



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

May 19, 2023

Mr. Jason Evans, PE
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Revision to **COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Evolution Labs (formerly Gables White Flint)
Preliminary Plan #: 12015001B
Site Plan #: 82015001B
SM File #: 253613
Tract Size/Zone: 4.13 Ac/179,863 sf/CR-3.0,C-
1.5,R-2.5,H-70,&CR-4.0,C-2.0,R-3.5,H-250
Total Concept Area: 4.61 Ac/200,800 sf
Parcel(s): A, B
Watershed: Cabin John Creek/I
Type of Development: Redevelopment

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro-bioretenion and a Structural Vault.

This revision is to support the preliminary plan amendment for the total site and the Phase 1 Site Plan.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. Jason Evans, PE
May 19, 2023
Page 2 of 3

5. The detailed plan must utilize the latest DPS guidance.
6. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.
7. All underground facilities are required to comply with Water Resources Technical Policy No. 4 regarding access requirements.
8. A Phase 1 rough grading permit will not be issued for this development.
9. **This letter supersedes the approval letter dated December 22, 2014.**

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherry.l.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Etheridge
Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 253613

Total
ESD: Required/Provided 22,565 cf / 19,689 cf
PE: Target/Achieved: 1.85"/1.61"
STRUCTURAL: 3,611 cf
WAIVED: 0 cf.

Phase 1 Site Plan
ESD: Required/Provided 11,833 cf / 11,937 cf
PE: Target/Achieved: 1.85"/1.86"
STRUCTURAL: N/A
WAIVED: 0 cf



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 04-May-23
TO: Jason Evans
VIKA, Inc
FROM: Marie LaBaw
RE: Evolution Labs
82015001B 12015001B

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **01-May-23**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Exterior access to south wall of the parking garage to be secured via easement with Parks *****

***** Applicant shall resubmit fire lane for recordation after address assignment *****

Attachment F

RE: Evolution Labs / Wall Park Fire Access Easement Language Quesiton

Coppola, Henry <henry.coppola@montgomeryparks.org>

Thu 5/4/2023 12:56 PM

To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Hi Marie,

Been meaning to touch base with you on this to let you know that Parks is amenable to providing an agreement or covenant for the necessary 10' of free & clear area on parkland along the garage. We're still figuring out the details of the instrument and the language.

I'm sure at some point we'll have something for you to review (assuming that you want to). It would be good to get your input on the timing of having the instrument recorded / executed as well, we'll need to find a way to make sure that Parks has gotten all of the related improvements etc that are going to count in part as compensation for this prior to recording it.

Thanks!
henry

Montgomery Parks | M-NCPPC
C: 240-753-4496

From: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Sent: Thursday, March 2, 2023 9:02 AM
To: Coppola, Henry <henry.coppola@montgomeryparks.org>
Subject: Re: Evolution Labs / Wall Park Fire Access Easement Language Quesiton

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

Unfortunately I don't. My water supply easements go through Brian Jeeves. Maybe he could help?

brian.jeeves@montgomerycountymd.gov

From: Coppola, Henry <henry.coppola@montgomeryparks.org>
Sent: Thursday, March 2, 2023 8:56:29 AM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: Evolution Labs / Wall Park Fire Access Easement Language Quesiton

[EXTERNAL EMAIL]

Hi Marie,

We're looking at whether we can give the Applicant an easement on parkland for their buildings that will need it for your free and clear access clearance requirements—is there standard or dra. / template language for that type of easement that you can send me?

Attachment F

Thanks!

h

Henry Coppola

Development Review Coordinator, Park Planning & Stewardship Division

Montgomery Parks | The Maryland-National Capital Park and Planning Commission

Cell: 240.753.4496

2425 Reddie Drive | Wheaton, MD 20902

MontgomeryParks.org

@MontgomeryParks



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Isiah Leggett
County Executive

Scott E. Goldstein
Fire Chief

Date: March 30, 2023

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: Private driveway from Old Georgetown Road to
intersection on Grand Park Avenue

Delineate all areas where indicated by signs and/or paint.

