



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

January 31, 2022

Ms. Grace Bogdan, Planner Coordinator
Down-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120210140
8001 Wisconsin Avenue

Dear Ms. Bogdan:

We have completed our review of the preliminary plan uploaded to eplans on January 14, 2022. Previous versions of these plans were reviewed by the Development Review Committee (DRC) at its meeting on January 19, 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 Wisconsin Avenue (MD 355), 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. The applicant will be required to underground the utilities along their Wisconsin Avenue (MD 355), Highland Avenue, West Virginia Avenue and Tilbury Street site frontages.
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:

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

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This project is located in the Bethesda Downtown Sector Plan area, which is in the Red Subdivision Staging Policy Area. The project proposes to develop approximately 390,000 gross square feet. A new development in a Red Policy Area with more than 40,000 gsf must submit a Project-Based Level 3 Results Plan. A Project-based TDM Results Plan requires 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. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS.

Level 3 Project-Based TDM Results Plans require the following:

- i. Appoint a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals);
 - ii. Notify the Department of the Coordinator's contact information within 30 days of receipt of final use and occupancy (U&O) certificate;
 - iii. Provide space in the project for the promotion of TDM;
 - iv. Display TDM-related information in highly visible location(s) visible to employees, residents and other project users;
 - v. Select specific TDM actions to be implemented in order to achieve 5% above the blended (residents and employee) Bethesda TMD Non-Auto Driver Mode Share goal of 55%;
 - vi. Conduct independent monitoring to determine if the project is meeting its goals, until the project's goals are achieved;
 - vii. Additional and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by six (6) years after final occupancy, revisions to the plan or strategies initially selected may be required;
 - viii. Additional Funding: Commit funding if the project does not achieve the goal within 6 years of final occupancy. Provide higher additional funding if the project has not achieved the goal within 8 years of final occupancy.
3. The applicant is seeking a waiver from the standard truncation requirement for the intersections of Wisconsin Avenue (MD 355)/Highland Avenue, Highland Avenue/Tilbury Street and West Virginia Avenue/Tilbury Street. 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.
4. The Applicant successfully petitioned for an abandonment (AB 769) of the existing public alley which bisects the site on the western side of the property and extends from Highland Avenue to West Virginia Avenue. The Montgomery County Council approved the abandonment on July 13, 2021 in Resolution 19-939, and the applicant is subject to the conditions enumerated in this resolution.

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Standard Plan Review Comments

5. Provide the necessary dedication along Wisconsin Avenue (MD 355), Highland Avenue, West Virginia Avenue and Tilbury Street in accordance with the May 2017 Bethesda Downtown Sector Plan.
6. There is a future Bus Rapid Transit (BRT) station proposed along the applicant's Wisconsin Avenue (MD 355) frontage per the Countywide Transit Corridors Master Plan. The applicant shall coordinate with Mr. Corey Pitts, of the MCDOT - Department of Transportation Engineering, regarding the future BRT station. Mr. Pitts can be reached at corey.pitts@montgomerycountymd.gov or 240-777-7217.
7. The applicant will be required to provide a neighborhood greenway along Tilbury Street in accordance with the May 2017 Bethesda Downtown Sector Plan and the December 2018 Bicycle Master Plan.
8. We defer to Maryland State Highway Administration (MSHA) for improvements along Wisconsin Avenue (MD 355).
9. 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.
10. 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.
11. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
12. Construct Bethesda Central Business District streetscaping along the Wisconsin Avenue (MD 355), Highland Avenue, West Virginia Avenue and Tilbury Street site frontages.
13. This project is located in a Bicycle and Pedestrian Priority Area (BiPPA). Design all access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
14. The applicant submitted a Traffic Impact Study (TIS) along with the Preliminary Plan. MCDOT reviewed and approved the study in a separate letter dated February 19, 2021.
15. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
16. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
17. If the development is reconstructing or modifying any pedestrian facilities or traffic control devices/equipment (identified as "improvements") at an intersection or along their site frontage, the developer will be responsible to upgrade or bring into compliance those facilities to the

