



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 4, 2021

Erica M. Rigby, P.E.
District Engineer
MDOT SHA, District 3
9300 Kenilworth Avenue
Greenbelt, MD 20770

Dear Ms. Rigby:

On September 15, 2021 the Montgomery County Planning Board conducted a Public Hearing for the Takoma Junction applications, including Mandatory Referral, Preliminary Plan, and Site Plan. During discussion of the Project, the Board was unable to draw clear direction from MDOT SHA's letter dated September 7, 2021 which provides comments on the proposed layby and vehicular access for the Takoma Junction site (SHA Tracking #19-AP-MO-008-xx).

The Planning Board is seeking clarity on MDOT SHA's position on the proposed layby and site access. Planning staff relies on the recommendations from MDOT SHA and other agencies to support findings of safety and conformance to County and State recommendations. As written, the letter is unclear if there is a possibility that NDC and the City of Takoma Park ("Collectively the Applicant") can alter the design of the layby and/or site access in such a way that the State Highway Administration can make the necessary findings for safety and ultimately approve them.

The Planning Board is requesting the following:

1. If there is a scenario where MDOT SHA could approve an on-street loading "layby" and vehicular access for the Site, we strongly urge MDOT SHA staff to provide detailed, specific comments to that effect so the Applicant may address your concerns in a constructive and efficient manner.
2. If MDOT SHA has determined that there are no practical ways to safely accommodate the layby or overcome the sight-distance challenges for the vehicular access to the Site, it would be helpful to have this determination clearly explained in writing, identifying all contributing factors.
3. Additionally, we respectfully request that all authors of the letter be present at the next public hearing held by the Planning Board so that Planning Board members can ask questions and discuss the project directly with those in your agency that make the

Ms. Erica M. Rigby, P.E.
October 4, 2021
Page Two

final determination to approve or deny the proposed design. Our staff will coordinate with your team on the date and time of the hearing.

The Planning Board extended the review period for the applications to January 2022 to allow time to address the above questions. Thank you for your review and cooperation on this Project.

Sincerely,



Casey Anderson
Chair

CA:gkb

CC Gwen Wright, Montgomery County Planning Director
Robert Kronenberg, Deputy Director
Elza Hisel-McCoy, Downcounty Planning Chief
Stephanie Dickel, Downcounty Regulatory Supervisor
Grace Bogdan, Downcounty Planner Coordinator
Katie Mencarini, Downcounty Transportation Coordinator
Matt Mills, Senior Counsel