

## Bethesda Downtown Design Advisory Panel

### Meeting Minutes

**PROJECT:** 7070 Arlington Road

**DATE:** February 24, 2021

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*The 7070 Arlington Road project was reviewed by the Bethesda Downtown Design Advisory Panel on February 24, 2021. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Sketch Plan stage and will need to return to the Design Advisory Panel at the time of Site Plan to review comments provided and determine final vote for design excellence. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

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#### Attendance:

##### Panel

George Dove

Rod Henderer *(arrived late)*

Brian Kelly

Damon Orobona

Qiaojue Yu

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

##### Staff

Robert Kronenberg, Deputy Director of Planning

Elza Hisel-McCoy, DownCounty Division Chief

Stephanie Dickel, DownCounty Regulatory Supervisor

Grace Bogdan, Planner Coordinator

Hyojung Garland, Park Planning Supervisor

Rachel Newhouse, Parks Planner

Emily Balmer, DownCounty Administrative Assistant III

Applicant Team

Pat Harris, Attorney  
 Mark Hendrickson  
 Pat LaVay  
 Laurence Caudle  
 Fanny Gonzalez  
 Stefano Sani

Members of the Public

*No public in attendance*

Discussion Points:

Staff: The project is at Sketch Plan and the review is focused on massing, urban design with respect to design quality and conformance with Design Guidelines. This is the first time this project has been before the Panel, Staff has provided a memo outlining certain concerns related to height, proposed open space, and building massing perspectives

Panel:

*General Proposal*

- Happy to see the site redeveloped as it is an appropriate location for additional density. The height and massing look good given the context and the unique site layout, the precedents are interesting and on a good track.
- This project at its location is sorely needed as the current experience is not a great transition into the current urban environment. The way you propose corner massing being aligned with various components of Arlington Road. The Design Guidelines have surfaced well in this proposal and it will feel good from a pedestrian standpoint and a distance viewpoint.
- Thank you for providing a clear presentation about the thought process behind these schemes, it has been very helpful.
- Much of the success of this project is about the next steps and meeting the goals that you've shown us here today
- My hope is that the building will focus on the green building techniques and potentially net zero buildings, as that is what eh County Council is increasingly looking towards.
  - *Applicant Response: Thank you for bringing that up. With Federal Realty being a publicly traded company, we try to accomplish some level of sustainability in all our buildings. But what we've noticed now, our investors are actually demanding it and. We are certainly looking for opportunities to do that and often it works out but sometimes it brings other unforeseen issues but we do look to bring as much as we can into a project.*

*Scheme Preference*

- Would be nice to see these side by side, my preference is leaning towards the 'linked volumes scheme'. From the Capital Crescent side it presents a less agitated backdrop and makes sense as a northwest corner volume as a gateway piece to Bethesda Row well as a transition from the southern portion of Bethesda. The linked volumes schemes sets up the possibility for change of materials palettes and gives logic to that.

### *Materials & Articulation*

- One of your diagrams of the north façade of the linear component you showed as a squiggly line and I thought that could mean as being more curvilinear and/or highly articulated façade atop of the lower retail.

### *Arlington Road Access Point/Open Space*

- If we are moving the curb cut up on Arlington Road, the treatment of that space under the building will need to be treated more plaza and less alley like. Similar to the new Torti Gallis building facing Rock Creek Park. That gesture has more power to signal entry than the diagram currently shows. Perhaps the Lobby could be directly under the building opening up on a pocket plaza may help that space be more successful and better continuity with retail.
- The shared use streets concept is working very well, like down at the Wharf and that could be achieved here and those accessing the parking can help enliven the space.
- *Parks Staff:* The corner plaza is a key aspect as the other end of Bethesda Ave by Anthropologie store is an anchor space and the proposed pocket plaza could also function like in the future. West of Arlington Road is not really developed at this point but when it does redevelop, the plaza could really help anchor this corner as well. So please keep that in mind how this space could be a meet up space or otherwise activated as well.
  - *Applicant Response: Thank you for those comments, we have been internally discussing that potential as well.*