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- current standards. At or before the right-of-way permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at kamal.hamud@montgomerycountymd.gov or 240-777-2190 for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
18. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at Benjamin.morgan@montgomerycountymd.gov or 240-777-8704.
 19. 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.
 20. 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.
 21. 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. Paving, curbs, gutters, sidewalks, handicap ramps and storm drain along Highland Avenue, West Virginia Avenue and Tilbury Street.
 - b. Construct Bethesda Streetscaping along Highland Avenue, West Virginia Avenue and Tilbury Street.
 - 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.

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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/120210140 8001 Wisconsin Ave - MCDOT Review Letter 013122.docx](#)

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2022

cc-e:	Ian Duke	VIKA
	Michael Goodman	VIKA
	Katie Mencarini	MNCP&PC
	Mark Terry	MCDOT DTEO
	Sandra Brecher	MCDOT CSS
	Beth Dennard	MCDOT CSS
	Kamal Hamud	MCDOT DTEO
	Sam Farhadi	MCDPS RWPR



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

February 19, 2021

Ms. Katherine Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 13th floor,
Wheaton, MD 20902

RE: 8001 Wisconsin Avenue
Traffic Impact Study Review

Dear Ms. Mencarini:

We have completed our review of the revised Local Area Transportation Review and Transportation Policy Area Review (LATR) report dated December 1, 2020, prepared by Wells & Associates. Total development evaluated by the analysis includes:

- 350 high-rise residential dwelling units
- 15,000 square feet of ground floor retail

General Comment:

The traffic counts were taken on November 5, 2019 and February 6, 2020.

Based upon the TIS report dated December 1, 2020, we offer the following comments:

Adequacy Determination

1. The study indicates that the proposed development generates more than 50-peak hour person trips for motor vehicles; therefore, this test is required. The pedestrian, bicycle and transit adequacy tests are not required since the development generates less than 50-peak hour trips for each adequacy.

Office of the Director

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Located one block west of the Rockville Metro Station

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Motor Vehicle System Adequacy

1. The LATR test for the Bethesda CBD policy area uses the Critical lane Volume (CLV) Congestion standard of 1800 and Highway Capacity Manual (HCM) with an average vehicle delay standard of 120 seconds per vehicle. Since the subject site is in the Red Policy Area, HCM analysis is required.
2. The consultant studied nine (9) intersections, including the proposed vehicular site access points on Highland Avenue.
3. Based upon the traffic counts, the consultant concluded that all the nine (9) study intersections will continue to operate within the HCM delay standard of 120 seconds/vehicle.

Pedestrian and Bicycle Impact Statement

1. The consultant provided an evaluation of the pedestrian, bicycle and transit infrastructure for the studied intersections and roads. The report evaluated crosswalks, pedestrian crossing timing at each signalized intersection, location of sidewalks, Capital Bikeshare station locations, pedestrian signal heads, streetlight information, accessible ramps and bus stops indicating their adequacy.

SUMMARY

1. We **concur** with the consultant that the pedestrian, bicycle and transit adequacy tests are not required.
2. We **concur** with the consultant that all nine (9) study intersections will continue to operate within the Bethesda CBD delay standard of 120 seconds/vehicle.
3. We defer to the Maryland State Highway Administration (MDSHA) for comments regarding intersections maintained by MDSHA jurisdiction.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or at (240) 777-2173.

