



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

March 7, 2022

Ms. Angelica Gonzalez, Planner III
Up-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 11987271D
Milestone
REVISED LETTER

Dear Ms. Gonzalez:

We have completed our review of the preliminary plan uploaded to eplans on January 19, 2022. Previous versions of these plans were reviewed by the Development Review Committee (DRC) at its meeting on November 9, 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.

The subject property has street frontage along Ridge Road (MD 27), which is maintained by Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction, and per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendation for the attention of the concerned agencies.

Significant Plan Review Comments

1. This site originally agreed to provide a 170-space kiss and ride lot on parcel K. A commuter parking lot easement was established on plat #21774 along with a use and maintenance agreement dated March 9, 2001 and recorded in land records (18884/061). In subsequent approvals, the location of the kiss and ride lot was relocated. The original location remained with a reduced number of spaces – 74. The additional spaces were located to south of Milestone Center Drive. In a Preliminary Plan amendment from 2015, the lot was altogether proposed to be relocated with DOT agreement to Building 7, which is located where the applicant now proposes Building C.

Office of the Director

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Located one block west of the Rockville Metro Station

MCDOT will continue to require the applicant to provide a 170-space parking lot, preferably in one location within this site. MCDOT is currently conducting a comprehensive review of the RideOn bus network, which hasn't been done in some time. DOT believes that the I-270 managed lanes will also need park and ride lots at various locations along the corridor. MCDOT recommends the applicant be required to:

- a. Construct an approximately 170-space park and ride lot agreed to by MCDOT and the applicant at such time as needed. The final number of parking spaces will be determined when the transit design in this area is completed. The location and related details of this lot will be determined prior to certified preliminary plan and prior to recordation of the plat.
 - b. The applicant will release the county from the existing Use and Maintenance Agreement prior to recordation of the plat. This release will be recorded in land records at the applicant's expense.
 - c. The first plat will be updated to reflect the new location of park and ride lot.
2. The Applicant shall coordinate with Ms. Beth Dennard at beth.dennard@montgomerycountymd.gov or 240-777-8384 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property:

The transit-oriented project is in the Germantown East Policy Area and the Germantown Forward Sector Plan Area, both of which are in the Yellow Subdivision Staging Policy Area. The NADMS goal for the Germantown East Policy Area is a blended goal of 28 percent for residents and employees. The project proposes to develop 3 new research and development-related office buildings which will total more than 150,000 gsf. If County Council establishes Germantown as a Transportation Management District (TMD) before the approval of any applicable plans or permits, TDM provisions of County Code Section 42A-26 will apply and a Level 2 TDM Action Plan will be required prior to issuance of any building permit.

In the interim to Germantown being designated as a TMD, given the NADMS goal for the Germantown Policy Area and to maximize TDM opportunities at this transit-oriented development, the following actions are strongly recommended:

- i. Provide a contact person (Transportation Coordinator) to work with MCDOT) and promote all forms of non-auto modes of transportation
 - ii. Allow access to the Project (provide space on-site by prior arrangement with MCDOT) to allow the Department to promote non-auto modes of commuting to employees, including participation in commuter surveys
 - iii. Install monitors in each lobby of each new building to display real time transportation information to employees and visitors at the Project. The real time information can be shown on monitors that show project-based information (i.e., building directory, meeting or event locations, etc.)
 - iv. Provide showers and changing rooms in each new building to encourage use of bicycling and walking as a means of commuting.
3. The existing bus stop on Milestone Center Drive near the NW corner of Existing Building 1 needs to be upgraded to include a shelter with a 22' x 7' reinforced concrete pad. 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.

4. Prior to the release of the first use an occupancy permit (other than core and shell), the applicant will be required to construct the following master-planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with the requirements set forth by MCDOT – Division of Traffic Engineering and Operations:
 - a. Construct an 11' wide asphalt, shared-use path, with a 6' wide buffer from traffic, along the public portion of Milestone Center Court to the southern portion of the cul-de-sac. We recommend that the applicant work with the adjacent property owner to continue the path construction south of the cul-de-sac, through the easement shown on Plat 21201, to Ridge Road (MD 27).
 - b. Construct a 5' wide asphalt pedestrian path along the frontage of the northern transit easement right of way, to be field located to limit environmental impacts. The applicant shall enter into a maintenance and liability agreement with the county.

Standard Plan Review Comments

5. We defer to Maryland State Highway Administration (MSHA) for improvements along Ridge Road (MD 27).
6. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream County storm drain system for this plan.
7. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
8. We recommend that the applicant design all access points to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
9. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
10. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
11. 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.
12. 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.
13. 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. Sidewalk and handicap ramp along the public portion of Milestone Center Drive.
- b. Asphalt path, handicap ramps and street trees along Milestone Center Court.
- 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. The 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 or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/WhelanW/11987271D Milestone - MCDOT review letter 030722 REVISED.docx](#)

Enclosures (1)

Sight Distance Certification

cc: Correspondence folder FY 2022

cc-e: Ian Duke VIKA
Michael Goodman VIKA
Chris Van Alstyne MNCP&PC

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|----------------|------------|
| Sandra Pereira | MNCP&PC |
| Mark Terry | MCDOT DTEO |
| Sandra Brecher | MCDOT CSS |
| Beth Dennard | MCDOT CSS |
| Wayne Miller | MCDOT DTS |
| Deanna Archey | MCDOT DTS |
| Sam Farhadi | MCDPS RWPR |