

Current Project - Department Review Status

820190090

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	AREA TRANSPORTATION	Matthew Folden matthew.folden@montgomeryplanning.org	Revisions Requested	1. revise site plan drawings as per comments on the preliminary plan.
	ROW PERMITTING	Sam Farhadi sam.farhadi@montgomerycountymd.gov	Assign Only	Please refer to MSHA and City of Takoma Park comments.
	PLANNING DESIGN	Paul Mortensen paul.mortensen@montgomeryplanning.org	Assigned	
	ZONING & ENFORCEMENT		Assigned	
	MUNICIPALITY	Rosalind Grigsby rosalindg@takomaparkmd.gov	Revisions Requested	Revise site plan drawings as per comments on site plan.
	COUNTY ARBORIST	Laura Miller laura.miller@montgomerycountymd.gov	Revisions Requested	See comments provided in the associated preliminary plan.
	AREA MASTER PLAN	Grace Bogdan grace.bogdan@montgomeryplanning.org	Revisions Requested	Master Plan calls for revitalization of this site however, requires design to be approved by HPC. Recommends low scale, small town, historic character feel with 30' height maximum. See HPC comments
	SEDIMENT & STORMWATER		Assigned	
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	Assigned	
	WASHINGTON GAS	Jared Martin WGLMontReviews@enengineering.com	Recommend for Approval	There are WGL facilities in the project limits. See the attached quad map for details. When final plans are available, please provide them to WGL for final review.
	AREA SITE PLAN	Elza Hisel-McCoy elza.hisel-mccoy@montgomeryplanning.org	Revisions Requested	Please see markups. Significant issues include building facades and massing, design of the area between the building and the curb, including dimensions, and the function and detailing of the proposed layby. Please revise and provide additional information requested.
	WSSC	Mahboobur Rahman Mahboobur.Rahman@wsscwater.com	Recommend for Approval	Comments are provided on 07-SITE-820190090-04.pdf

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	PEPCO		Assigned	
	AREA DESIGN	Grace Bogdan grace.bogdan@montgomeryplanning.org	Revisions Requested	See changemarks. Consider setting back building façade to accommodate layby and allow for larger open space.
	HISTORIC PRESERVATION	Rebeccah Ballo rebeccah.ballo@montgomeryplanning.org	Revisions Requested	<p>Basic issues of design compatibility within the Takoma Park Historic District and within the context of the Junction should be addressed in revised drawings. The overall size, scale, massing, height, and architectural expression of the building are incompatible with the historic district.</p> <p>Specifically, within the context of this commercial area, the majority of the existing historic buildings are one story structures, with a limited number at two stories. Heights are in the range of ~15'-25'.</p> <ol style="list-style-type: none"> 1. The height of this building is too tall. Anything above 30' at the parapet is likely to be architecturally incompatible. Recommend a first story floor-to-floor height of no more than 15'; second story floor-to-floor no more than 12'. Any parapet should be simplified and should serve to add horizontal, not vertical, expression to the new building. 2. Demonstrate in the narrative why two elevator/stair towers are needed. 3. The glass stair tower is inappropriate in terms of overall height and architectural expression. If a stair/elevator tower is provided for this side of the building, it should be located within the mass of the building itself, and skinned so that it blends with adjacent elevations. 4. The entire building should read as one, no more than two, buildings--meaning three to four differentiated architectural expressions are not a successful method for breaking up the façade and achieving compatibility. 5. The streetscape width vis-à-vis this new build to line is insufficiently wide to capture the additional plus the existing pedestrian activities. The face of the building should be pulled back to the south to allow at least a 12'-15' clear sidewalk width--this could also better accommodate outdoor dining or other activities to enliven the street. 6. Consider breaking up the long mass of the building by providing a break--either a complete break so there are two above grade structures, or a large enough break to create sufficient courtyard/open space area between the two buildings. This could read as a "gap" or break such as what happens when a portion or total width of one lot is demolished or never built on. This area could also be the architectural "break" between two discrete structures. 7. Any tree greater than 1" diameter requires a variance for removal. Any tree greater than 6" diameter at 4' height requires HPC approval as part of the HAWP. Mature trees should be proposed for any that are

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				<p>removed.</p> <p>8. The HAWP will also need to include a request to demolish the building at 7221 Carroll.</p> <p>9. Confirm if SWM is located in the woods and requires tree removal. If so consider alternate designs to minimize tree removal.</p> <p>10. Show total limits of disturbance on future submission including number, type, and size of trees to be removed within the total LOD.</p> <p>11. All street lights, pavers, hardscape, etc. will require HPC approval in the HAWP.</p> <p>12. The road realignments shown (as mitigation?) are incompatible with and detrimental to the historic district. Demolishing any structures to accommodate a road realignment is contrary to the purposes of the historic district. Alternatives should be explored outside of the intersection and through passive/less destructive solutions to mitigate traffic issues. The location of the roads date to the platting of the subdivision and moving or substantially realigning these roads would have an adverse effect on the historic district. This work would also require review and concurrence by Maryland Historic Trust as it is occurring in/on/to a State Road.</p> <p>13. Any offsite improvements, including the layby, must be reviewed and approved by HPC as part of the HAWP.</p>
	PARK PLANNING	Dominic Quattrocchi Dominic.Quattrocchi@montgomeryparks.org	Recommend for Approval	Approval with conditions. See conditions in Staff Report posted 3/4/19
	AREA ENVIRONMENTAL	MaryJo Kishter maryjo.kishter@montgomeryplanning.org	Revisions Requested	<ol style="list-style-type: none"> 1. See comments/markups on the FCP drawings for the Preliminary Plan and Site Plan and make revisions to both sets. 2. Please provide a copy of any environmental assessments that have been done for the property, such as a Phase I Environmental Site Assessment. 3. Trees subject to the tree variance provision of the Forest Conservation Law that will be removed and are located outside of forest, will require mitigation in the form of replacement tree planting on-site. 4. Proposed street trees should canopy trees, and all planted species native to this region. 5. Per Master Plan recommendations, please provide information related to the energy efficient design of the building.
	FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov	Revisions Requested	<p>120190150 820190090 TAKOMA JUNCTION</p> <ol style="list-style-type: none"> 1) All exposed exterior walls shall be located no farther than 450 feet from compliant fire department vehicular access via 15 foot wide clear and walkable grade. The lack of access or appropriate width currently shown is not sufficient. 2) Overlay building footprint with floorplan for level of main access to clarify main side hinge floor locations for all ground floor occupancies. All

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				main side hinge access doors, including access to individual retail spaces, shall meet 50 feet to compliant fire department vehicular access. 3) Locate FDC
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