

PSTA

PRELIMINARY PLAN AMENDMENT NO. 12020010A

**Description**

The Preliminary Plan Amendment requests to modify the previously approved roadway pavement detail for public Streets A, B, C East, C West, and D.

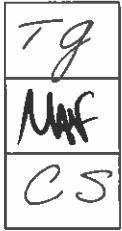
No. 12020010A

Completed: 9-14-2022

ADMINISTRATIVE  
APPROVAL MEMO

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902

## Planning Staff



Tamika Graham, Planner III, Midcounty Planning, Tamika.Graham@montgomeryplanning.org, 301.495.4551

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301.495.4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

## Summary:

- Staff recommends approval of the Subject Amendment.
- This application was submitted as a minor amendment pursuant to Section 50.4.2.F.2 of the Subdivision Regulations.
- The associated Site Plan No. 820220050 was approved by the Planning Board on March 31, 2022, to transform the County's previously vacated PSTA site into a mixed-use development project with several housing types (including 30% moderately priced dwelling units), retail, open spaces, new roads, and a segment of the GSSC Loop Trail.
- The Subject Amendment requests approval to reduce the depth of the previously approved pavement detail from 16" to 6" for Streets A, B, C East, C West, and Street D due their functionality within the Site as secondary residential streets.
- The Proposal remains consistent with the findings of the original Preliminary Plan approval.
- A pre-submittal community meeting is not required. As required, the Applicant posted signs on the development site and provided written public notice that was sent to all required parties.
- One email was received from a resident; however, that correspondence was not related to the scope of this minor amendment.

### LOCATION/ADDRESS

9710 Great Seneca Highway

### MASTER PLAN

2021 *Great Seneca Science Corridor (GSSC) Minor Master Plan Amendment and 2010 Great Seneca Science Corridor Master Plan*

### ZONE

Commercial/Residential (CR): CR-1.0: C 0.5, R 1.0, H 150

### PROPERTY SIZE

44.8 acres

### APPLICANT

The Elms at PSTA, LLC

### ACCEPTANCE DATE

August 23, 2022

### REVIEW BASIS

Chapter 50, Preliminary Plan

PREVIOUS APPROVALS

*Mandatory Referral and Preliminary Plan*

After the public hearing on July 22, 2021, the Planning Board recommended approval for the Mandatory Referral No. MR2021030 to dispose of the Property for redevelopment and granted approval for the Preliminary Plan Application No. 120200100 for 1,039,136 square feet of residential uses for up to 290 lots and up to 35 parcels for up to 630 dwelling unit, including a minimum of 30% MPDUs, and a maximum of 1,740 square feet of commercial uses.

As referenced in Condition No. 25, the Preliminary Plan approved the dedication of rights-of-way and the future construction of seven (7) public roadway segments: Street A, Street B, Street C West, Street C East, Street D, Medical Center Drive, and Blackwell Road. As recommended by the 2010 *Great Seneca Science Corridor Master Plan*, each of these seven (7) roadways segments were approved and classified as Business District Streets, with one exception. The Applicant’s request was approved to reclassify Street C West from a Business District street and to be constructed as a tertiary street since it is proposed as a one-way street and does not serve business uses. Additionally, the Applicant received a waiver for right-of-way modifications for all proposed streets with the exception of Medical Center Drive, which MCDOT accepted as allowed in the County Code Section 50.4.3.E.2.a.

*Site Plan*

After the public hearing on March 31, 2022, the Planning Board granted approval for Site Plan Application No. 820220050 for up to 1,740 square feet of commercial use for retail and up to 630 dwelling units for 56 multi-family 2-over-2 units, 298 mid-rise multi-family units, and 276 single-family attached townhouse units. A network of open spaces, recreation facilities, and internal roads and alleys were approved for access and vehicular and non-motorized circulation to support the development.

AMENDMENT PROPOSAL

On August 23, 2022, The Elms at PSTA (the Applicant) submitted the Subject Application for approval of the following modifications:

1. Change the previously approved road pavement section for Streets A, B, C East, C West, and D to a Secondary Residential Street (MC-211.01); and
2. Update corresponding approval sheets and detail sheets within the certified set.

