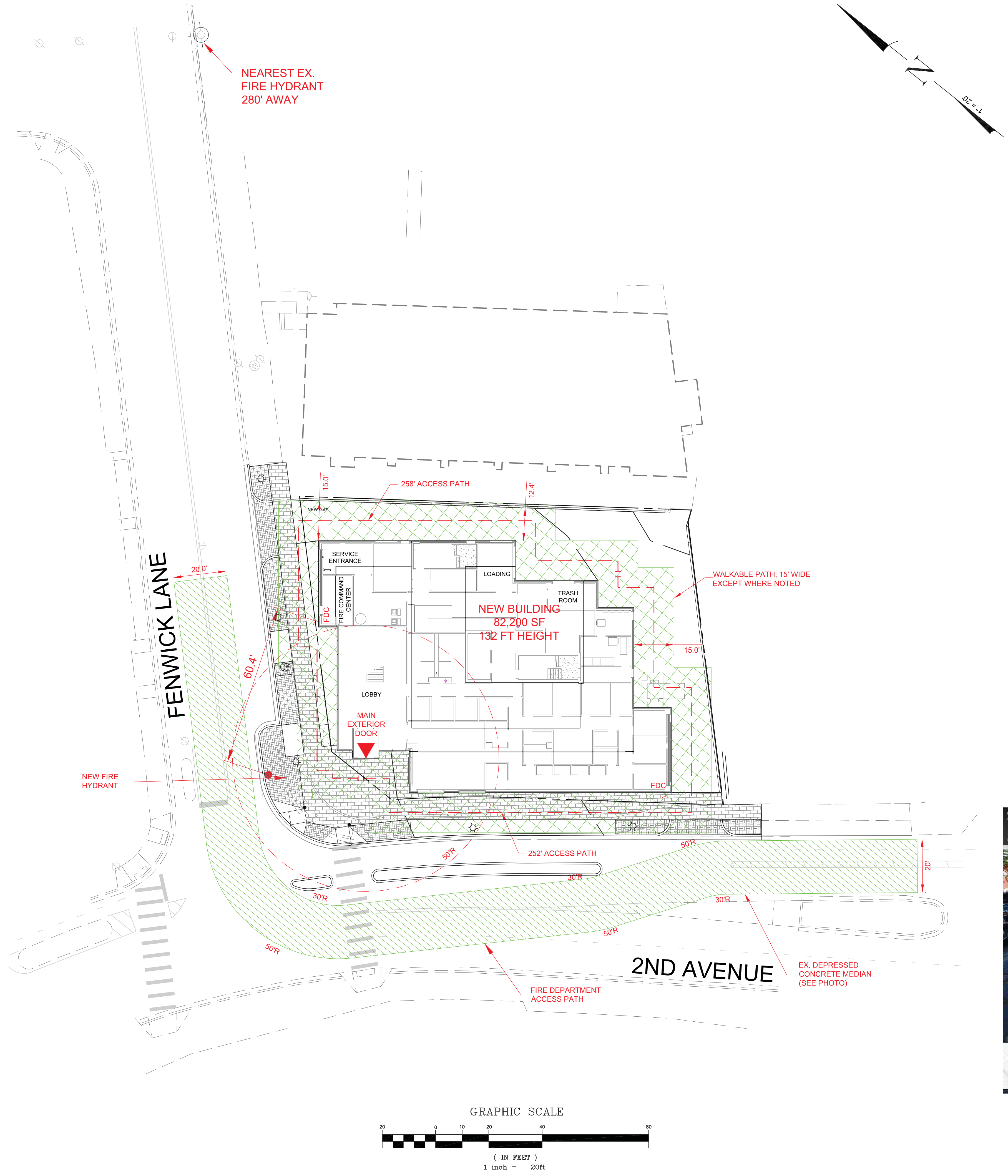
HOUSING OPPORTUNITIES
COMMISSION OF
MONTGOMERY COUNTY
10400 DETRICK AVENUE
KENSINGTON, MD 20895
240-627-9400



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20399666

LEGEND

- N.T.S.
- FIRE DEPARTMENT ACCESS PATH
 - CLEAR & WALKABLE PATH AROUND BUILDING
 - MAIN EXTERIOR DOORS
 - EX. FIRE HYDRANT (FH)
 - NEW FIRE HYDRANT (FH)
 - NEW FIRE DEPARTMENT CONNECTION (FDC)



EXISTING DEPRESSED CONCRETE ISLAND
LOOKING WEST TOWARD FENWICK LANE

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: SAC PK 43 DATE: 3/19/2021

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP JN123 WSSC 210NW02

PLAT 237

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PT OF LOTS 32, 33, 34,
& 35 - BLOCK B
BROOK E. LEE'S 2ND
ADDITION TO
SILVER SPRING

PROJ. MGR	PGL
DRAWN BY	MSH
SCALE	1"=20'
DATE	02.25.2021

FIRE ACCESS PLAN

C0.03

PROJECT NO.	2012.196.72
SHEET NO.	1 OF 1



FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION