



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

February 02, 2021

Ms. Grace Bogdan, Planner Coordinator  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reddie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Preliminary Plan No. 120190150  
Takoma Junction  
**REVISED LETTER**

Dear Ms. Bogdan:

This letter supersedes all the previous letters (11/12/2020 & 1/25/2021) from MCDOT. A previous plan was reviewed by the Development Review Committee at its March 19, 2019 meeting. We have completed our review of the preliminary plan uploaded on eplans dated January 15, 2021 and recommend approval of the plan 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 Department of Permitting Services (DPS) 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.

**Significant Plan Review Comments**

1. Conventional bike lanes are master planned along the site frontage. We strongly recommend Maryland State Highway Administration (MDSHA), the Maryland-National Capital Park & Planning Commission (MNCPPC) and the City of Takoma Park ensure that the applicant build the bike lanes along the frontage with proper transition at both ends of the subject property.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

2. We do not support the location of truck loading layby area for the following reasons:
  - Does not comply with the Parking Requirements per the Montgomery County code 31-17 & 31-20(b)(2)(3).
  - Concerns with traffic operations and safety related to slow-moving vehicles crossing a proposed bike lane to enter and exit the through lane at the proposed loading layby adjacent to the traffic signal at the intersection of Carroll Avenue (MD-195) and Ethan Allen Avenue (MD-410).
3. The relocated bus stop, bus shelter and the sidewalk are maintained by City of Takoma Park and located outside the public right-of-way. We believe a Public Improvements Easement may be necessary along Carroll Avenue (MD-195), in order to accommodate the bus stop, bus shelter and the sidewalk construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right of way to permit this construction along Carroll Avenue (MD-195). If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
4. **Transportation Demand Management:** It is recommended that the Applicant be required to allow Commuter Services to promote alternative modes of transportation to employers at the development. This would include the promotion of bikeshare. The applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section at 240-777-8380 or at [Sandra.Brecher@montgomerycountymd.gov](mailto:Sandra.Brecher@montgomerycountymd.gov).
5. The Traffic Impact Study (TIS) is still under review. Additional road improvements may be required as a result of the traffic study review and will be provided in the TIS letter.

#### **Standard Plan Review Comments**

6. Show the necessary dedication from the centerline of Carroll Avenue (MD-195) in accordance with the Master Plan.
7. Columbia Avenue is maintained by the City of Takoma Park. We defer to them for any improvements along Columbia Avenue.
8. We defer to MDSHA for any improvements along Carroll Avenue (MD-195).
9. **Sight Distance:** The sight distance for the proposed access shall be approved by MDSHA.

10. **Storm Drain Analysis:** The Storm Drain shall be approved by the MDSHA and/or City of Takoma Park.

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

Sincerely,

*Deepak Somarajan*

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

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cc: Sharepoint Correspondence FY-21

cc-e: Suzanne Ludlow	City of Takoma Park
Kwesi Woodroffe	MDSHA District 3
Erin Girard	Miles & Stockbridge
Katherine Mencarini	MNCPPC
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO
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