✓ SIGNS -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

K PAINT -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of Sufficient width to be readily identifiable/readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Evolution Labs North Bethesda

FIRE LANE LOCATION/ADDRESS: East side of Old Georgetown Road at intersection
with Banneker Avenue

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Christopher Smith TITLE: Sr. Development Mgr., Stonebridge

SIGNATURE: Christopher Smith

PHONE: 301-913-9310 DATE: 2023-0420

ADDRESS (where processed order will be mailed):

smith@stonebridge.us.com 7373 Wisconsin Avenue, Suite 700 Bethesda, MD 20814

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

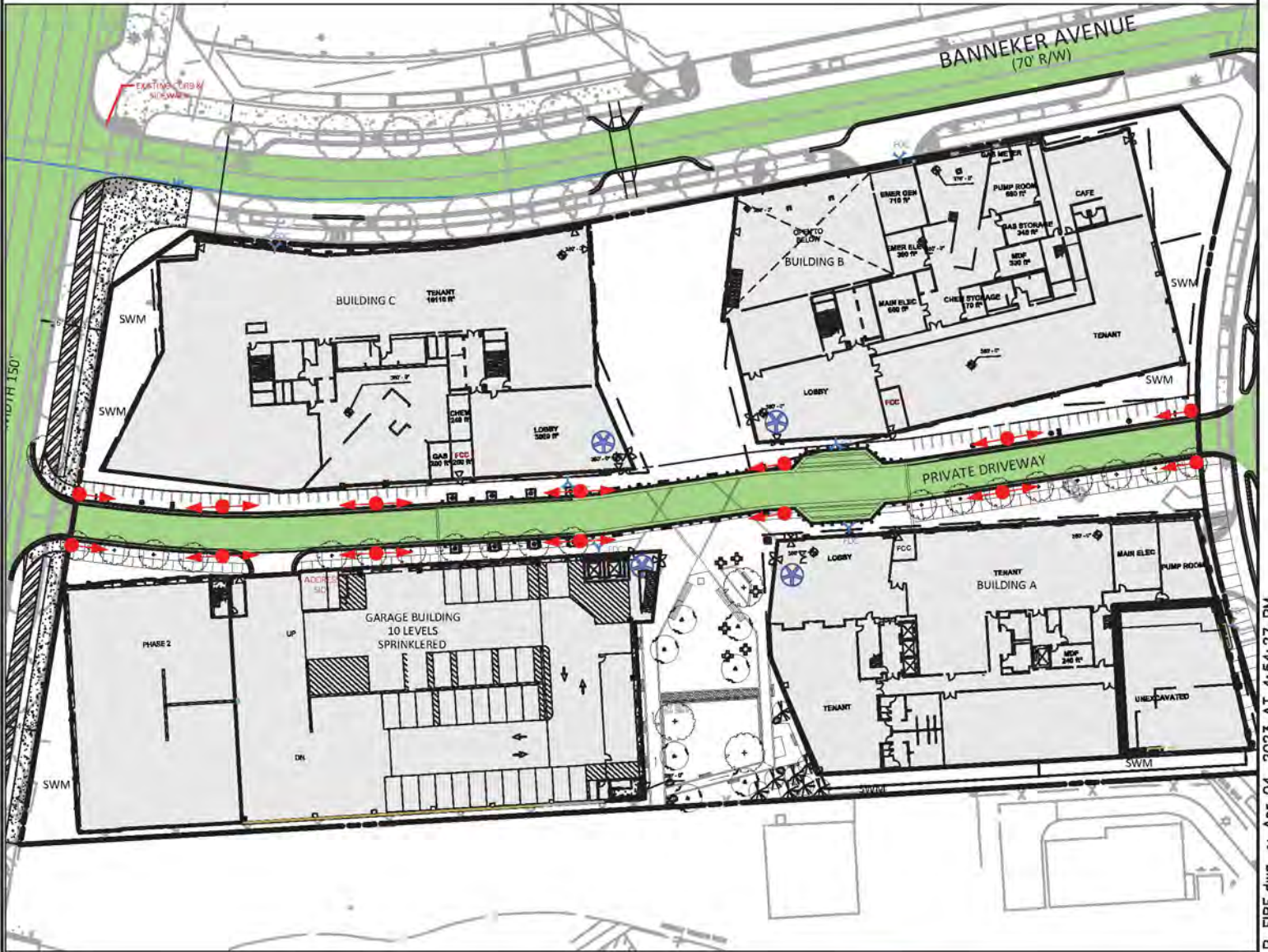
NAME: _____ SIGNATURE: _____

STA.#: _____ I.D.#: _____ DATE: _____

Comments: _____

Fire Lane Installed Per Order

NAME: _____ DATE: _____



ORDER FOR TRAFFIC CONTROL SIGNS
 Pursuant to Section 31-2 and 31-10, Montgomery County Code, 2004 as amended, you are hereby directed to install the following traffic and or parking control devices at the designated location(s).



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 ENGINEER'S NAME: JASON A. EVANS, P.E.
 LICENSE No.: 39885
 EXPIRATION DATE: JANUARY 16, 2025

LEGEND

- Fire Lane Sign/Direction
- Fire Access Path



VKA MARYLAND, LLC ■
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
 SURVEYORS ■ 3D LASER SCANNING ■
 20251 CENTURY BOULEVARD SUITE 400 ■
 GERMANTOWN, MD 20874 ■
 (301)916-4100 ■ FAX (301)916-2282 ■
 WWW.VKA.COM ■

Evolution Labs North Bethesda
 1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
 WSSC GRID: 215NW06
 TAX MAP: GQ62

FIRE LANE ORDER	
DATE: MARCH 30, 2023	
DRAWN: NT	CHECKED: ID
1 OF 1	



0 40' 80' 1160'
 SCALE: 1" = 80'

**PRIVATE DRIVEWAY
 EVOLUTION LABS NORTH BETHESDA
 FIRE LANE ORDER - NO PARKING SIGN LOCATIONS**

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ORDER FOR TRAFFIC CONTROL SIGNS
 Pursuant to Section 31-2 and 31-10, Montgomery County Code, 2004 as amended, you are hereby directed to install the following traffic and or parking control devices at the designated location(s).



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 ENGINEER'S NAME: JASON A. EVANS, P.E.
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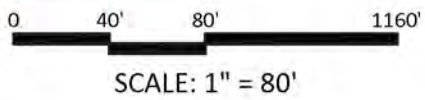


VKA MARYLAND, LLC ■
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
 SURVEYORS ■ 3D LASER SCANNING ■
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 GERMANTOWN, MD 20874 ■
 (301)916-4100 ■ FAX (301)916-2282 ■
 WWW.VKA.COM ■

Evolution Labs North Bethesda

1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
 WSSC GRID: 215NW06
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FIRE LANE ORDER	
DATE: MARCH 30, 2023	
DRAWN: NT	CHECKED: ID
----	1 OF 1

