

ATTACHMENT B



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

May 12, 2022

Troy Leftwich, Planner III
Mid-County Planning Division
Montgomery County Planning Department
2425 Reedie Drive
Wheaton, Maryland 20902

Re: Wheaton Gateway
Sketch Plan No. 320210060

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval.

The development proposes a complete tear down and redevelopment of the properties to be known as Wheaton Gateway. The new construction will require 12.5% of the total dwelling units to be MPDUs. If more MPDUs are to be provided, those units will also need to comply with Chapter 25A of the Code and related regulations.

At site plan, DHCA will review the MPDU bedroom mix to confirm the ratios comply with Chapter 25A. Staff would also prefer to review floor plans at that time to ensure that the MPDUs are reasonably dispersed throughout the development.

If the development will provide units as for-sale condos, please contact DHCA prior to site plan to confirm affordability.

Sincerely,

Somer Cross, Manager
Affordable Housing Programs Section

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

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DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

April 21, 2022

Mr. Troy Leftwich, Planner Coordinator
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Sketch Plan Letter
Sketch Plan No. 320210060
Wheaton Gateway

Dear Mr. Leftwich:

We have completed our review of the revised Sketch Plan uploaded in eplans dated March 28, 2022. This plan was reviewed by the Development Review Committee at its meeting on September 28, 2021. We recommend approval for the plan based 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 Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

At the time of preliminary plan submission, show the following:

1. Veirs Mill Road (MD-586):
 - a. The Bicycle Master Plan identifies separated bike lanes that must be designed to the following standards: 10-foot-wide separated bike lanes, 6-foot-wide street buffer between the separated bike lanes and the curb, a 3-inch curb reveal between the sidewalk and the separated bike lanes.
 - b. Show clearly the **transition** from the 10-foot bike lanes and the sidewalk transition into the existing conditions.
 - c. Per Countywide Transit Corridors Functional Master Plan (Approved 2013) a minimum 129-ft right-of-way (ROW) with maximum one additional new transit lane with a proposed

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Located one block west of the Rockville Metro Station

Bus Rapid transit (BRT) station at the intersection of Veirs Mill Road and University Boulevard along the site frontage. The applicant shall provide space for the future BRT station as shown in the plan. Please coordinate any questions with Mr. Corey Pitts at 240-777-7217 or at corey.pitts@montgomerycountymd.gov.

2. University Boulevard (MD-193):
 - a. The Bicycle Master Plan identifies separated bike lanes that must be designed to the following standards: 10-foot-wide separated bike lanes, 6-foot-wide street buffer between the separated bike lanes and the curb, a 2-inch curb reveal between the sidewalk and the separated bike lanes.
 - b. Show clearly the **transition** from the 10-foot bike lanes and the sidewalk transition into the existing conditions.
3. We defer to Maryland State Highway (MDSHA) for any vehicular and pedestrian improvements along Veirs Mill Road (MD-586) and University Boulevard (MD-193).
4. Kensington Boulevard: There is currently an abandonment request for this road.
 - a. MCDOT will require a temporary turnaround per county code section 49-33 at the end of the existing terminus of the public ROW as shown on the plan.
 - b. If the abandonment is not approved, dedicate the ROW along the property frontage at the extension of Kensington Boulevard at Veirs Mill Road.
 - c. If the abandonment is approved, provide a plan to show how the adjacent properties would be accessed.
 - d. The applicant shall provide the WSSC approval letter for the proposed sidewalk and steps within the WSSC easement.
5. East Avenue:
 - a. For the cross section, we recommend a 8-ft street parking, 6-ft buffer and a 6-ft sidewalk along the site frontage as shown on the sketch plan. Per the sketch plan, a portion of the proposed sidewalk extends outside the public ROW and into the 10-ft Public Utility Easement (PUE). We recommend the applicant either dedicate additional ROW or provide a Public Improvement Easement (PIE) to incorporate the sidewalk and a 1-ft maintenance buffer. The Declaration of PIE document is to be recorded in the Land Records of Montgomery County. The deed reference is to be provided on the record plat.
 - b. The 10-ft PUE shall be extended beyond the PIE.
 - c. Street Parking shall be per [Montgomery County Code 31-17](#) of the Montgomery County Code.
 - d. Please update the roadway cross section to show the PIE and the PUE.