The Applicant requests approval to reduce the depth of the previously approved pavement detail from 16" to 6" for Streets A, B, C East, C West, and Street D due their functioning within the Site as secondary residential streets. A secondary residential street is defined as "a road meant nearly exclusively for access to abutting properties in residential zones. A road meant to provide access between a residential development with fewer than 200 dwelling units and one or more higher classification roads." Each of the roads listed demonstrate that they serve local traffic, feed into higher classification roads, and fall under the threshold for overall units served. The pavement section is a combination of subbase, base course, and surface course placed on a subgrade to support the traffic load and distribute it to the roadbed, whereas the pavement detail illustrates these layers in order to provide detail on load bearing. Therefore, the Minor Amendment requests the modification of the paving detail to a Secondary Residential Street for Street A, Street B, Street C West, Street C East, and Street D. The widths of travel lanes, sidewalks, and street buffers will remain the same as previously approved.

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## ANALYSIS & FINDINGS

Action on administrative subdivision plans and certain minor amendments to preliminary plans and site plans may be taken by the Director instead of the Planning Board. This Minor Amendment was reviewed under Section 50.4.2.F.1 for Subdivision of Land which requires that "Any amendment to an approved preliminary plan must follow the procedures, meet the criteria, and satisfy the requirements of this Division." Pursuant to Section 50.4.2.F.2.b of the County Code, "A minor amendment to an approved preliminary plan includes any change that does not change density in a manner that results in greater adequate public facilities impact; make major changes to lot configuration or location, or right-of-way width or alignment; or alter the intent, objectives, or requirements of the Board in approving the preliminary plan. A change to plan validity period or APF validity period is a minor amendment."

In addition to the GSSC Master Plan's recommendation for Business District Streets, it recommended up to 2,000 residential units on the PSTA Site. The Applicant received approval for Preliminary and Site Plans for up to 630 residential units. Therefore, the streets within the Site will serve a lower volume of traffic than was envisioned for the Site and the recommendation for Business District street classification. The proposed streets within the development will function adequately and serve the approved 630 units.

The Minor Amendment is consistent with the provisions of the County Code. It does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved Preliminary Plan or any subsequent applications thereof. The layout of the subdivision, including size, width, shape, orientation and density of lot, and location and design of roads remain appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.

The Montgomery County Department of Transportation (MCDOT) has also reviewed the Application and accepts the Applicant's design justification for the deviation from the typical paving detail for the Business District Street standard and accepts the Applicant's traffic loading assumptions. MCDOT accepts the Secondary Residential Pavement Section MC-2002.01 (Attachment B).

All site development elements shown on the latest electronic version of the Preliminary Plan Minor Amendment No. 12020010A as of the date of this Staff Memo submitted via ePlans to the M-NCPPC are required. No changes to conditions of approval are proposed with this Preliminary Plan Minor Amendment. All the previously approved findings and conditions of the original Preliminary Plan No. 120200100 remain in full force and effect.

In accordance with Section 50.4.2.G of the County Code, there shall be no effect of this Preliminary Plan Minor Amendment on the previously approved validity period. The Amendment shall remain valid as provided in the original approval.

The Applicant is responsible for submitting a Certified Preliminary Plan Minor Amendment after approval by the Planning Director for the specific modifications.

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#### COMMUNITY OUTREACH

A pre-submittal community meeting is not required for a Preliminary Plan minor amendment. However, the Applicant must provide public notice under Division 7.5. of the Zoning Ordinance. Therefore, the Applicant sent a notice of the Amendment to all parties of record and the notice gave the interested parties 15 days to review and comment on the contents of the Application.

One (1) email correspondence (Attachment C) was received during the review about the approved square footage of the townhomes, which is not related to the scope of this minor amendment regarding roadway pavement.

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#### CONCLUSION

Staff recommends approval of the Preliminary Plan amendment to reduce the previously approved pavement section for Streets A, B, C East, C West, and Street D within the PSTA Site. The scope of the amendment remains in conformance with all requirements established in the Subdivision Regulations and the Zoning Ordinance and remains in substantial conformance to the recommendations of the 2010 *Great Seneca Science Corridor (GSSC) Master Plan and 2021 GSSC Minor Master Plan Amendment*. Access and public facilities will remain adequate to serve the lots, and the Application has been reviewed by other applicable county agencies who have recommended approval of the amendment.