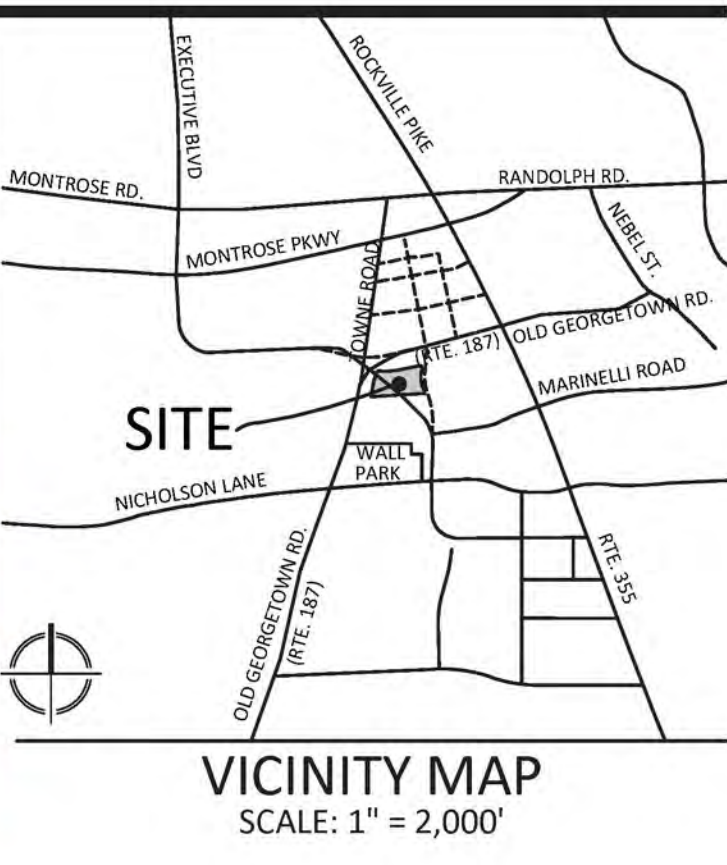


**PRIVATE DRIVEWAY
 EVOLUTION LABS NORTH BETHESDA
 FIRE LANE ORDER - NO PARKING SIGN LOCATIONS**

Z:\1000-9999\1614\CADD\PRELIMINARY\PLOT SHEETS\1614100_P_FIRE.dwg, ~ Apr 04, 2023 AT 10:15:55 AM

Attachment F
Certified Preliminary Plan
File No. 12015001B
Montgomery County Planning Board Approval

Chair or Designer: _____ Date: _____



VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vka.com
Our Site Set on the Future.

PREPARED FOR:
STONEBRIDGE
301.321.3202
SMITH@STONEBRIDGE.US.COM

ATTORNEY:
**SELZER GURVITCH RABIN
WERTHEIMER & POLOTT,
PC.**
301.634.3150
MATT GORDON

ARCHITECTS:
EWING COLE
215.625.4411
BRETT SPEARMAN

LANDSCAPE ARCHITECT:
**MAHAN RYKIEL
ASSOCIATES, INC.**
410.900.1626
JINGPENG GU, PLA, ASLA

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3415
NANCY RANDALL

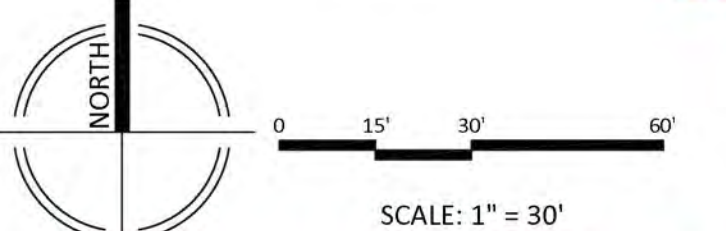
DRY UTILITY CONSULTANT:
RICHTER & ASSOCIATES
301.548.7475
JOHN O'BOYLE

CIVIL ENGINEER:
VKA MARYLAND, LLC
301.916.4100
JASON EVANS, P.E.

LAND PLANNER:
VKA MARYLAND, LLC
301.916.4100
IAN P. DUKE

Parking Structure will have a 15' no build agreement to provide perpetual emergency access from the southern façade outward, to be recorded in the land records prior to occupancy.

- ### LEGEND
- LOWEST POINT OF FD VEHICULAR ACCESS
 - MAIN ENTRANCE
 - 10"W WATER LINE AND FITTING
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - BUILDING ENTRY
 - FIRE TRUCK MOVEMENT (AT 729 TRUCK)
 - FIRE ACCESS PATH
 - FIRE ACCESS FOOT PATH



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *S.M.C. P.M. 43* DATE: 5/4/2023

NOTE

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IF YOU HAVE ANY COMMENTS, PLEASE CONTACT US AT 301.916.4100 OR WWW.VKAMARYLAND.COM.

