



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

January 26, 2023

Mr. Tsaiquan Gatling, Senior Planner
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Sketch Plan Letter
Sketch Plan No. 32022001A
5500 Wisconsin Avenue

Dear Mr. Gatling:

We have completed our review of the revised Sketch Plan uploaded in eplans dated January 18, 2023. This plan was reviewed by the Development Review Committee at its meeting on January 3, 2023. The subject property is within the Village of Friendship Heights limits and the public street fronting the subject property is maintained by Maryland State Highway Administration (MDSHA) and the Village of Friendship Heights. Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the following recommendations about the subject property for the attention of the concerned agencies as part of this Sketch Plan application.

Plan Comments:

1. South Park Avenue:
 - a. This roadway is maintained by Village of Friendship Heights.
 - b. Provide a roadway cross section. This roadway is master planned to have 80-feet of right-of-way and is classified as a Business District Roadway. The applicant should at a minimum dedicate per the master plan.
 - c. Remove parking to provide for one-way bike facility to meet complete streets.
2. Wisconsin Avenue (MD-355):
 - a. This roadway is maintained by MDSHA.

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

- b. Provide a roadway cross section. This roadway is master planned to have 122-feet of right-of-way and classified as Major Highway with Planned Bus Rapid Transitway (BRT). May need additional right-of-way to fit the BRT and 10-ft minimum sidewalk. Coordinate with Mr. Corey Pitts regarding the transit lanes. He can be reached at corey.pitts@montgomerycountymd.gov or at 240-777-7217.
3. The Hills Plaza:
 - a. Maintained by Village of Friendship Heights.
 - b. Provide a roadway cross section. This roadway is master planned to have 80 feet of right-of-way and classified as a Business District Roadway.
 - c. Provide boxes instead of green panel for trees.
 - d. Remove parking in order to provide a one-way bike facility to comply with the Complete Streets Design Guidelines.
4. The proposed Woonerf should use National Association of City Transportation Officials (NACTO) Standards. ADA path for the pedestrians is required outside of the travel lanes.
5. The loading bay shall be sized as to fully accommodate the target design vehicle. The vehicle shall not be allowed to extend into the woonerf, particularly as this may constitute an ADA violation should it block the ADA accessible path along the woonerf.
6. Please show the existing bus stop on Wisconsin Avenue (MD-355) on the plan. The bus stop is not ADA accessible, and we recommend the applicant improve the bus stop to comply with ADA. At or before the permit stage, please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or at 240 777-5836.
7. Sight Distance: We defer to MDSHA and Village of Friendship Heights for the sight distance at the proposed site entrances.
8. Storm Drain:
 - a. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system.
 - b. The portions of site draining to Wisconsin Avenue (MD-355) shall be approved by MDSHA.
 - c. The portions of site draining to South Park Avenue and The Hills Plaza shall be approved by Village of Friendship Heights.
9. Applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds.
10. Prior to approval of the record plat by MCDPS, the applicant may need to enter into a Traffic

Mitigation Agreement with the Planning Board and this Department. The applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at Sandra.Brecher@montgomerycountymd.gov or at 240-777-8380.

11. Access and improvements along Georgia Avenue (MD-97) as required by the MDSHA.
12. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk / sidepath and roadway.
13. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
14. Ensure curve radii of 15 ft, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travelways.
15. Show the locations of the existing and proposed driveways on the plan.
16. No steps, retaining walls or door swings into county the right-of-way. Underground vaults for your building are not permitted in the County right-of-way.
17. 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"). We have an online payment system for your use.
18. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

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

M:\Subdivision\Deepak\Sketch Plan\ 32022001A-5500 Wisconsin Avenue \Letter\ 32022001A-5500 Wisconsin Avenue -Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY 23

Mr. Tsaiquan Gatling
Sketch Plan No. 32022001A
January 26, 2023
Page 4

cc-e:	Patrick La Vay	MHG
	Stacy Silber	Lerch, Early & Brewer
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Corey Pitts	MCDOT DTE
	Wayne Miller	MCDOT DTS
	Sandra Brecher	MCDOT CSS
	Rebecca Torma	MCDOT OTP



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Acting Director

March 20, 2023

Mr. Tsaiquan Gatling
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 5500 Wisconsin Avenue
Site Plan # 820230040

Dear Mr. Gatling:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The proposed development will provide 15% MPDUs on a total of up to 300 units. The final MPDU locations, layouts, and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

montgomerycountymd.gov/311



240-773-3556 TTY



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 19-Feb-23
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: 5500 Wisconsin Avenue
820230040