**ATTACHMENTS**

*Attachment A: Minor Preliminary Plan Amendment*

*Attachment B: MCDOT Approval Letter*

*Attachment C: Community Correspondence*

ACCEPTED & APPROVED BY:

  
\_\_\_\_\_  
Gwen Wright, Planning Director

September 9, 2022  
\_\_\_\_\_  
Date Approved

This memorandum constitutes the written opinion of the Planning Director in this matter, and the Decision Mailing Date of this memorandum is SEP 19 2022 (which is the date that this decision is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the Decision Mailing Date, consistent with Section 50.6.3.C of the Subdivision Regulations.

# PSTA SITE

## CERTIFIED PRELIMINARY PLAN #12020010A



VICINITY MAP  
1" = 100'

**PROJECT TEAM**

**OWNER**  
MONTGOMERY COUNTY  
508 181 WISCONSIN STREET  
ROCKVILLE, MD 20850

**APPLICANT**  
THE BUS AT PSTA, LLC  
188 WOODLY ROAD SUITE 200  
BETHESDA, MD 20814

**ATTORNEY**  
WILES & STOKER-BRIDGE, P.C.  
1114 WASHINGTON ST # 970  
ROCKVILLE, MD 20854

**TRAFFIC**  
THE PLATTIC GROUP  
8887 FARMERS SQUARE DRIVE SUITE 4  
BETHESDA, MD 20814

**LANDSCAPE ARCHITECTURAL ENGINEER**  
RODGERS CONSULTING, INC.  
1911 GIBBYVA ROAD SUITE 200  
CROSSCREEK, MD 20874



**SHEET INDEX**

Sheet	Sheet Title	MCPD File Name
1	Cover Sheet	07-0PREL-12020010A-001
2	Resolution	07-PREL-120200100-002
2A	Resolution	07-PREL-120200100-002A
2B	Resolution & Approvals	07-PREL-120200100-002B
3	Approvals	07-PREL-120200100-003
3A	Approvals	07-0PREL-12020010A-003A
3B	Approvals	07-PREL-120200100-003B
4	Notes and Data Tables	07-PREL-120200100-004
5	Preliminary Plan Composite	07-PREL-120200100-005
6	Preliminary Plan	07-PREL-120200100-006
7	Preliminary Plan	07-PREL-120200100-007
8	Preliminary Plan	07-PREL-120200100-008
9	Preliminary Plan	07-PREL-120200100-009
10	Preliminary Plan	07-PREL-120200100-010
11	Preliminary Plan	07-PREL-120200100-011
12	Preliminary Plan Details	07-0PREL-12020010A-012
13	PSTA Preliminary Plan Open Space Exhibit	07-PREL-120200100-001
13A	Construction Phasing Exhibit	07-PREL-120200100-013A
1	Preliminary Forest Conservation Plan	10-FCP-120200100-001
2	Preliminary Forest Conservation Plan	10-FCP-120200100-002
1	Road Grades	21-RO-120200100-001

\* SHEETS REVISED UNDER AMENDMENT # 12020010A  
 = SHEETS ADDED UNDER AMENDMENT # 12020010A

**LIST OF AMENDMENTS #12020010A**

- Change the previously approved amendment number for Sheets 4, 5, 6, 7, 8, 9, and 10.
- Update corresponding approval sheets and data tables with the certified set.



SHEET KEY  
1 = 200'

07-0PREL-12020010A-001  
**PRELIMINARY PLAN #12020010A**  
 PUBLIC MAP NUMBER  
 TAG MAP #341, GRID #541



RODGERS CONSULTING, INC.  
 1911 GIBBYVA ROAD SUITE 200  
 CROSSCREEK, MD 20874  
 TEL: 301-271-1100  
 FAX: 301-271-1101  
 WWW.RODGERSCONSULTING.COM

NO.	DATE	DESCRIPTION
1	07/15/2009	PRELIMINARY PLAN #12020010A
2	07/15/2009	PRELIMINARY PLAN #12020010A
3	07/15/2009	PRELIMINARY PLAN #12020010A
4	07/15/2009	PRELIMINARY PLAN #12020010A
5	07/15/2009	PRELIMINARY PLAN #12020010A
6	07/15/2009	PRELIMINARY PLAN #12020010A
7	07/15/2009	PRELIMINARY PLAN #12020010A
8	07/15/2009	PRELIMINARY PLAN #12020010A
9	07/15/2009	PRELIMINARY PLAN #12020010A
10	07/15/2009	PRELIMINARY PLAN #12020010A
11	07/15/2009	PRELIMINARY PLAN #12020010A
12	07/15/2009	PRELIMINARY PLAN #12020010A
13	07/15/2009	PRELIMINARY PLAN #12020010A
13A	07/15/2009	PRELIMINARY PLAN #12020010A
14	07/15/2009	PRELIMINARY PLAN #12020010A
15	07/15/2009	PRELIMINARY PLAN #12020010A
16	07/15/2009	PRELIMINARY PLAN #12020010A
17	07/15/2009	PRELIMINARY PLAN #12020010A
18	07/15/2009	PRELIMINARY PLAN #12020010A
19	07/15/2009	PRELIMINARY PLAN #12020010A
20	07/15/2009	PRELIMINARY PLAN #12020010A
21	07/15/2009	PRELIMINARY PLAN #12020010A
22	07/15/2009	PRELIMINARY PLAN #12020010A
23	07/15/2009	PRELIMINARY PLAN #12020010A
24	07/15/2009	PRELIMINARY PLAN #12020010A
25	07/15/2009	PRELIMINARY PLAN #12020010A
26	07/15/2009	PRELIMINARY PLAN #12020010A
27	07/15/2009	PRELIMINARY PLAN #12020010A
28	07/15/2009	PRELIMINARY PLAN #12020010A
29	07/15/2009	PRELIMINARY PLAN #12020010A
30	07/15/2009	PRELIMINARY PLAN #12020010A
31	07/15/2009	PRELIMINARY PLAN #12020010A
32	07/15/2009	PRELIMINARY PLAN #12020010A
33	07/15/2009	PRELIMINARY PLAN #12020010A
34	07/15/2009	PRELIMINARY PLAN #12020010A
35	07/15/2009	PRELIMINARY PLAN #12020010A
36	07/15/2009	PRELIMINARY PLAN #12020010A
37	07/15/2009	PRELIMINARY PLAN #12020010A
38	07/15/2009	PRELIMINARY PLAN #12020010A
39	07/15/2009	PRELIMINARY PLAN #12020010A
40	07/15/2009	PRELIMINARY PLAN #12020010A
41	07/15/2009	PRELIMINARY PLAN #12020010A
42	07/15/2009	PRELIMINARY PLAN #12020010A
43	07/15/2009	PRELIMINARY PLAN #12020010A
44	07/15/2009	PRELIMINARY PLAN #12020010A
45	07/15/2009	PRELIMINARY PLAN #12020010A
46	07/15/2009	PRELIMINARY PLAN #12020010A
47	07/15/2009	PRELIMINARY PLAN #12020010A
48	07/15/2009	PRELIMINARY PLAN #12020010A
49	07/15/2009	PRELIMINARY PLAN #12020010A
50	07/15/2009	PRELIMINARY PLAN #12020010A

**APPLICANT**  
 THE BUS AT PSTA, LLC  
 188 WOODLY ROAD SUITE 200  
 BETHESDA, MD 20814

**OWNER**  
 MONTGOMERY COUNTY  
 508 181 WISCONSIN STREET  
 ROCKVILLE, MD 20850

**PSTA SITE**  
 PARCEL 008 1.00172 000 PARCELS 009 1.00172 000 PART A 1 10172 0 000  
 ELECTION DISTRICT No. 9  
 MONTGOMERY COUNTY MARYLAND



07-0PREL-12020010A-001  
**PRELIMINARY PLAN #12020010A**  
 PUBLIC MAP NUMBER  
 TAG MAP #341, GRID #541

**COVER SHEET**  
 CERTIFIED PRELIMINARY PLAN

DATE	07/15/2009
BY	00017
SCALE	AS SHOWN
REVISIONS	

PRELIMINARY NOT FOR CONSTRUCTION

**NOTES:**

1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. All materials and workmanship shall be subject to inspection and approval by the engineer.
4. The contractor shall maintain access to all existing utilities and structures.
5. All work shall be completed within the specified time frame.
6. The contractor shall be responsible for the safety of all workers and the public.
7. All work shall be done in accordance with the applicable codes and regulations.
8. The contractor shall provide a detailed schedule of work.
9. All work shall be done in accordance with the approved plans and specifications.
10. The contractor shall be responsible for the safety of all workers and the public.