### *Height & Stepback*

- Slide 24, I appreciate you trying to line up the height at the corner with the building across the street, however the 100' will be prominent given the other heights to the east will only be 70'. How effective will the 15' stepback be?
  - *Applicant Response: We can do some pedestrian studies to determine how effective the stepback will be and perhaps we can play with the 15' a little bit more, perhaps an additional 5 feet, as 15' is the minimum but the Guidelines recommend up to 20'.*
- The tower element should relate with size, height, and massing of the link going south along Arlington Road, and the stepback should be more related to the existing buildings across Bethesda Avenue to the north.
- The views in the 'linked volumes scheme' is more forgiving than the alternative scheme as the tower takes on a more articulated volume and a rationale for the verticality, perhaps if there was a slightly larger offset that may help.
- I would like to see more views from Bethesda Lane to determine how impactful that height is at the pedestrian level. I would also like to see views looking east on Bethesda Avenue from Griffin Cycle (bike shop).
- An alternative opinion, the 1 to 2 stepback is generally a reasonable stepback. I love the tower on the corner and de-emphasizing that may not be a positive thing.
- How does the Panel feel about the lower, mid, and tower? I think it is a little complicated with the varied heights.
- It is intriguing to me, I think what makes it is the 4-story Arlington Road component. And brings overall cohesiveness.

**Panel Recommendations:**

At Sketch Plan a straw vote is taken to determine whether the Project is on track to receive the minimum 10 points for Design Excellence. The Panel voted 5-0 that the Project is on track with the following to be addressed at the time of Site Plan:

- a. Provide additional pedestrian views from Bethesda Lane and Bethesda Avenue approximately 50 feet west of Arlington Road looking east to study if the current stepback at the corner of Bethesda Avenue is sufficient.
- b. Enhance the space at the Arlington Road access point to be more plaza like.
- c. Provide a rendered landscape plan.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Aseem K. Nigam  
*Director*

September 10, 2021

Jonathan Bush, Planner Coordinator  
Down-County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive  
Wheaton, Maryland 20902

Re: 7070 Arlington Road  
Sketch Plan No. 320210100 & Preliminary Plan No. 11998051A

Dear Mr. Bush:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. The plans are consistent with the MPDU Law and Executive Regulations.

If the units will be developed for-sale, please contact DHCA to discuss prior to submitting the site plan. At site plan, provide the bedroom mix for the market rate units and MPDUs. The MPDUs should be distributed proportionally throughout the building in accordance with Chapter 25A of the Code and related regulations.

Sincerely,

Somer Cross, Program Manager  
Affordable Housing Programs Section

cc: Stephanie Dickel

**Division of Housing**

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

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1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



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

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**DATE:** 20-Sep-21  
**TO:** Stephen Crum - [scrum@mhgpa.com](mailto:scrum@mhgpa.com)  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** Lot 15 & 16 Miller's Addition to Bethesda  
11998051A

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **16-Sep-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.

**\*\*\* Floorplan for level of main access to be submitted at site plan \*\*\***

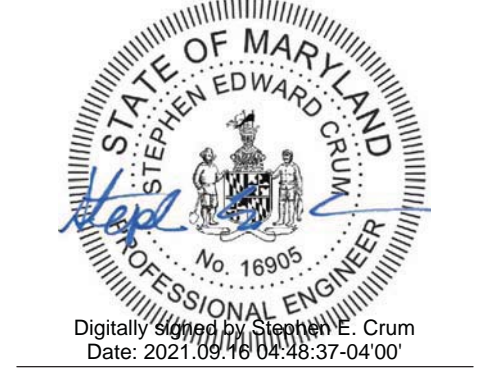




Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhgpa.com

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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

OWNER / APPLICANT:  
FEDERAL REALTY INVESTMENT TRUST  
909 ROSE AVENUE, SUITE 200  
NORTH BETHESDA, MD 20852  
703-776-9682