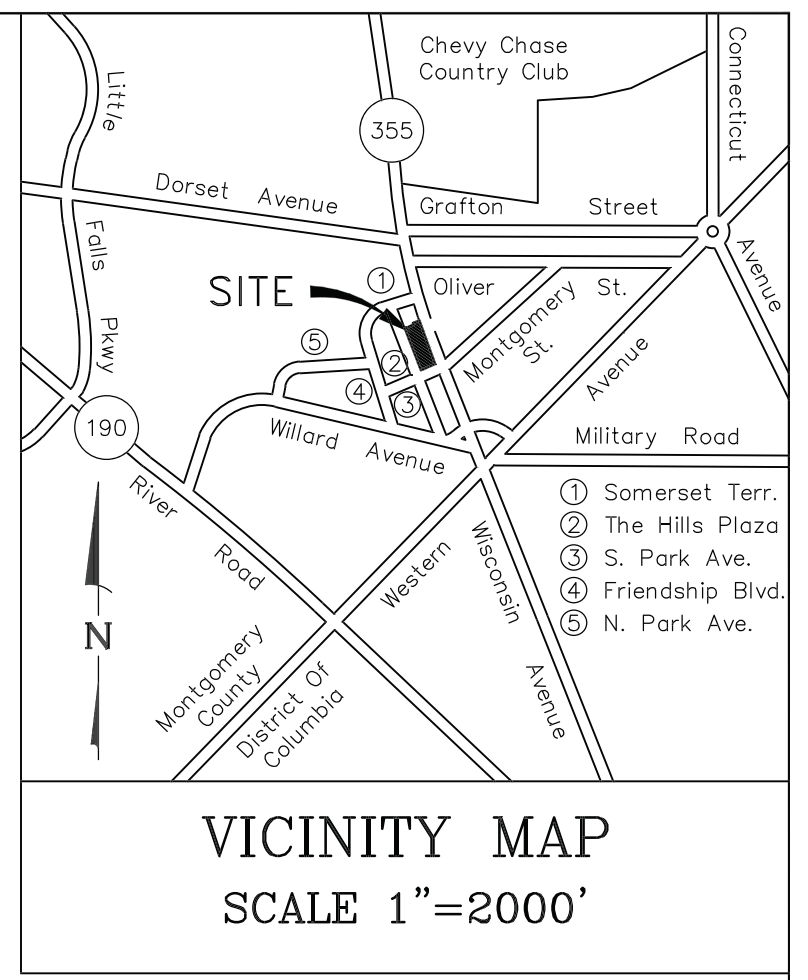
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **17-Feb-23** .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.