**GENERAL NOTES:**

1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. All materials and workmanship shall be subject to inspection and approval by the engineer.
4. The contractor shall maintain access to all existing utilities and structures.
5. All work shall be completed within the specified time frame.
6. The contractor shall be responsible for the safety of all workers and the public.
7. All work shall be done in accordance with the applicable codes and regulations.
8. The contractor shall provide a detailed schedule of work.
9. All work shall be done in accordance with the approved plans and specifications.
10. The contractor shall be responsible for the safety of all workers and the public.

**LIST OF MEASUREMENT SUBSTANCES (TBS)**

Change the previously approved pavement section for Streets A, B, C and D.

Update corresponding approval sheets and detail sheets within the certified set.

**APPLICANT:** PSTA, LLC

**OWNER:** MONTGOMERY COUNTY

1775 LINDEN LANE  
 1000 ROCKVILLE ROAD SUITE 100  
 ROCKVILLE, MD 20850  
 PHONE: 301.770.1234

6100 WOODBURN DRIVE  
 2000 WOODBURN DRIVE  
 WASHINGTON, DC 20004  
 PHONE: 202.462.1234

**PSTA SITE**

PARCEL 890 L 40177 890 PARCELS 890 L 40177 PART 6 L 14177 277

ELECTION DISTRICT No. 9

MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**

1000 GUYTON DRIVE, SUITE 100  
 WASHINGTON, DC 20004  
 PHONE: 202.462.1234

67-0PREL-12 02 00 10A-001A

PRELIMINARY PLAN 012020010A

WVSC MAP 2200W19

T&E MAP F&M 1, DRUG F&M 1

**APPROVALS**

DATE: 01/12/2012

SCALE: AS SHOWN

PROJECT: 67-0PREL-12 02 00 10A-001A

DATE: 01/12/2012

SCALE: AS SHOWN

PROJECT: 67-0PREL-12 02 00 10A-001A

NO.	DATE	DESCRIPTION	BY	FOR
1	01/12/2012	PRELIMINARY PLAN	RODGERS CONSULTING	MONTGOMERY COUNTY
2	01/12/2012	APPROVAL SHEET	RODGERS CONSULTING	MONTGOMERY COUNTY
3	01/12/2012	APPROVAL SHEET	RODGERS CONSULTING	MONTGOMERY COUNTY
4	01/12/2012	APPROVAL SHEET	RODGERS CONSULTING	MONTGOMERY COUNTY
5	01/12/2012	APPROVAL SHEET	RODGERS CONSULTING	MONTGOMERY COUNTY



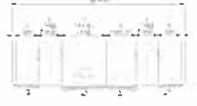




MODIFIED MC-2004 10A  
MEDICAL CENTER DRIVE



BLACKWELL ROAD EXTENDED MNCPPC OPTION  
(PARKING 1 SIDE)



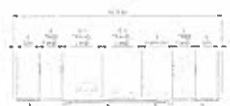
MODIFIED MC-2005 01  
(PARKING 1 SIDE)  
STREET WEST OF MEDICAL CENTER DR



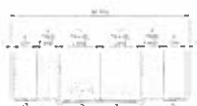
TYPICAL ALLEY



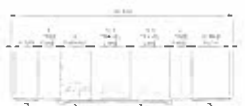
PROPOSED SHARED USE PATH  
ALONG GREAT SENEGA HIGHWAY



MODIFIED MC-2005 02  
(PARKING 1 SIDE)  
STREETS A AND B EAST OF  
MEDICAL CENTER DR



MODIFIED MC-2005 02  
(PARKING 1 SIDE)  
STREET C EAST OF MEDICAL  
CENTER DR



MODIFIED MC-2005 01  
(PARKING 1 SIDE)  
STREET D

**RESIDENTIAL DRIVEWAY CROSS SECTION**

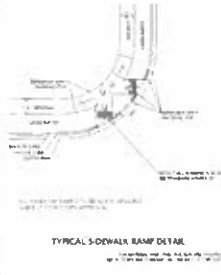
ITEM	DESCRIPTION	QUANTITY	UNIT
1	3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)		SQ YD
2	3" BITUMINOUS CONCRETE BASE COURSE		SQ YD
3	3" SPREAD AGGREGATE BASE (2" OVER LAYERS)		SQ YD
4	APPROVED SUBGRADE		SQ YD

