



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

August 7, 2023

Mr. Adam Bossi, Planner III
Down-County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 120230020
Sketch Plan No. 32019003A
7126 Wisconsin Avenue

Dear Mr. Bossi:

We have completed our review of the revised preliminary plan and sketch plan amendment, uploaded to eplans on March 8, 2023. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on November 22, 2022. We recommend approval of the plan subject to the following comments:

Significant Plan Review Comments

1. The applicant is seeking a waiver from the standard truncation requirement for the intersections of Wisconsin Avenue (MD 355)/Bethesda Avenue and Wisconsin Avenue (MD 355)/Miller Avenue. 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. Although the Planning Board has the authority to specify a greater or lesser truncation, and MCDOT defers to them for this requirement, MCDOT supports the proposed, reduced truncations since they improve upon the existing conditions, and additional right-of-way is not needed for MCDOT purposes.

2. The applicant will be required to install a bus shelter at the existing Ride-On bus stop on the Wisconsin Avenue (MD 355) site frontage. Please coordinate with Mr. Wayne Miller at 240-777-5836 or Wayne.Miller2@montgomerycountymd.gov.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
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Located one block west of the Rockville Metro Station

3. Provide dedication thirty (30) feet from the existing centerline along the Bethesda Avenue subject property frontage.
4. Provide dedication fifty-seven (57) feet from the existing centerline along the Wisconsin Avenue (MD 355) subject property frontage.
5. Provide dedication twenty-five (25) feet from the existing centerline along the Miller Avenue subject property frontage.
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 (Red Policy Area and the Bethesda Transportation Management District) and size threshold requirement (more than 40,000 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.

Standard Plan Review Comments

7. No steps, stoops, retaining walls or other structures for the development are allowed in the County right-of-way. In addition, doors are not allowed to swing into the County right-of-way.

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 public storm drain system for this plan. Storm drain alignment will be finalized prior to the right-of-way permit stage per the April 7, 2023, MCDPS memo.
10. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter.
11. Construct Bethesda Central Business District streetscaping along the Bethesda Avenue, Wisconsin Avenue (MD 355) and Miller Avenue site frontages.
12. Design all access points to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
13. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
14. 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.
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, gutters, sidewalks, handicap ramps and storm drain along Bethesda Avenue and Miller Avenue.
 - b. Construct Bethesda Streetscaping along Bethesda Avenue and Miller Avenue.
 - c. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

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- 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. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/WhelanW/120230020 7126 Wisconsin Ave - MCDOT review letter 080723.docx](#)

Enclosures (1)

Sight Distances

cc: Correspondence folder FY 2024

cc-e: Matthew Polhaus Bohler Engineering
Patricia Harris Lerch, Early & Brewer
Katie Mencarini MNCP&PC
Sandra Brecher MCDOT CSS
Jim Carlson MCDOT CSS
Sam Farhadi MCDPS RWPR