



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 30, 2023

Mr. Richard Brockmeyer, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 12015001B
Sketch Plan No. 32013001A
Evolution Labs – North Bethesda
REVISED LETTER

Dear Mr. Brockmeyer:

This letter supersedes the previous letter dated May 15, 2023. We have completed our review of the amended preliminary and sketch plans uploaded to eplans on April 4, 2023. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on February 28, 2023. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The subject property has frontage along Old Georgetown Road (MD 187), which is maintained by Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance of the sidepath. Per Montgomery County Code Chapter 50, Section 4.2, MCDOT shall provide the following recommendations about the subject property for the attention of concerned agencies:
 - Per the White Flint Sector Plan, Old Georgetown Road (MD 187) is classified as a Major Highway with a 150-foot right-of-way. The full width was previously dedicated as part of Plat No. 25095.
 - Per the Bicycle Master Plan, Old Georgetown Road (MD 187) shall have a breezeway on the east side. We recommend the applicant construct a 20-foot wide, asphalt breezeway along the site frontage with a 6-foot wide, landscape buffer between the breezeway and the curb. The breezeway plans need to be submitted with Phase 2 of development at the time of right-of-way permit submission. If there are no right-of-way plans, then the applicant will need to submit the plans with the first building permit for Phase 2. The breezeway must be bonded prior to issuance of the right-of-way or building permit, whichever comes first. The

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Located one block west of the Rockville Metro Station

breezeway must be installed prior to issuance of the first use and occupancy permit with Phase 2.

2. Prior to the Use and Occupancy for Phase 1, the applicant shall construct a one-way separated bike lane along their Grand Park Avenue site frontage by repurposing the western-most travel lane to include a 6.5-foot and 5-foot wide, curbed median as shown on Sheet 07-PREL-12015001B-004. The applicant also must provide a transition north and south of the separated bike lanes along their site frontage. The transition plans need to be shown on the certified preliminary plan and approved by MCDOT. The signing and marking plans for the separated bike lanes must be submitted with the first right of way permit and bonded prior to record plat. The separated bike lanes must be installed prior to issuance of the Use and Occupancy permit.
3. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter. Commercial driveways and aprons are not permitted to be wider than 24 feet; however, they may be up to 35 feet wide if there is a minimum 6 foot wide pedestrian refuge. The driveway on Banneker Avenue is not ideal. The County code requires a site to use the lowest classified street, which would be the private driveway/alley. The applicant has stated that this cannot be accomplished due to the grade change. At the time of site plan for this building, the final configuration of the driveway apron will be determined.
4. On the Certified Preliminary Plan, at the mid-block crossing on Banneker Avenue, extend the northern curb bump-out east to the existing entrance. Contact Mr. Oscar Yen of MCDOT DTEO at Oscar.Yen@montgomerycountymd.gov or 240-777-2190 for specific details.
5. On the Certified Preliminary Plan, show handicap ramps at the southwest corner of the Banneker Avenue/Grand Park Avenue intersection. Details and alignment will be finalized at the permit stage. Coordinate with Oscar Yen of MCDOT DTEO at Oscar.Yen@montgomerycountymd.gov or 240-777-2190.
6. The Applicant shall contact Mr. James Carlson at james.carlson@montgomerycountymd.gov or 240-777-8382 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property:

This project requires a Level 3 Project-Based TDM Results Plan. The project meets the location (Orange Policy Area and the White Flint Transportation Management District) and size threshold requirement (more than 160,000 gsf) for this plan level.

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;

- 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-relation information in highly visible location(s);
 - v. Identify specific TDM actions to be implemented in order to achieve 5% above the Bethesda TDM commuter goals;
 - vi. Applicant and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required;
 - vii. 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;
 - viii. Conduct independent monitoring to determine if the project is meeting its goals until the project's goals are achieved.
7. There are no existing bus stops along the site frontages; however, at the certified preliminary plan, the applicant shall show one at the southeast corner of Old Georgetown Road & Banneker Avenue along the Banneker Avenue frontage. The bus stop shall be constructed along with the Grand Park Avenue improvements and should have a minimum 5-foot wide level boarding area connecting from the curb to the sidewalk with another minimum 5-foot wide level area for the rear door of the buses. Grades should be no more than 2% from the sidewalk to the curb. Please contact Mr. Wayne Miller of our Division of Transit Services for specific details of the bus stop improvements. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or 240-777-5836.

Standard Plan Review Comments

8. 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.
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. Design all vehicular access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
11. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.

14. If the proposed development will alter any existing streetlights, 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.
15. 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.
16. 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. Curbs (including extension for mid-block crosswalk), gutter, storm drain, sidewalk, handicap ramps, bus stop and street trees along Banneker Avenue.
 - b. Curb, gutter, separated bike lanes, storm drain, sidewalk, handicap ramps and street trees along Grand Park Avenue.
 - 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.

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

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Enclosures (1)

Sight Distance Certifications

cc-e:	Joshua Sloan	VIKA
	Ian Duke	VIKA
	Matt Gordon	SGRW Law
	Chris Van Alstyne	MNCP&PC
	Stephanie Dickel	MNCP&PC
	Troy Leftwich	MNCP&PC
	Mark Terry	MCDOT DTEO
	Oscar Yen	MCDOT DTEO
	Wayne Miller	MCDOT DTS
	Sam Farhadi	MCDPS RWPR