REVISIONS	DATE

EvolutionLabs
North
Bethesda
1st ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 215NW06
TAX MAP: GQ62

12015001B

**FIRE ACCESS
PLAN**

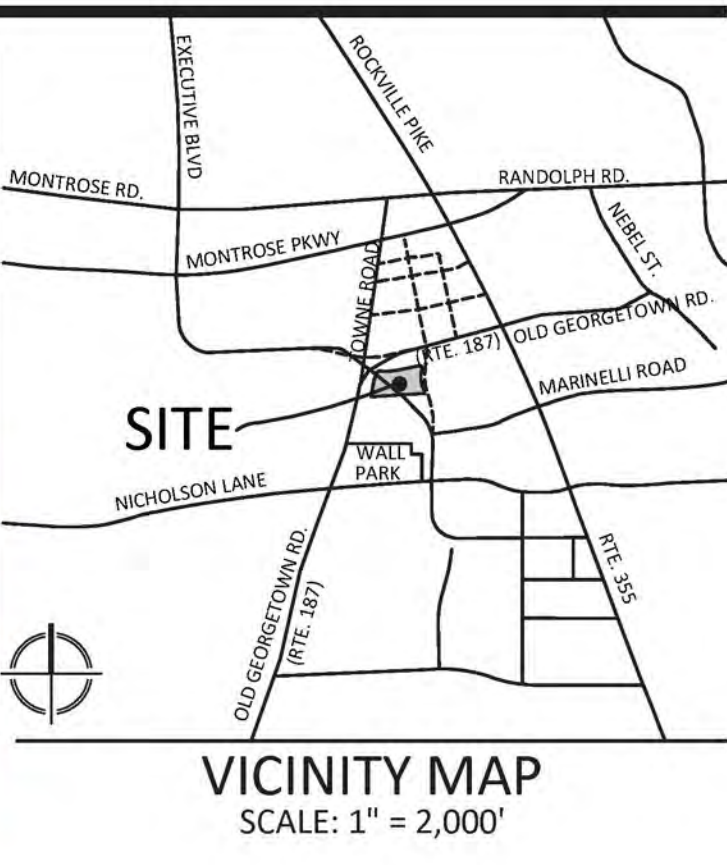
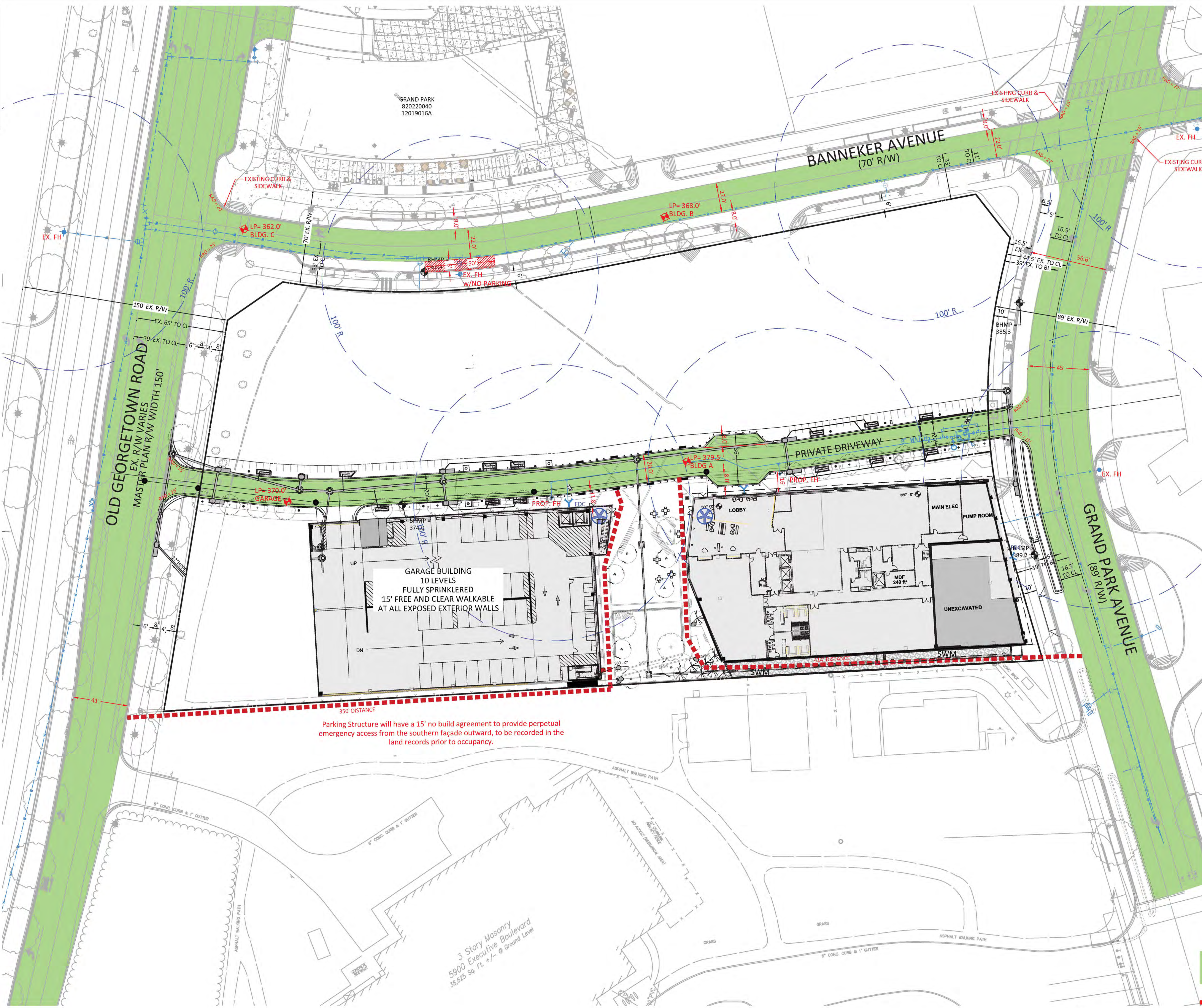
PROFESSIONAL SEAL