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP HN122 WSSC 209NW05

PLAT 20949

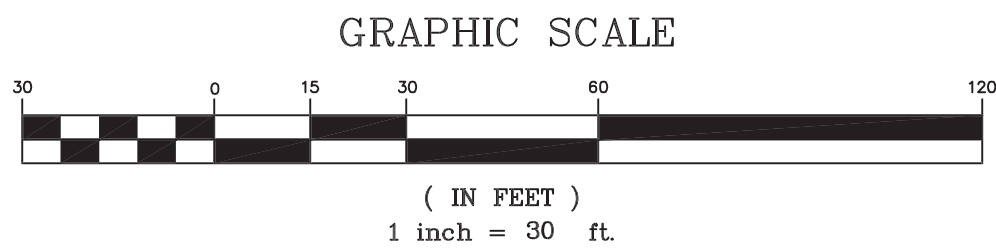
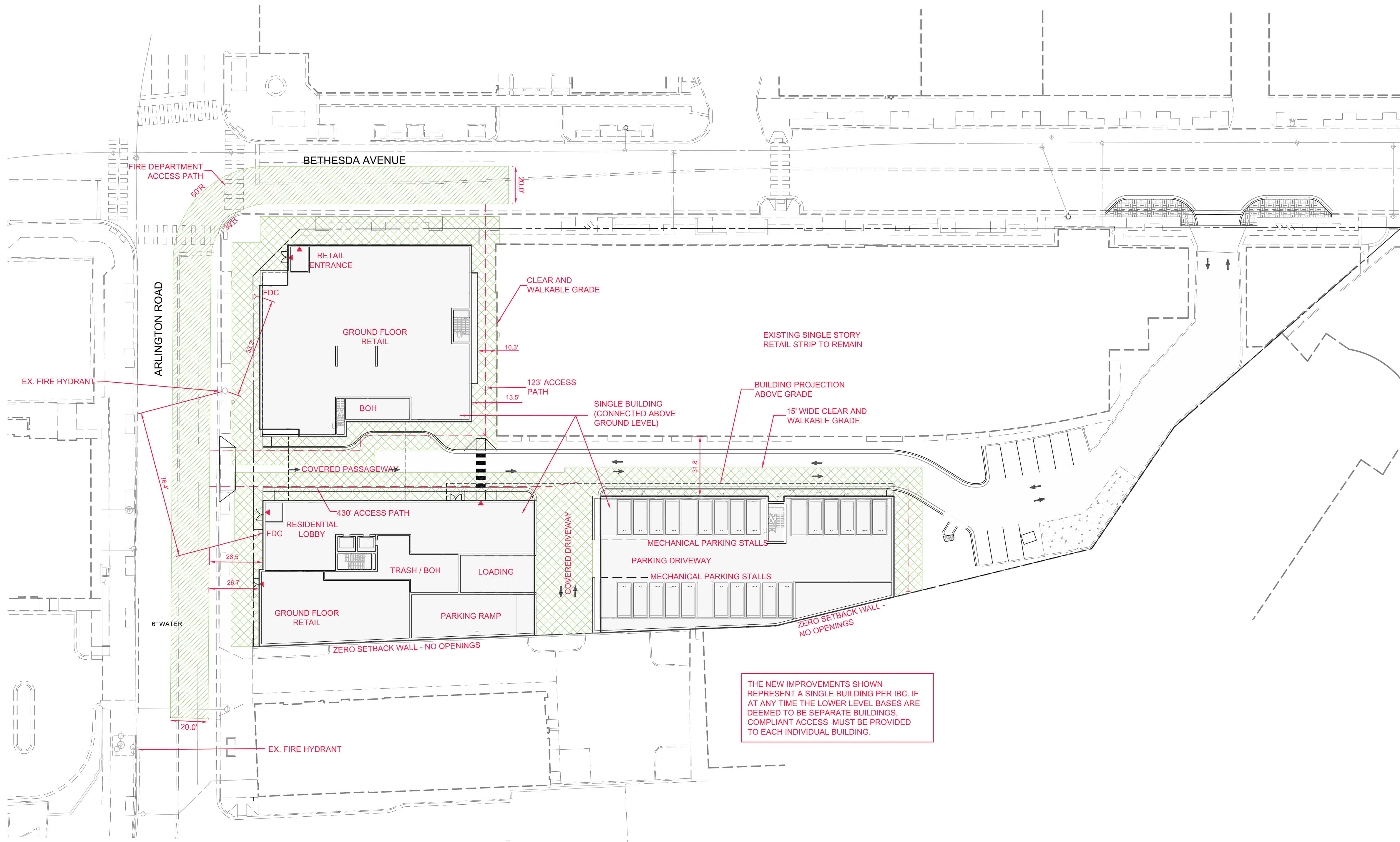
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**LOT 15 & 16  
MILLER'S ADDITION TO  
BETHESDA**

