



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

March 4, 2022

Mr. Tsaiquan Gatling, Environmental Senior Planner
Down-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 11984260A
2 Bethesda Metro Center

Dear Mr. Gatling:

We have completed our review of the revised sketch plan and preliminary plan uploaded to eplans on February 18, 2022. Previous versions of these plans were reviewed by the Development Review Committee (DRC) at its meeting on December 21, 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. The applicant is seeking a waiver from the standard truncation requirement for the intersections of Woodmont Avenue/North Lane, Woodmont Avenue/Montgomery Lane and Montgomery Lane/East Lane. Under Section 50-4.3.E.2.f.iii of the County Code, the right-of-way of corner lots at an intersection are required to be truncated by straight lines joining points twenty-five (25) feet from the theoretical property line intersection in each quadrant.

MCDOT Response: The right-of-way truncations are required per County Code Section 50.4.3.E.2.f.iii, which the Planning Board has the authority to specify a greater or lesser truncation. Therefore, MCDOT defers to them for this requirement.

2. The applicant will be responsible to improve the handicap ramps, pedestrian heads and related equipment at all four corners of all intersections, if necessary. 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

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 improvements shall be the responsibility of the applicant.

3. On the Certified Preliminary Plan, clearly label and dimension all rights-of-way for Woodmont Avenue, North Lane, East Lane and Montgomery Lane.

Standard Plan Review Comments

4. 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.
5. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
6. If the proposed construction disturbs the existing streetscaping along the Woodmont Avenue site frontage, reconstruct Bethesda Central Business District streetscaping along the Woodmont Avenue site frontage.
7. This project is located in a Bicycle and Pedestrian Priority Area (BiPPA). Design all access points (if being reconstructed/rebuilt) to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
8. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
9. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
10. 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.
11. 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.
12. 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 along Woodmont Avenue.
 - b. Reconstruct Bethesda Streetscaping along Woodmont Avenue, if necessary.

- c. Handicap ramps, sidewalks, curbs, gutters and paving per the above Comment #2, if necessary.
- d. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
- e. 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.

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/11984260A 2 Bethesda Metro - MCDOT Review Letter 030322.docx](#)

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2022

cc-e:	Michael Goodman	VIKA
	Katie Mencarini	MNCP&PC
	Stephanie Dickel	MNCP&PC
	Kamal Hamud	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

November 15, 2021

Mr. Ghassan Khouri, P.E.
VIKA Maryland, LLC
20251 Century Blvd., suite 400
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
2 Bethesda Metro Center
Preliminary Plan #: N/A
SM File #: 287507
Tract Size/Zone: N/A
Total Concept Area: N/A
Lots/Block: N/A
Parcel(s): N/A
Watershed: N/A

Dear Mr. Khouri:

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 **See Below**:

1. This submission notes that the project consists of less than 5,000 square feet of disturbance and less than 100 cubic yards of earth movement. Therefore, no Sediment Control permit is required; No Stormwater is required.

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**.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,

Mark C. Etheridge

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

MCE: 287507



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

DPS-ROW CONDITIONS OF APPROVAL

January 26, 2021

81989060E 2 Bethesda Metro Center

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-81989060E-SP3.pdf” uploaded on/ dated **“1/25/2022”** and

A ROW permit is required for the minimal impact to the County ROW per the above site plan. We have no further comments at this point.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 21-Mar-22
TO: Michael Goodman
VIKA, Inc
FROM: Marie LaBaw
RE: 2 Bethesda Metro Center
11984260A 81989060E

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **17-Mar-22**. 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.

***** Improvements to an existing building *****

Memorandum

TO: Dr. Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

FROM: Kevin Sperry, AIA, KASA

PROJECT: 2 Bethesda Metro Center
Site Plan Amendment 11984260A & 81989060E
7th Election District
Montgomery County, Maryland

RE: Fire Access – Response to Questions

DATE: March 17th, 2022

Dear Dr. LaBaw:

In response to the comments raised in your email dated 3/1/2022 and our conference call on 3/11/2022, regarding the proposed Redevelopment of 2 Bethesda Metro Center, please find a series of comments below which will help respond to concerns that have been raised regarding the project.

