

# ATTACHMENT B



## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Aseem K. Nigam  
*Director*

December 21, 2021

Emily Tettelbaum, Planning Coordinator  
Mid-County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive  
Wheaton, Maryland 20902

Re: ELP Bethesda at Rock Spring, Phase 1-A  
Site Plan No. 820210190

Dear Ms. Tettelbaum:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. Fifteen percent (15%) of the independent living units must be provided as moderately priced dwelling units (MPDUs) and must comply with the requirements of 25A and related regulations. The bedroom mix of MPDUs must match the ratio that market-rate bedrooms bear to the total number of market-rate units. The final MPDU bedroom mix, unit layouts, and locations will be determined at the Agreement to Build stage.

The applicant should also continue to work with the DHCA to determine how to maintain affordability of the MPDUs for MPDU participants.

Sincerely,

Somer Cross, Program Manager  
Affordable Housing Programs Section

### 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 PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

October 25, 2021

Mr. Kyle Walker, P.E.  
Soltesz  
2 Research Place, Suite 100  
Rockville, MD 20850

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** Request for ELP  
Bethesda at Rock Spring, 10400 Fernwood  
Road  
**Project Phase: Phase 1A**  
Preliminary Plan #: 120210040  
SM File #: 286375  
Total Concept Area: 704,195 sq ft /16.17 ac  
Parcel(s): N737  
Watershed: Cabin John Creek

Dear Mr. Walker:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for **Phase 1A** the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via microbioretention and planter boxes.

The following **items** will need to be addressed **during/prior to** the final stormwater management design 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. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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**.



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**820210190 ELP Bethesda at Rock Spring Phase 1A**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

“07-SITE-820210190-C102.pdf V4” uploaded on/ dated “11/17/2021” and

The followings need to be addressed prior to the certification of site plan:

1. Ensure of safe truck turning movement for all (especially right turn) movements and access points for the relevant truck size. Protected intersections can help achieving this goal.
2. Provide public sidewalk:
  - a. to ADA standards (minimum five feet wide) and label it accordingly.
  - b. Ensure at-grade crossing at driveways.
  - c. ensure all handicap sidewalks/ ramps have receiving counterparts and are aligned with them. Provide and label clearly.
  - d. Need dual ramps at intersections if crossing at both directions are planned. Detectable warning surfaces need to be adjusted accordingly.
  - e. Ensure of a safe transition of proposed to existing sidewalk where cycle track ends in the ROW.
3. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
4. On landscaping plan, provide street trees per approved tree species list at the required spacing keeping clearances per County requirements.

And the followings need to be conditions of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
2. All existing easements within the area to be dedicated as ROW are subject to subordination agreement.
3. Address MCDOT preliminary plan 120210040 approval letter dated June 16, 2021 comment 9 (significant comments) regarding Storm drain drainage covenant.
4. MCDOT-Commuter Services Transportation Demand Management comments:

An owner or applicant for a development located in the Orange Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 160,000 square feet of gross floor area. The ELP Bethesda at Rock Spring project is in the Orange Policy Area, the North Bethesda TMD, and the 2017 Approved and Adopted Rock Spring Sector Plan area. Phase 1A proposes to develop residential buildings RB 1.1 and RB 1.2 which combined, total more than 928,000 gsf. A Level 3 TDM Results Plan for Phase 1A must be approved by MCDOT and submitted prior to issuance of any building permit by DPS.

A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the North Bethesda TMD's goal and related commuting goals at that project. The Level 3 TDM Results Plan must be approved by MCDOT and submitted prior to issuance of any building permit by DPS. Level 3 Results plans must include the following:

- Appointment of a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals).
- Notification of the Transportation Coordinator's contact information (provide MCDOT with contact information)
- 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).
- TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents and other project users).
- Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.
- 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.
- 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.
- Conduct independent monitoring to determine if the project is meeting its goals, until the goals are achieved.

To obtain a New Development Project-based TDM Plan form, contact Beth Dennard at [Beth.Dennard@montgomerycountymd.gov](mailto:Beth.Dennard@montgomerycountymd.gov) or (240) 777-8384.