PROJ. MGR	PGL
DRAWN BY	MSH
SCALE	1" = 30'
DATE	08.31.2021

**FIRE ACCESS PLAN**

PROJECT NO.	2013.162.13
SHEET NO.	1 OF 1



**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 PM: 43 DATE: 9/20/2021

NOTE: THIS FIRE ACCESS PLAN IS PRELIMINARY. A FINAL APPROVAL BY MCDPS FIRE ACCESS & WATER SUPPLY (INCLUDING A PERFORMANCE BASED DESIGN MEMO IF APPLICABLE) WILL BE REQUIRED AT THE TIME OF SITE PLAN, SHOWING THE PROPOSED BUILDING FLOOR PLANS & ELEVATIONS.



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher Conklin  
*Director*

October 22, 2021

Mr. Jonathan Bush, Planner Coordinator  
Down-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

RE: Preliminary Plan No. 11985051A  
Sketch Plan No. 20210100  
7070 Arlington Road

Dear Mr. Bush:

We have completed our review of the revised sketch plan and preliminary plan uploaded to eplans on August 20, 2021. Previous versions of these plans were reviewed by the Development Review Committee (DRC) at its meeting on August 3, 2021. We recommend approval of the plans 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 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.

Significant Plan Review Comments

1. There is an existing 54" X 48" RCP culvert that runs north to south through the property. At this time, MCDOT and MCDPS will not permit the proposed construction above the existing culvert as shown on the preliminary plan. Therefore, the applicant will either need to relocate the culvert, replace the culvert, or modify the proposed development so that the buildings are a minimum of 40 feet apart with a minimum 20 feet vertical clearance above the culvert, SUBJECT TO ANY COUNTY COUNCIL APPROVAL. Since the applicant is proposing to build close to or over the culvert, and due to the age of it, the applicant must replace the culvert prior to or at the same time of constructing the new buildings. The applicant must permit and bond the new culvert prior to issuance of the right-of-way permit. The location of the applicant's buildings makes it difficult to maintain the culvert. IF THE OCCUPATION OF THE RIGHT OF WAY IS APPROVED BY THE COUNTY, then the applicant will be responsible for maintaining the pipe and, therefore, will need to establish a maintenance and liability agreement with MCDPS prior to issuance of the right-of-way permit. If the

**Office of the Director**

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

*Located one block west of the Rockville Metro Station*



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applicant chooses to relocate the culvert, then prior to the permit stage, the applicant's engineer will be required to revise the storm drain study accordingly and resubmit to MCDPS for review and approval. MCDPS may require improvements to the existing public storm drain system based upon the review of the storm drain study.

2. The applicant will be required to contribute \$32,000 towards the master planned, separated bike lanes on Arlington Road. The payment must be made prior to the issuance of the right-of-way permit. If the County has already completed the project, or decides not to implement the project, then the applicant will continue to make the payment prior to issuance of the right-of-way permit. This payment will be used to fund other bicycle infrastructure improvements in the Bethesda CBD.
3. The applicant will be responsible to improve the handicap ramps, pedestrian heads and related equipment at all four corners of the Arlington Road/Bethesda Avenue intersection. At or before the permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at [kamal.hamud@montgomerycountymd.gov](mailto:kamal.hamud@montgomerycountymd.gov) for proper executing procedures. All costs associated with such improvements shall be the responsibility of the applicant.
4. The applicant will be required to underground the utilities along their Arlington Road street frontage.
5. The Applicant shall coordinate with Ms. Beth Dennard at [beth.dennard@montgomerycountymd.gov](mailto:beth.dennard@montgomerycountymd.gov) or 240-777-8384 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property:

This project is required to submit a Level 3 Project-Based TDM Results Plan. The project meets the location (Red Subdivision Staging Policy Area and the Bethesda Transportation Management District) and size threshold requirement of more than 40,000 gsf (332,920 gsf) for this plan level.

A Project-based TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the District's goal as well as related commuting goals at that project. The Plan must be submitted to and approved by MCDOT prior to issuance of any building permit by DPS.

Level 3 Project-Based TDM Results Plans require the following:

- i. Appoint a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals).;
- ii. Notify the Department of the Coordinator's contact information within 30 days of receipt of final use and occupancy (U&O) certificate;
- iii. Access to the Project (owner must provide space on-site by prior arrangement with MCDOT or TMD representatives to allow the department to promote TDM);
- iv. Display TDM-related information in highly visible location(s) visible to employees, residents and other project users;
- v. Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project;

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- vi. Additional or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required;
  - vii. Additional Funding: If strategies selected by the owner or applicant do not result in achievement of the project goals by 6 years after final occupancy, the Department may require increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals have still not been met within 8 years of final occupancy;
  - viii. Conduct independent monitoring to determine if the project is meeting its goals until the project's goals are achieved.
6. The applicant will be required to upgrade the existing bus stop along Arlington Road at the northwest corner of the Arlington Road/Bethesda Avenue intersection by replacing the existing brick pavers with a minimum 10-foot wide by 7-foot deep concrete pad with a 5-foot minimum clearance from the front of the bench to the front of the pad. At or before the permit stage, please contact Mr. Wayne Miller of our Division of Transit Services to coordinate these improvements. Mr. Miller may be contacted at 240-777-5836 or at [Wayne.Miller2@montgomerycountymd.gov](mailto:Wayne.Miller2@montgomerycountymd.gov).

#### Standard Plan Review Comments

- 7. No steps, stoops, retaining walls or other structures for the development are allowed in County right-of-way. In addition, doors are not allowed to swing into the County right-of-way.
- 8. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
- 9. If not already completed, construct Bethesda Central Business District streetscaping along the Arlington Road and Bethesda Avenue site frontages.
- 10. This project is located in a Bicycle and Pedestrian Priority Area (BiPPA). Design all access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
- 11. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
- 12. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
- 13. 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.

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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. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. If necessary, paving, curbs, gutters, sidewalks, handicap ramps and storm drain along Arlington Road and Bethesda Avenue.
  - b. If not completed already, construct Bethesda Streetscaping along Arlington Road and Bethesda Avenue.
  - c. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - d. 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 MCDPS.
  - e. 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 me at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,

*William Whelan*

William Whelan  
Development Review Team  
Office of Transportation Policy

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[SharePoint/transportation/directors office/development review/WhelanW/11985051A 7070 Arlington Rd - MCDOT Review Letter 102221.docx](#)

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2022

cc-e:	Pat LaVay	Macris, Hendricks & Glascock
	Pat Harris	Lerch, Early & Brewer
	Katie Mencarini	MNCP&PC
	Mark Terry	MCDOT DTEO
	Sandra Brecher	MCDOT CSS
	Beth Dennard	MCDOT CSS
	Wayne Miller	MCDOT DTS
	Kamal Hamud	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR



## DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Adam Ortiz  
Director

## M E M O R A N D U M

August 25, 2021

TO: Jonathan Bush, Planner Coordinator  
Down-County Planning Division  
Montgomery County Planning Department

FROM: Eileen Kao, Chief  
Waste Reduction and Recycling Section  
Recycling and Resource Management Division

*Alan Pultyniewicz*  
for Eileen Kao

SUBJECT: 7070 Arlington Road  
CR Public Benefit Points - Recycling Facility Plan

The Waste Reduction and Recycling Section of Montgomery County's Department of Environmental Protection (DEP) Recycling and Resource Management Division has reviewed the proposed recycling facility plan for 7070 Arlington Road, a new two hundred fifty (250) unit multi-family project, currently under Site Plan review by the Montgomery Planning Department. The developer has requested public benefit points for its recycling facility plan.