The existing building is a 3-level retail building built in 1999, with three tenants, one on each level. Each level steps away from the sidewalk and has one primary entrance. In no case will the new configuration of building entrances create new or worsened condition of any existing, non-compliant situations, as outlined below:

- The Ground Level is at the sidewalk level and its main entrance is located approximately 20' away from the curb.
 - This Ground Level is outside of the scope of the project, and no modifications are proposed to it at this time.
- The Mezzanine Level is one level above the sidewalk (accessed by an exterior plaza with steps) and its main entrance is located approximately 105' away from the curb.
 - The proposed redevelopment proposes a new entrance with the same distance from the curb.
- The Plaza Level is two levels above the sidewalk (accessed by an exterior plaza with steps) and its main entrance is located approximately 178' away from the curb.
 - The proposed redevelopment proposes a new main entrance with the same distance from the curb, and two (2) new secondary entrances, which are both closer to the curb than the existing entrance.

We believe that the new project will improve the fire safety of the site, in three very important ways, which are as follows:

1. Addition of a new direct corridor to Plaza Level from Elevator
2. Reduction in hours of use
3. Change in use from retail to office amenity space
4. Additional new entry points provided

1. Addition of a new direct corridor to Plaza Level from Elevator

There is an existing elevator within the building, which currently stops at (3) levels of the project, the Parking Level, the Mezzanine Level and the Plaza Level. This elevator is proposed to be extended by (1) additional level, to connect to the new Fitness Level which is proposed by the new project. One important aspect of the design of the project is a new "Egress Corridor" which directly connects the elevator to the exterior of building through a public corridor. Currently, this elevator only access the interior of the tenant space, so at any time outside of business hours, this elevator is not usable by emergency first responders. The new proposal improves this situation by allowing 24/7 access from the fire department to the Upper Levels of the project, as well as the (2) spaces within the project. Please see a plan of the proposed Egress Corridor below, for reference, from the Architectural Plaza Level Proposed Floor Plan, sheet A213, dated 9/10/2021.

FIRE CODE ENFORCEMENT

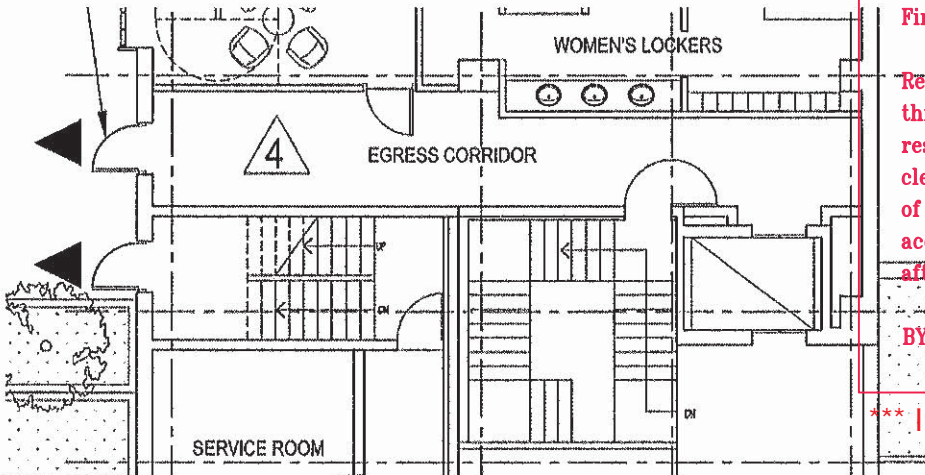
Page 2

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 FM: 43 DATE: 3/21/2022

*** Improvements to an existing building ***



2. Reduction in hours of use

Currently, Mezzanine Level tenant is a retail fitness tenant, and the Plaza Level tenant is a fast-casual restaurant tenant. These tenants have business hours that are typically open 7 days per week, for 12 hours per day. The proposed renovation project would remove these retail tenants and replace them with office amenity space. This office amenity space would not be open 7 days per week, nor would it be in use for 12 hours per day. The actual business hours of the space are currently unknown.

3. Change in use from Retail to Office Amenity Space

As described above, the existing retail space is proposed to convert to Office Amenity space. This change in use is an improvement from a fire and life safety perspective due to the lower intensity of the use. The current fitness tenant is a similar use as the proposed fitness area. However, the existing restaurant use currently has electric burner equipment which produces grease-laden smoke, which requires a Type A vent hood. The proposed use of Office Amenity has no such hazardous equipment proposed.