**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.msutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 38A of the Montgomery County Code.

Certified Site Plan
 File No. 82015001B
 Montgomery County Planning Board Approval

Chair or Designer: _____ Date: _____



VKA
 VKA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vka.com
 Our Site Set on the Future.

PREPARED FOR:
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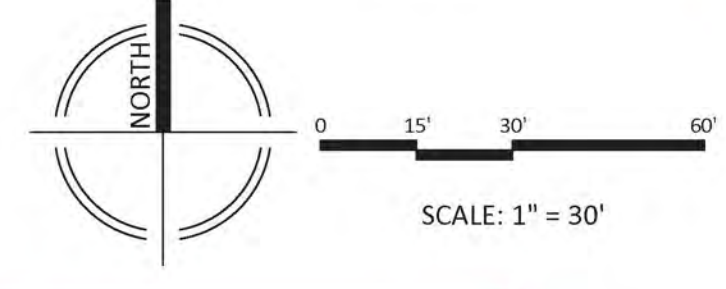
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 IAN P. DUKE

REVISIONS	DATE

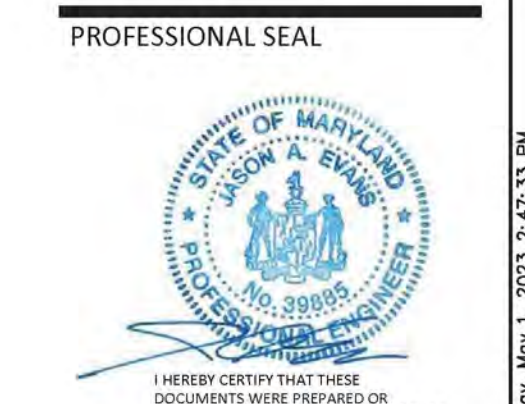
LEGEND

- LOWEST POINT OF FD VEHICULAR ACCESS
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EvolutionLabs North Bethesda
 1st ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 WSSC GRID: 215NW06
 TAX MAP: GQ62