Based upon our review, the developer has not submitted an adequate recycling facility plan to obtain the maximum number of public benefit points. The Waste Reduction and Recycling Section has developed a list of required elements and a menu of options from which two activities must be implemented for a multi-family property to exceed Montgomery County's current recycling requirements and qualify for the full 10 public benefit points awarded for the Recycling Facility Plan.

**To qualify for the full 10 points awarded for the Recycling Facility Plan, a property must include the following three (3) services:**

- 1. Foods Scraps Collection and Recycling through either:**
  - a. **Food scraps recycling collection and service for residents (for offsite composting)** – providing food scraps recycling collection containers in trash/recycling rooms or a central location to allow residents to separate food scraps for recycling from trash. Contract for food scraps recycling collection service with a food scraps recycling collection service provider that takes the food scraps to an off-site compost facility for recycling and processing.

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**Or**

- b. **Composting of certain types of food scraps onsite in community garden(s)** – providing food scraps collection containers in trash/recycling rooms or a central location to allow residents to separate certain types of food scraps from trash. The collected food scraps would then be composted onsite in the community garden with the end product being used as a soil amendment for the garden.
2. **Battery recycling collection containers and service for residents** – providing battery recycling collection containers for all types of household dry cell battery types (e.g., alkaline, lithium, NiCad, rechargeable) and sizes (e.g., AA, AAA, C, D, 9-Volt, various button batteries) in trash/recycling rooms or a central location. The collected batteries would then be sent for recycling (not disposal) to a battery recycling processing facility. Examples could include prepaid collection and recycling kits from providers such as, but no limited to, Battery Solutions, RECYCLEPAK, Lampmaster, Terracycle, Everlights, or any other household battery collection and recycling service.
3. **Plastic bags, film, and shrink wrap recycling collection containers and service** – providing recycling containers for the collection of plastic bags, plastic film, and shrink wrap such as air pillows, bubble wrap, grocery bags, dry cleaner bags, newspaper bags and sleeves, plastic shipping envelopes, shrink wrap, cereal box liner bags, and other plastic films in trash/recycling rooms or a central location. Collected bags and film may be taken to a local grocery store that will accept the plastic bags and plastic film as part of their recycling collection program, or contract for recycling collection service with a plastic bag/film recycling service provider.

**And any two (2) of the following options, or other proposed options reviewed and approved by DEP's Recycling and Resource Management Division:**

1. **Electronics/e-waste recycling collection containers and service** – providing recycling collection containers or a designated and clearly marked area for all types of household electronic/e-waste such as: digital cameras; computer monitors; computers; cordless phones; cell phones; CRT monitors; earphones and earbuds; extension and power cords and cables; fax machines; flat-screen monitors; inkjet, laser, and other printers; keyboards; projection televisions; radios; speakers; stereos; surge protectors; televisions; and VCRs. The collected items would then be sent for recycling (not disposal) to an electronics recycling processing facility. Contract for collection service with an electronics recycling collection service provider or participate in mail-back programs for electronics.
2. **Resident CFL (compact fluorescent light) bulb recycling collection and service** – providing recycling collection containers for all types of CFL light bulbs and tubes in trash/recycling rooms or a central location. The collected items would then be sent for recycling (not disposal). Contract collection service with an CFL recycling service provider or participate in mail-back programs for CFL recycling.