4. Additional new entry points provided

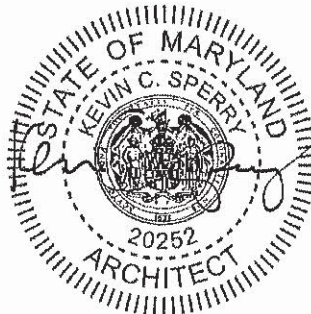
The existing building current has three entrances into the upper two tiers of the building, with no communication between the two levels. The new proposal increases the entrances of this building from three to four, and introduces full communication between the upper two levels of the structure. There are two new entrances shown on the Western façade at the upper-most level, both of which are closer to the fire access lane than the existing building entrance. This should reduce the distance from the fire access lane to the furthest corners of the spaces. The four (4) proposed entrances are highlighted on the Fire Vehicle Circulation plan, Drawing No. 81989060E, dated 9/29/2021, by VIKa.

Please contact me with any questions or if you need additional information regarding this matter. Thank you.

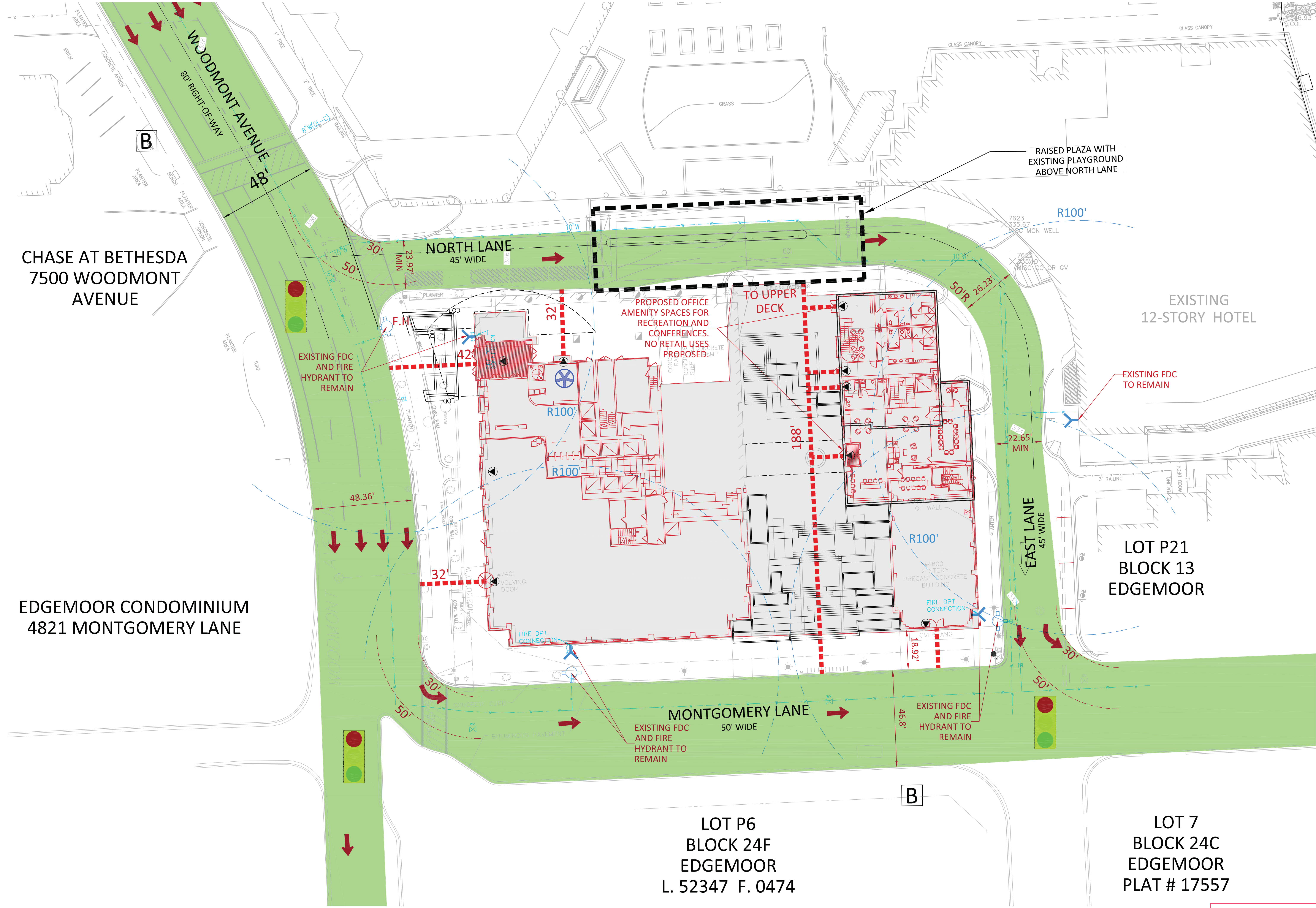
Sincerely,
KASA

Kevin C Sperry, AIA
Partner

kevin@kasa-arch.com
T: (312) 636-3248



E-FILE STAMP



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

- LEGEND
- PRIMARY BUILDING ENTRY
 - SECONDARY BUILDING ENTRY
 - EXISTING WATER MAIN
 - PROPOSED FDC/STANDPIPE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE TRUCK ACCESS ROUTES
 - WALKABLE PATH
 - SIGNALIZED INTERSECTION
 - TRAFFIC FLOW