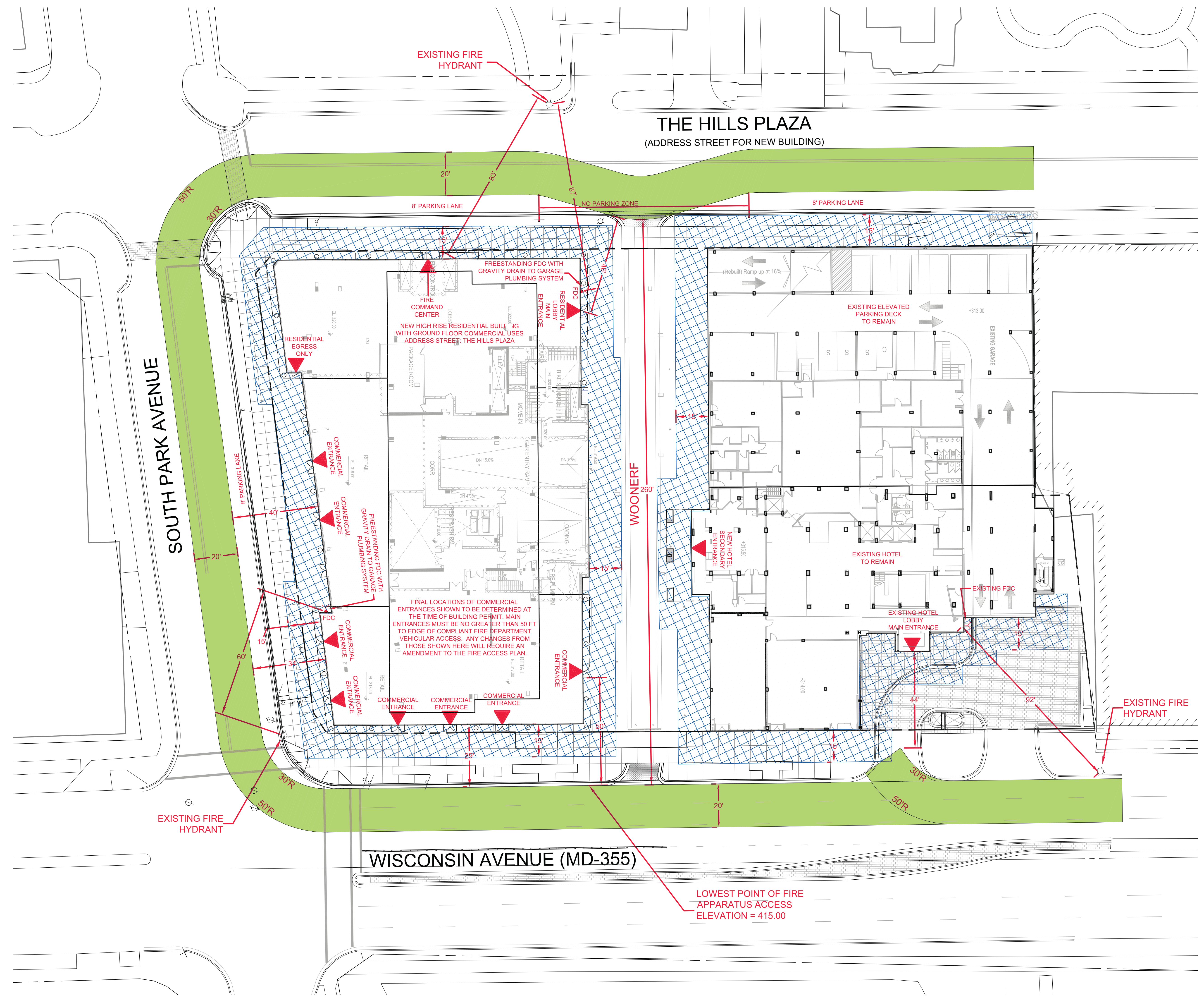
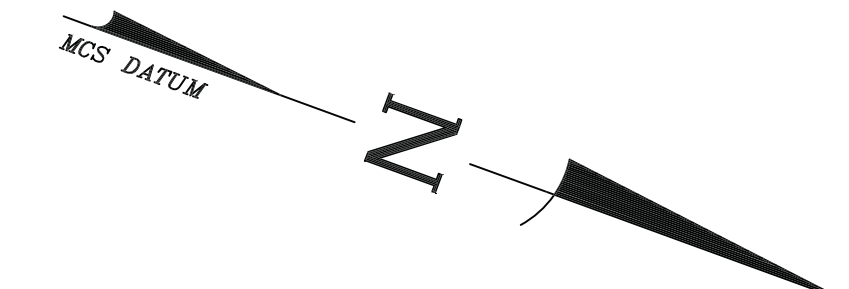


Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 16995 Exp. Date: 04.21.2024

OWNER/DEVELOPER:
KRE PROPERTY OWNER, LLC
1455 PENNSYLVANIA AVENUE
SUITE 200
WASHINGTON, DC 20004



VICINITY MAP
SCALE 1"=2000'



LEGEND

- FIRE DEPARTMENT ACCESS PATH
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING
- MAIN EXTERIOR DOORS
- FIRE ACCESS PATH

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: *S.M.C.* PM: 43 DATE: 2/19/2023

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HM543 WSSC 207NW04

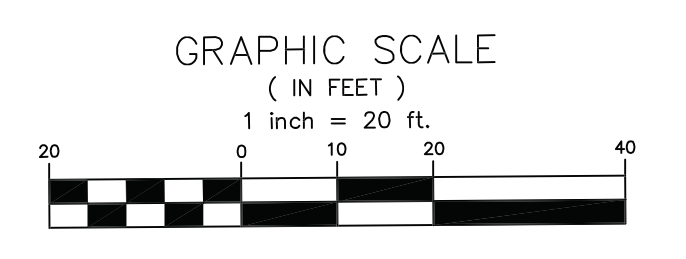
PLAT 9126

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**LOT 21
BLOCK 1
FRIENDSHIP HEIGHTS**

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	AS SHOWN
DATE	02.14.2023

FIRE DEPARTMENT ACCESS PLAN
820230040



DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 82023000X INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER: KRE PROPERTY OWNER, LLC DO DONOHUE DEVELOPMENT CO. JAD DONOHUE
ADDRESS: 2101 WISCONSIN AVENUE, SUITE 700, BETHESDA, MD CONTACT PERSON
PHONE: (202) 625-4140
EMAIL: JADD@DONOHUE.COM
SIGNATURE: _____



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Ehsan Motazed
Acting Director

January 24, 2023

Mr. Jeremiah Swenson
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
5500 Wisconsin Avenue, Lot 21 Friendship
Heights
Preliminary Plan #: TBD
SM File #: 288818
Tract Size/Zone: CR3.0, C2.0, R2.75, H90T
Total Concept Area: 79,012 sf / 1.81 acres
Lots, Block: 21, 1
Watershed: Little Falls

Dear Mr. Swenson:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of green roof and planter boxes.

