

May 24, 2021

Ms. Michaela Kelinsky
Vice President, Neighborhood Development Company
3232 Georgia Avenue, NW Suite 100
Washington D.C. 21001

Dear Ms. Kelinsky,

Thank you for your letter dated May 18, 2021 regarding your proposed development in the City of Takoma Park in Montgomery County, Maryland. The Maryland Department of Transportation State Highway Administration (MDOT SHA) District Three Office appreciates the opportunity to address your concerns.

Several MDOT SHA offices reviewed and commented upon the recent concept plans provided for your project. As standard, each internal reviewing office performed a comprehensive review guided by engineering standards, such as AASHTO, and local requirements for development standards. Our procedures are documented and adhered to throughout the review process. Based upon early discussions, it has been our understanding that the layby area was needed by the adjacent co-op to allow the receipt of deliveries to continue following development build-out. The MDOT SHA was first informed that the layby area would also be needed by this development for loading and unloading at our April 23, 2021 meeting. While we will note going forward the multi-purpose use for the layby area, we remain concerned regarding the safety of its implementation at the proposed location.

As stated in our May 17, 2021 letter it has not been adequately demonstrated the network can safely support the layby lane at this location, therefore we cannot approve it as currently proposed.

The MDOT SHA internal reviewers will review and comment upon the recent point-by-point responses to our May 17, 2021 letter. We anticipate that our comment response letter should be available no later than June 21, 2021. As requested, additional comments regarding the modified layby area will also be provided in the forthcoming letter.

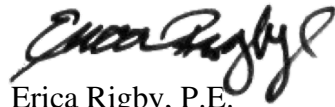
Ms. Michaela Kelinsky

Page 2 of 2

5/24/2021

Thank you again for contacting me and sharing your concerns. I appreciate our continued partnership and we will continue to work closely with the City to provide solutions that balance safety, accessibility, and mobility for all users. If you have any additional questions or concerns, please contact me at 301-513-7346, toll free 1-800-749-0737, or via email at erigby@mdot.maryland.gov. My staff and I will be happy to assist you.

Sincerely,



Erica Rigby, P.E.
District Engineer

cc: Mr. Andre Futrell, Deputy Administrator, MDOT SHA
Mr. Greg Slater, Secretary, MDOT
Mr. Tim Smith, P.E., Administrator, MDOT SHA