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: 3/21/2022

*** Improvements to an existing building ***

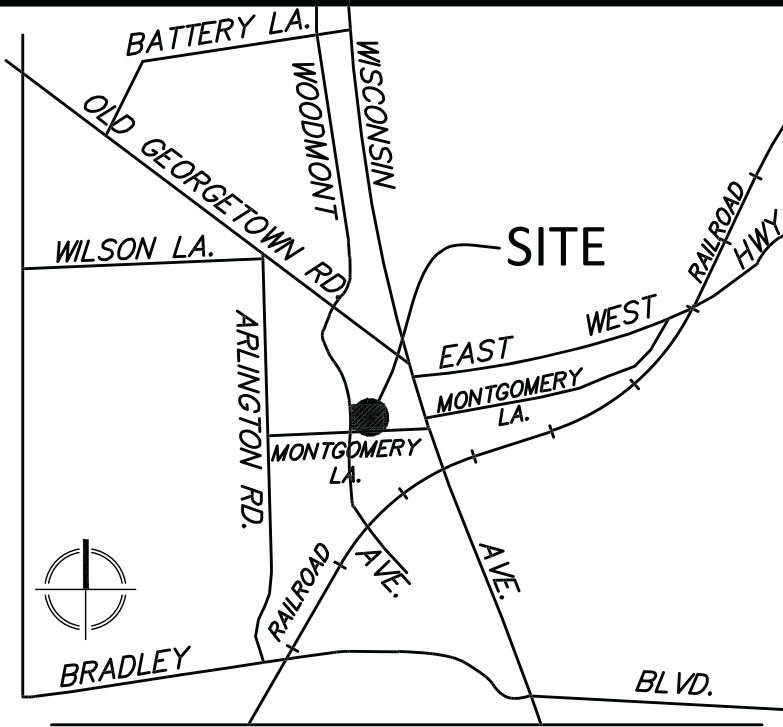
- AMENDMENT ITEM LIST
- Office renovation and new entrance.
 - Modified plaza.
 - Modified amenity pavilion.