82015001B
FIRE ACCESS PLAN



PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

ENGINEER'S NAME: JASON A. EVANS, P.E.
 LICENSE NO.: 15865
 EXPIRATION DATE: SEPTEMBER 26, 2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS IS THE PROPRIETARY INTELLECTUAL PROPERTY OF VKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, COPIED, DULY OR ILLEGALLY COPIED, SHARED, OR OTHERWISE DISSEMINATED WITHOUT THE WRITTEN AUTHORIZATION FROM VKA MARYLAND, LLC. VIOLATION MAY BE SUBJECT TO PROSECUTION. ONLY APPROVED, SEALED AND SEALED PLANS OR DRAWINGS MAY BE FILED FOR CONSTRUCTION PURPOSES.

© 2023 VKA MARYLAND, LLC

DRAWN BY: SG
 DESIGNED BY: ID/J5
 DATE ISSUED: 09/01/2022

VKA PROJECT VM1614
 DRAWING NO. _____

SHEET NO. FDA-1

FIRE CODE ENFORCEMENT
 Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SMC PK 43 DATE: 5/14/2023

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82015001B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Stonebridge
 Contact Person: Christopher J. Smith
 Address: 2273 Wisconsin Avenue, Suite 700 Bethesda, MD 20814
 Phone: 301.213.9614

Signature: By: Christopher J. Smith for Stonebridge

FOR LOCATION OF UTILITIES CALL
 8-1-1 or 1-800-257-7777 OR LOG ON TO
 www.call811.com or http://www.msautility.net
 48 HOURS IN ADVANCE OF ANY
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The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 38A of the Montgomery County Code.

April 19, 2023

Richard Brockmyer, AICP
Planner III
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Dear Mr. Brockmyer:

Thank you for the opportunity to review the Sketch, Preliminary and Site Plan Applications (**32013001A**, **12015001B**, **82015001B**, respectively) for the **Evolution Labs North Bethesda Project**. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plans and we are pleased to respond.

Based on preliminary review, an Access Permit will be required for the improvements in the State's right of way. MDOT SHA recommends approval of the Sketch, Preliminary and Site Plan Applications; however, reserves the right to provide additional comments as needed once detailed plans and supporting documents are formally submitted to MDOT SHA for a comprehensive review in the process of acquiring the Access Permit.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov.

Sincerely,



for Derek Gunn, P.E.
District Engineer, District 3, MDOT SHA

DG/kw

cc: Matthew Folden, Montgomery County Planning Department
Parker Smith, Montgomery County Planning Department

DPS-ROW CONDITIONS OF APPROVAL**April 6, 2023****82015001B Evolution Labs North Bethesda Phase 1**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“**07-SITE-82015001B-003.pdf V2**” uploaded on/ dated “**4/4/2023**” and

The followings need to be addressed prior to the certification of site plan:

1. The details of cycle track design including median islands and any non-standard features (such as flexible delineator/ bollard) need to be reviewed and approved by MCDOT.
2. Access points on public roads need to:
 - a. be shown clearly/ designed per the associated County requirements and the proposed cycle track.
 - b. have the minimum curb radii that will accommodate the site traffic.
 - c. provide safe truck turn for all (especially right turn) movements.
3. Existing frontage public sidewalk:
 - a. Ensure it is ADA compliant and label accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. ensure 1' of maintenance strip has been provided.
 - d. Show/ label green panel clearly.
 - e. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed.
 - f. Provide PIE if needed.
 - g. Ensure positive drainage toward ROW (specially at the proposed driveway).
 - h. Provide landing area and connection to the sidewalk at parking spots.
 - i. In order to the sidewalks/ shared use paths handicap ramps be distinguished from vehicular travel lanes appropriate signage is needed (R5-3).