Sincerely,

William Whelan

William Whelan, Engineer III
Development Review Team
Office of Transportation Policy

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8001 Wisconsin Avenue
TIS
February 19, 2021
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[SharePoint/transportation/directors office/development review/WhelanW/120210140 8001 Wisconsin Ave TIS – MCDOT review letter 021121.docx](#)

cc: SharePoint\Correspondence FY-21

cc-e: Nancy Randall	Wells & Associates
Will Zeid	Wells & Associates
Kwesi Woodroffe	MDSHA District 3
Mark Terry	MCDOT DTEO
Kamal Hamud	MCDOT DTEO
Vincent Ho	MCDOT DTEO

June 07, 2022

Ms. Nancy Randall
Wells and Associates
1110 Bonifant Street, Suite 210
Silver Spring, MD 20910

Dear Ms. Randall:

Thank you for the opportunity to review the **4th Traffic Impact Study (TIS) submittal** prepared by **Wells and Associates** (and **submitted on April 28, 2022**) for the proposed **8001 Wisconsin Avenue** development – **20APMO008XX** located at **MD 355 Wisconsin Avenue** (Mile Point: **2.14**) in **Montgomery County**, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The proposed land use is for 350 high-rise residential dwelling units with up to 15,000 square feet of ground floor retail space.
- A full movement access to the parking lot structure is to be located along Highland Avenue and loading dock access is to be located along West Virginia Avenue.

Based on the information provided, please address the following comments in a point-by-point response:

Regional and Intermodal Planning Division (RIPD) Comments by (Mr. Darren Bean):

RIPD previously submitted comments for the 8001 Wisconsin Ave TIS on **04/06/2022** and not have any further comments.

Travel Forecasting and Analysis Division (TFAD) Comments by (Mr. Scott Holcomb):

1. Based on the information provided in the updated Table 2, it appears that the comment is satisfactorily addressed by including only the intersections along MD 355 (excluding the secondary roadway intersections). The updated Synchro printouts provided do not include the number of intersections as provided in the previous MOEs output, therefore previous numbers (from Synchro after excluding secondary roadway intersections) were compared to the new output for the overall control delay, total travel time, average speed, and the number of stops, etc., and were found to be in line with the assumption.

Ms. Nancy Randall
SHA Tracking No.: 20APMO008XX
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2. TFAD recommends that total delay/vehicle be used from the Synchro reports (Control plus Queue delay), however, this does not impact the results of the analyses as total delays are also within the required thresholds.
3. TFAD has no further comments at this time.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



for Erica Rigby, P.E.
District Engineer, District 3, SHA

ER/eui

cc: Mr. Matt Baker, SHA – RIPD
Mr. Darren Bean, SHA – RIPD
Ms. Rola Daher, SHA – TFAD
Ms. Stephanie Dickel, Montgomery Planning
Mr. Matthew Folden, Montgomery Planning

Ms. Nancy Randall
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Mr. Scott Holcomb, SHA – TFAD
Ms. Katherine Mencarini, Montgomery Planning
Ms. Thomasina Saxon, SHA – RIPD
Ms. Rebecca Torma, Montgomery County Department of Transportation
Mr. Kwesi Woodroffe, SHA District 3 Regional Engineer



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

December 3, 2021

Ms. Julia Shekarchi
VIKA Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
8001 Wisconsin
Preliminary Plan #: 120200210
SM File #: 285810
Tract Size/Zone: 1.89 Ac/CR
Total Concept Area: 2.18 Ac
Lots/Block: P1-3,7,9,14,21,23,25,26,27,28/ 5
Parcel(s): N/A
Watershed: LRC

Dear Ms. Shekarchi:

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 Green Roof and Microbioretention.

The following items will need to be addressed during the detailed sediment control/stormwater management 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. Please provide a detailed waiver cost estimate when you submit for the engineered sediment control plan.

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 required**.



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

Ms. Julia Shekarchi
December 3, 2021
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This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,

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

MCE: CN 285810

cc: N. Braunstein
SM File # 285810

ESD: Required/Provided 14,462 cf / 6948 cf
PE: Target/Achieved: 2.11"/1.0"
STRUCTURAL: N/A cf
WAIVED: 7360 ac.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 16-Dec-21
TO: Ghassan Kouri - khouri@vika.com
VIKA, Inc
FROM: Marie LaBaw
RE: 8001 Wisconsin Ave
120200210

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-Dec-21** .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.

***** Base building must be addressed off Highland Ave *****