6. Internal Street: We defer to Park & Planning for comments.
 7. Bus Stops:
 - e. There is an existing bus stop on Veirs Mill Road (MD-586) currently along the site frontage. The applicant shall be responsible to install a concrete bus pad as reflected in the sketch plan.
 - a. Please show the bus stop along University Boulevard (MD-193) street frontage on the preliminary plan. Since the bus stop and shelter on University Blvd were temporarily removed at the request of the applicant for the work within the subject site, the applicant shall be responsible for the following:
 - At the certified preliminary plan, pay for the bus shelter purchase & installation which is \$19,500.
- OR
- The project is at the Sketch plan stage, and we haven't seen any preliminary plan or site plan yet. The project will be responsible for frontage improvements related to streetscape along University Blvd. Since there are no permits issued nor any construction has started, the applicant is welcome to coordinate with Mr. Wayne Miller at 240-777-5836 or at wayne.miller2@montgomerycountymd.gov for the installation of the bus shelter depending on any approved vendor for the bus shelter at the time of ROW permit. If there are no approved vendor at that time of the ROW permit, the applicant shall make the payment of \$19,500.
8. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). Please click on the link for the MCDOT payment process [MCDOT Application Payment Process](#).
 9. Design all access points and alleys to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
 10. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system. The portion of site draining to Veirs Mill Road (MD-586) and University Boulevard (MD-193) shall be approved by MDSHA.
 11. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
 12. No steps, stoops, roof overhangs, building foundation or retaining walls for the development are allowed in County ROW. No door swings into county ROW.

13. **Transportation Demand Management (TDM):**

The project is located in the Wheaton Sector Plan area, which is in the Red Subdivision Staging Policy Area. At full build out, the multi-phased project plans to develop 895,222 square feet. If County Council establishes Wheaton as a Transportation Management District (TMD) before the approval of any applicable plans or permits, the following TDM provisions of Section 42 A-26 will apply:

An owner or applicant for a project located in a Red Policy Area under the Subdivision Staging Policy must submit a Level 3 TDM Results plan for a project of more than 40,000 gross square feet. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS.

Level 3 TDM Results Plans require:

- 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; and
- the Plan must include project-based strategies and demonstrate that plan is achieving the goals established for the project.

TDM Results Plan must include these Level 1 Basic Plan Components:

- Appoint a Transportation Coordinator.
- Notify the Department within 30 days of receipt of final U&O certificate.
- Provide space in the project for the promotion of TDM.
- Display TDM-related information in highly visible location(s).

Additionally, Results Plans must include these Level 2 Action Plan Components:

- A. Selection of Strategies. The owner/applicant must propose a TDM Plan that includes required strategies and selected optional strategies. Additional strategies may be proposed by the owner or applicant and may be included in the Plan if approved by the Department.
- B. Commitment to Fund and Implement the Plan. The owner or applicant must commit to fund and implement the Plan at an adequate level to contribute toward achievement of the commuting goals.
- C. Self-Monitoring. The owner or applicant must conduct self-monitoring, consistent with Department requirements, to determine if the Plan is contributing toward achievement of the applicable commuting goals. The self-monitoring must be conducted in addition to any monitoring conducted by the Department.
- D. Biennial Report. Progress reports must be provided to the County in

alternating years.

- E. Addition and/or Substitution of Strategies. If strategies initially selected by the owner or applicant do not result in the plan contributing toward achievement of District goals by 4 years after Date of Final Occupancy, the Department may require revisions in the project's plan using other strategies proposed by the owner or applicant. Once the NADMS goal or other commuting goals have been achieved, the owner must maintain the level necessary to continue achieving the goals.
- F. Additional Funding Commitment. If the project does not contribute toward achievement of the commuting goals by 6 years after date of final Occupancy, the Department may require increased funding by the owner for existing or new TDM strategies to be implemented at the Project. Owner must commit additional funds to supplement on-site strategies if required by the Department. Additional increases may be required if goals have still not been achieved by 8 years after date of final Occupancy.
- G. Performance Incentives. The owner may be eligible for annual performance incentives established by the Department for continued contribution over multiple years toward achievement of commuting goals, including reductions in TDM fees or other financial benefits.

To obtain a template for a Level 3 TDM Plan (which must be approved prior to issuance of any building permit), the applicant should coordinate with Ms. Beth Dennard (240) 777-8384 at beth.dennard@montgomerycountymd.gov or Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at Sandra.Brecher@montgomerycountymd.gov or at 240-777-8383.

- 14. Must install Wheaton Streetscaping Standards and Design Guidelines.
- 15. Noting a master planned protected intersection at MD 193 / MD 586. We defer to P&P to ensure adequate and standard corner truncation are provided at all intersections.
- 16. If the proposed development will alter any existing streetlights, 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.
- 17. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

18. Underground the utilities along your street frontages.
19. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
20. Trees in the County ROW – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public ROW must be coordinated with DPS Right-of-Way Plan Review Section.
21. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

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cc: SharePoint\Correspondence Folder FY 22

cc-e:	Marcus Ervin	Owner
	David O'Bryan	CPJ Associates
	Christopher Ruhlen	Lerch, Early, and Brewer
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LeBaw	MCDPS FRS
	Mark Terry	MCDOT DTEO
	Sandra Brecher	MCDOT OTP
	Beth Dennard	MCDOT OTP
	Dan Sanayi	MCDOT DTEO
	Rebecca Torma	MCDOT OTP