**RESIDENTIAL DRIVEWAY CROSS SECTION**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)		SQ YD
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**RESIDENTIAL DRIVEWAY CROSS SECTION**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)		SQ YD
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4	APPROVED SUBGRADE		SQ YD

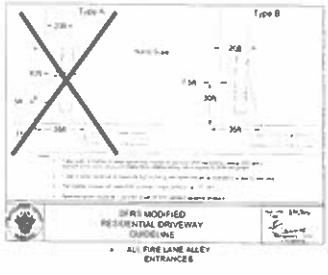


**RESIDENTIAL DRIVEWAY CROSS SECTION**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)		SQ YD
2	3" BITUMINOUS CONCRETE BASE COURSE		SQ YD
3	3" SPREAD AGGREGATE BASE (2" OVER LAYERS)		SQ YD
4	APPROVED SUBGRADE		SQ YD

**RESIDENTIAL DRIVEWAY CROSS SECTION**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)		SQ YD
2	3" BITUMINOUS CONCRETE BASE COURSE		SQ YD
3	3" SPREAD AGGREGATE BASE (2" OVER LAYERS)		SQ YD
4	APPROVED SUBGRADE		SQ YD



**Paving Detail**

**PROPOSED ROADWAYS**

- 3" BITUMINOUS CONCRETE SURFACE (2" OVER LAYERS)
- 3" BITUMINOUS CONCRETE BASE COURSE
- 3" SPREAD AGGREGATE BASE (2" OVER LAYERS)
- APPROVED SUBGRADE

**PROPOSED PAVING DETAIL ROADWAYS**

1.5% CROSS ON STREETS & 0.5% EAST & WEST ON STREET CORNERS

**PAVING SECTION**

**PROPOSED BIKE FACILITIES**

- 1" BITUMINOUS CONCRETE SURFACE COURSE
- 2" BITUMINOUS CONCRETE (IF AT DRIVEWAYS)
- APPROVED SUBGRADE

07-SPREL-120200 10A-012  
 PRELIMINARY PLAN 012020010A  
 VISC MAP 2200010  
 TAX MAP 95341, GRID F541

- LIST OF AMENDMENT PROVISIONS**
- Change the driveway apron/pavement to be 1.5% East & West & 0.5% East & West
  - Update corresponding apron/pavement and detail sheets within the submittal set

NO.	DATE	DESCRIPTION
1	07/12/20	ISSUED FOR PERMIT
2	07/12/20	ISSUED FOR PERMIT
3	07/12/20	ISSUED FOR PERMIT
4	07/12/20	ISSUED FOR PERMIT
5	07/12/20	ISSUED FOR PERMIT
6	07/12/20	ISSUED FOR PERMIT
7	07/12/20	ISSUED FOR PERMIT
8	07/12/20	ISSUED FOR PERMIT
9	07/12/20	ISSUED FOR PERMIT
10	07/12/20	ISSUED FOR PERMIT

**PSTA SITE**

PARCELS 001 & 002 PART 1 & 2, 003 & 004 PART 1 & 2, 1012 & 1013, 2011  
 ELECTION DISTRICT No 9  
 MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**

400 Conover Road, Suite 100, Rockville, Maryland 20850  
 P: 301.771.1100 | F: 301.771.1101 | www.rodgersconsulting.com

**PRELIMINARY PLAN DETAILS**

DATE: 07/12/20  
 SCALE: AS SHOWN  
 SHEET: 012 OF 012

# ATTACHMENT B



## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

September 13, 2022

Ms. Tamika Graham, Planner III  
Mid-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 13th floor,  
Wheaton, MD 20902

RE: Design Exception Letter & Preliminary Plan  
Preliminary Plan No. 12020010A  
PSTA Site Amendment

Dear Ms. Graham:

We have completed our review of the preliminary plan amendment uploaded in eplans dated August 10, 2022. A previous plan was reviewed by the Development Review Committee at its April 28, 2022, meeting. We 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 Montgomery County Department of Permitting Services (MCDPS) 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.