DEVELOPER'S CERTIFICATE

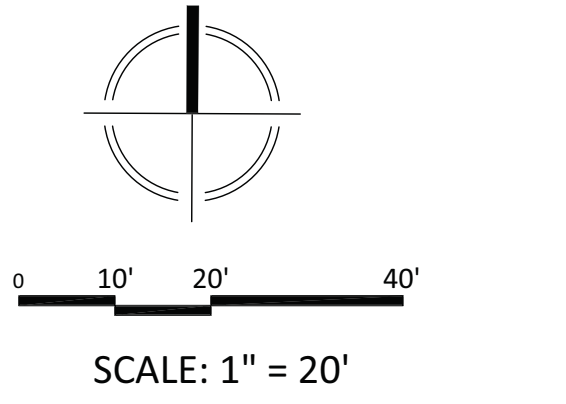
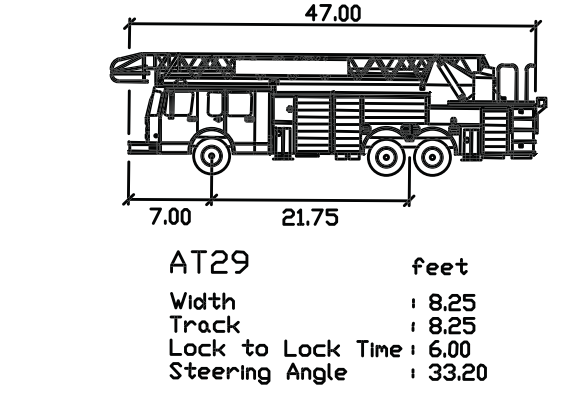
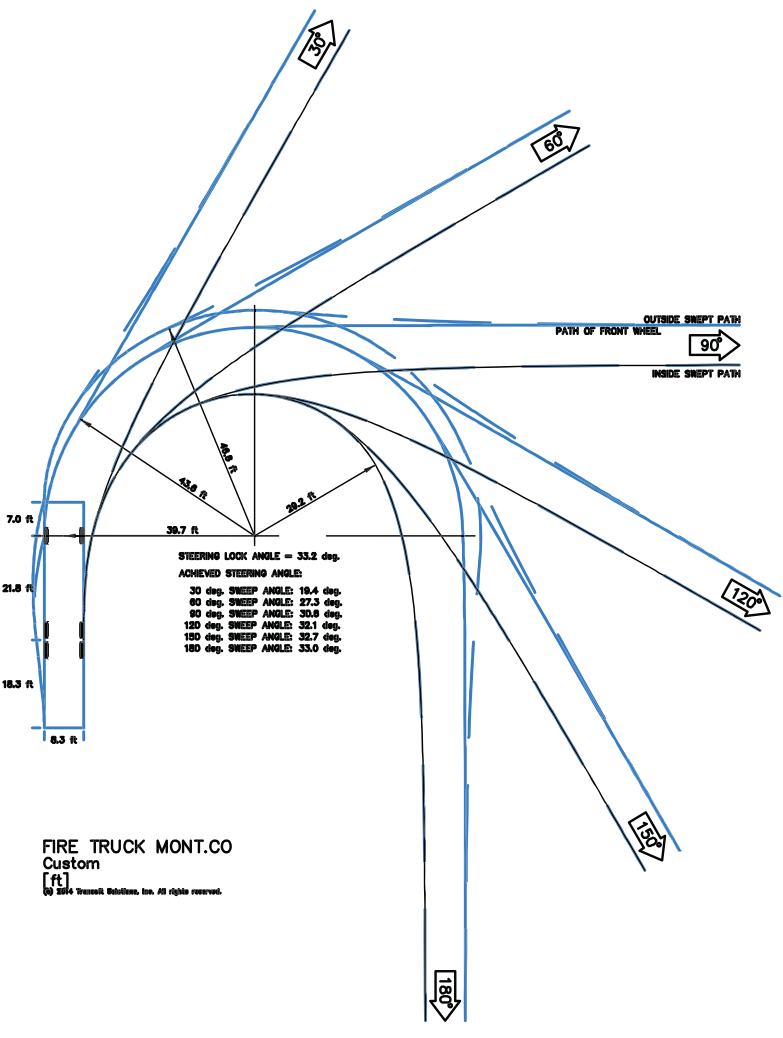
The undersigned agrees to execute all the features of the Site Plan Approval No. 81989060E, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: John Zieggenhein
Address: 5471 Wisconsin Avenue, Suite 320, Chevy Chase, MD 20815
Phone: 301.654.2690

Signature: _____ Date: _____



VICINITY MAP
SCALE: 1" = 2000'



Vika

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

APPLICANT:
CHEVY CHASE LAND COMPANY
5471 WISCONSIN AVENUE
SUITE 320
CHEVY CHASE, MD 20815
301.654.2690
CONTACT: JOHN ZIEGENHEIN

ARCHITECT:
KASA-ARCHITECTURE
3318 N. COLUMBUS STREET
SUITE 320 ARLINGTON, VA 22207
312.636.3248
CONTACT: KEVIN C. SPERRY, AIA

LANDSCAPE ARCHITECT:
LAND DESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
CONTACT: GABRIELA CANAMAR CLARK

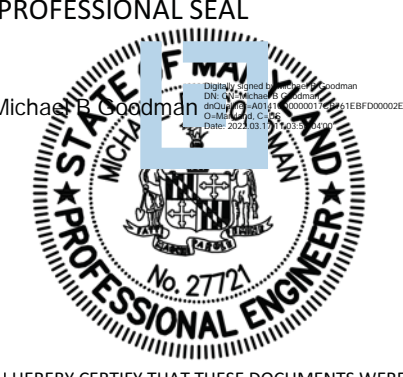
LAND USE ATTORNEY:
LERCH, EARLY & BREWER
7600 WISCONSIN AVE, SUITE 700
WEST BETHESDA, MD 20814
301.657.0747
CONTACT: STEVEN ROBINS

ENGINEER/SURVEYOR:
Vika Maryland, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
CONTACT: MIKE GOODMAN

REVISIONS	DATE

2 BETHESDA METRO CENTER
7TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 209NW05
TAX MAP: HN22

FIRE VEHICLE CIRCULATION



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. ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E. LICENSE NO.: 2773 EXPIRATION DATE: JULY 19, 2022

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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: 3/29/2021

Vika PROJECT VM50329
DRAWING NO. 81989060E