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. This has been approved with an 8-inch green roof. The section used to compute the ESD volume provided by the green roof is an 8-inch thickness. If in the future a proprietary roof system is desired, it must be one that has DPS approval as an 8-inch equivalent.

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

Mr. Swenson
January 24, 2023
Page 2 of 2

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 Jean Kapusnick, P.E. at jean.kapusnick@montgomerycountymd.gov or at 240-777-6345.

Sincerely,



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

cc: Neil Braunstein
SM File # 288818

ESD: Required/Provided 9,320 cf / 5,234 cf
PE: Target/Achieved: 2.0"/1.12"
STRUCTURAL: 0.0 cf
WAIVED: 4,086 cf.

Ms. Eileen Kao
Chief, Waste Reduction and Recycling Section
Recycling and Resource Management Division
Montgomery County Department of Environmental Protection
2425 Reddie Drive, 4th Floor
Wheaton, MD 20902

January 20, 2023

Re: Recycling Facility Plan – 5500 Wisconsin Avenue, Sketch Plan No. 32022001A, Site Plan No. 820230040

Dear Ms. Kao,

On behalf of KRE Property Owner, LLC, please accept this memo as a Recycling Facility Plan for the subject development. The following represents efforts by the project to exceed the County's required waste reduction & recycling standards. Below is a list of the initiatives we will be implementing, pending your approval. All residents will be notified of these amenities and their location(s) within the building.

- A) **Food Scraps Collection** –Containers dedicated to food scraps will be provided in a central location within the building, to allow residents to separate food from trash. We will contract with a food scraps recycling collection service provider to transport the materials to an off-site composting facility.
- B) **Battery Recycling Collection** –Containers dedicated to all types of household dry cell batteries (e.g. alkaline, lithium, NiCad, rechargeable) and sizes (e.g. AA, AAA, C, C, 9-volt) will be provided in a central location within the building. We will arrange transportation of these materials to an off-site battery processing (not disposal) facility or utilize pre-paid collection kits from a battery collection and recycling service.
- C) **Plastic Bag Recycling** – Dedicated containers for the collection of plastic bags, plastic film, shrink wrap and other plastic films, will be provided in a central location within the building. We will arrange transportation of these items to a local grocery store that will accept plastic bags and film, or contract with a collection service to transport these materials to a recycling facility.
- D) **Compact Fluorescent Light (CFL) Bulb Recycling** – A dedicated container for CFL bulbs and tubes will be provided in a central location within the building. We will contract with a collection company with CFL recycling services or participate in mail back programs for CFL recycling.
- E) **Paper Shredder** - A commercial paper shredder will be available in the trash/recycling room for use by all residents wishing to destroy sensitive paper material. We will contract with a collection company to pick up and recycle the shredded contents on a regular basis.

The above items, in addition to the minimum County regulated requirements for recycling and disposal will enhance waste reduction and increase awareness of the recycling benefits available in the building. We will continue to work through the details of these plans and appreciate your support of our requested 10 public benefit points.

Thank you in advance for your consideration.

Sincerely,



Matthew Buhts

KRE CDP Property Owner, LLC

Accepted and Acknowledged:



Ms. Eileen Kao
Chief, Waste Reduction and Recycling Section
Recycling and Resource Management Division
Montgomery County Department of Environmental Protection

820230040 5500 Wisconsin Avenue

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820230040-201.pdf” uploaded on/ dated **“11/23/2022”**.

As there seems to be minimal impact to the County ROW, we do not have any comment at this point.

March 8, 2023

Katherine Mencarini
Planner III
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Dear Ms. Mencarini:

Thank you for the opportunity to review the Sketch Plan Amendment and Site Plan Application (**32022001A** and **820230040**, respectively) for the **5500 Wisconsin Avenue development**. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

Based on preliminary review, an Access Permit will be required for the improvements in the State's right of way. MDOT SHA recommends approval of the Sketch Plan Amendment and Site Plan Application; however, reserves the right to provide additional comments as needed once detailed plans and supporting documents are formally submitted to MDOT SHA for a comprehensive review in the process of acquiring the Access Permit.

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.

Sincerely,



for Derek Gunn, P.E.
District Engineer, District 3, MDOT SHA

DG/kw

cc: Rebecca Torma, Montgomery County Department of Transportation