### Design Exception Comments

1. **Applicant's request:** Change the previously approved pavement sections for Streets A, B, C East, C West, and Street D to be updated to Secondary Residential Pavement Section MC-2002.01.
  - The applicant has stated that Streets A, B, C East, C West, and Street D work as internal streets and the development's layout do not function, nor support, the 2,000 dwelling units envisioned in the Master Plan.
  - The consultant for the applicant has provided a pavement design for Blackwell Road based on traffic loading information, assuming this would be the worst-case scenario.
  - The consultant did not provide traffic loading information for streets A, B, C East, C West, and Street D.

### 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*

- The consultant provided the following:
  - An ADT of 2,380 vehicles was provided for Blackwell Road, with 2 percent single unit trucks, and 0.5 percent single-trailer trucks. The consultant assumed a 25-year life span, growth rate of 2.2 percent and a CBR of 10 percent. Using these values, total traffic loading for Blackwell Road was calculated to be approximately 880,000 ESALs.
  - The applicant has assumed that the traffic loading/truck distribution on A, B, C East, C West, and Street D will be less than what was provided for Blackwell Road. Thus, concluding that the designed pavement section for Blackwell Road in their report should be sufficient for these residential roads.
- Thus, the applicant is requesting to change the previously approved pavement sections for Streets A, B, C East, C West, and Street D to be updated to Secondary Residential Pavement Section (MC-2002.01) based on the design provided and the assumptions made in the design document.

**MCDOT Response:** We **agree** with the applicant's request to update the pavement sections for Streets A, B, C East, C West, and Street D to Secondary Residential Pavement Section MC-2002.01, based on the following reasons/conditions:

- MCDOT agrees that Streets A, B, C East, C West, and Street D work as internal streets and the development's residential layout along these streets make them function as Residential Streets.
- The consultant used the traffic loading information for Blackwell Road and assumed that the traffic loading of the residential roads is equal to or less than that on Blackwell Road. MCDOT accepts the pavement design assumptions made by the consultant, deeming Blackwell Road the worst-case-scenario per the Pavement Design Study dated July 6th, 2022. No changes were proposed to the pavement design for Blackwell Road.

**NOTE:** MCDOT **will not allow** pavement modifications to Blackwell Road and to Medical Center Drive which shall be designed per the Montgomery County standards.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at [brenda.pardo@montgomerycountymd.gov](mailto:brenda.pardo@montgomerycountymd.gov) or at (240) 777-7170.

Ms. Tamika Graham  
Preliminary Plan No. 12020010A  
September 13, 2022  
Page 3

Sincerely,

*Brenda M. Pardo*

Brenda M. Pardo, Engineer III  
Development Review Team  
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development\\_Review\Brenda\Preliminary\\_Plan\PP12020010A\\_PSTA\\_Site\12020010A-PSTA-DOT Preliminary Plan Letter\\_9.13.22](#)

cc: SharePoint Correspondence FY 2023

cc-e: Randall Rentfro	Rodgers Consulting
Mark Terry	MCDOT DTEO
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP

## ATTACHMENT C


Email




# PSTA site development

Owner

 MCP-Chair #

### Email

**From**  Donna Baron

**To**  <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

**Cc**

**Bcc**

**Subject** PSTA site development

**Date Sent** **Date Received** 8/22/2022 10:18 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Looking at the PSTA site development makes my brain hurt. You couldn't have jammed any more tiny homes into this space. Does each tiny home have a private garage? Is there any green space in front of the tiny homes or will they be build right on the curb? What will be done about all the additional traffic? Don't bother with the argument that they will all ride the bus. They won't.

Thanks,

Donna Baron

[db@donnabaron.com](mailto:db@donnabaron.com)

PS. You couldn't have made it more difficult for residents to make comments. I will be surprised if this goes through.

### Attachments

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**File Name**

**File Size (Bytes)**



There are no Attachments to show in this view. To get started, create one or more Attachments.

0 - 0 of 0 (0 selected)

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