3. **Textiles recycling collection containers and service** – providing recycling collection containers for all types of textiles in trash/recycling rooms or a central location. Textiles include bedspreads and blankets, clothes, fabric, linens (sheets, towels), shoes and sneakers. The collected items would then be sent for recycling (not disposal). Contract for recycling collection service with a textile recycling service provider. Note: *donating textiles to a reuse store (e.g., Goodwill) does not count towards recycling, but counts as a reuse opportunity.*
4. **Paper shredding and recycling for residents** – providing a commercial-grade paper shredder or shredding service to allow residents to shred sensitive documents and paper materials. Contract with a collector to pick up and recycle the shredded contents.
5. **Use cooking oil recycling** – Providing containers for the collection of use cooking oil container in the trash/recycling rooms or a central location for use by residents. This encourages residents to properly handle their used cooking oil for recycling rather pouring it down their kitchen drains or disposing in the trash. Contract for collection service with a contractor that takes the used cooking oil to a recycling facility, not a fuel blender or disposal facility.
6. **Swap/freecycle/donation storage areas** – providing a designated space or area (e.g., closet or storage room) where residents can drop-off unwanted gently-used and still functioning items or clothing for other residents to take and keep. This promotes reuse of still usable items, reduces waste, and can save residents time and money by not having to purchase similar new items. This program requires monitoring by the Property Manager, property staff or other designated person to ensure that it remains a donation and reuse opportunity. To this end, unclaimed items should be periodically donated, recycled, or disposed.
7. **Reuse Libraries/Centers** – providing a designated space or area (e.g., closet or storage room) for the collection of commonly used tools or appliances that residents could borrow for short term use and then return for others to use. This could include tools (e.g., hammers, screwdrivers, pliers, wrenches, drills, etc.) or small appliances (e.g., carpet cleaners, vacuums, sewing machines, irons, etc.). The idea is to provide items that residents might need for a one time or infrequent use that they would otherwise have to purchase and then never use again. This helps reduce waste and clutter and would be considered an amenity by residents.

The proposed Recycling Facility Plan in the Statement of Justification for 7070 Arlington Road states the following:

*(g) Recycling Facility Plan - In addition to the required recycling measures, the Applicant is working with the Department of Environmental Protection to provide measures above and beyond those required, including the following: 1) Designated recycling containers within the public streetscape; 2) Paper shredder; and 3) Cooking oil container in the trash/recycling room.*

Mr. Jonathan Bush

August 25, 2021

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In summary, for 7070 Arlington Road to qualify for the full 10 public benefit points for its recycling facility plan, it would need to incorporate the following:

1. Foods scraps collection and recycling
2. Battery recycling collection containers and service for residents
3. Plastic bags, film, and shrink wrap recycling collection containers and service

The proposed paper shredder and cooking oil recycling container would fulfill the requirement for the two additional activities, provided they comply with the criteria outlined above for each.

The proposed “recycling containers within the public streetscape” is not applicable, as placing recycling containers in public spaces is a requirement of Executive Regulation 1-15 Residential and Commercial Recycling and is not considered “above and beyond” the requirements of the County’s recycling regulations.

If you have any questions or would like to discuss any details, please contact Alan Pultyniewicz of my team at [Alan.Pultyniewicz@MontgomeryCountyMD.gov](mailto:Alan.Pultyniewicz@MontgomeryCountyMD.gov).



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

September 21, 2021

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

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Millers Addition to Bethesda  
Preliminary Plan #: Pending  
SM File #: 286933  
Total Concept Area: 1.21 Acres / 52,600 sq ft  
Lots/Block: Lots 15 & 16, Block E  
Watershed: Little Falls

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 green roof and planter box microbioretention.

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. Thank you for providing the history and background of the existing stormwater management on site. We agree that a waiver for that quality treatment is appropriate and will address this at the time of detailed plan.

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 required**.



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

*Mr. Swenson*  
*September 21, 2021*  
*Page 2 of 2*

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 Jean Kapusnick, P.E. at 240-777-6345.

Sincerely,

*Mark Etheridge*

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

MCE: jak

cc: N. Braunstein  
SM File # 286933

ESD: Required/Provided 8,328 cf / 8,475 cf  
PE: Target/Achieved: 2.0"/2.04"  
STRUCTURAL: 0.0 cf  
WAIVED: TBD ac