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 18, 2023

Mr. Richard Brockmeyer, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 12015001B
Sketch Plan No. 32013001A
Evolution Labs – North Bethesda

Dear Mr. Brockmeyer:

We have completed our review of the amended preliminary and sketch plans uploaded to eplans on April 4, 2023. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on February 28, 2023. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The subject property has frontage along Old Georgetown Road (MD 187), which is maintained by Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance of the sidepath. Per Montgomery County Code Chapter 50, Section 4.2, MCDOT shall provide the following recommendations about the subject property for the attention of concerned agencies:
 - Per the White Flint Sector Plan, Old Georgetown Road (MD 187) is classified as a Major Highway with a 150-foot right-of-way. The full width was previously dedicated as part of Plat No. 25095.
 - Per the Bicycle Master Plan, Old Georgetown Road (MD 187) shall have a breezeway on the east side. We recommend that, prior to the record plat stage, the applicant construct a 20-foot wide, asphalt breezeway along the site frontage with a 6-foot wide, landscape buffer between the breezeway and the curb.
2. Prior to the record plat stage, the applicant shall construct a one-way separated bike lane along their Grand Park Avenue site frontage by repurposing the western-most travel lane to include a 6.5-foot and 5-foot wide, curbed median as shown on Sheet 07-PREL-12015001B-004.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Richard Brockmeyer
Preliminary Plan No. 12015001B
Sketch Plan No. 32013001A
May 18, 2023
Page 2

3. The sight distance study has been accepted. A copy of the Sight Distance Evaluation certifications form is included with this letter. Commercial driveways and aprons are not permitted to be wider than 24'; however, they may be up to 35' wide if there is a minimum 6' wide pedestrian refuge. The driveway on Banneker Avenue is not ideal. The County code requires a site to use the lowest classified street, which would be the private driveway/alley. The applicant has stated that this cannot be accomplished due to the grade change. At the time of site plan for this building, the final configuration of the driveway apron will be determined.
4. On the Certified Preliminary Plan, at the mid-block crossing on Banneker Avenue, extend the northern curb bump-out east to the existing entrance. Coordinate with Oscar Yen of MCDOT-DTEO at Oscar.Yen@montgomerycountymd.gov or 240-777-2190.
5. On the Certified Preliminary Plan, show handicap ramps at the southwest corner of the Banneker Avenue/Grand Park Avenue intersection. Details and alignment will be finalized at the permit stage. Coordinate with Oscar Yen of MCDOT-DTEO at Oscar.Yen@montgomerycountymd.gov or 240-777-2190.
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 (Orange Policy Area and the White Flint Transportation Management District) and size threshold requirement (more than 160,000 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;

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- viii. Conduct independent monitoring to determine if the project is meeting its goals until the project's goals are achieved.
7. There are no existing bus stops along the site frontages, but MCDOT recommends that the applicant install one at the corner of Old Georgetown & Banneker, approximately 10' from the intersection. We would require a minimum 5' wide level boarding area connecting from the curb to the sidewalk with another minimum 5' wide level area for the rear door of the buses. Grade should be no more than 2% from the sidewalk to the curb. Please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate bus improvements. Mr. Miller may be contacted at 240 777-5836 or at Wayne.Miller2@montgomerycountymd.gov.

Standard Plan Review Comments

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 County storm drain system for this plan.
10. Design all vehicular access points to be at-grade with sidewalk, dropping down to street level between the sidewalk and roadway.
11. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
12. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
13. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
14. If the proposed development will alter any existing streetlights, 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

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will include, but not necessarily be limited to, the following improvements:

- a. Curb, gutter, storm drain, sidewalk, handicap ramps and street trees along Banneker Avenue and Grand Park Avenue.
- b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
- c. 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.

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

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Attachment F

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[SharePoint/transportation/directors office/development review/WhelanW/12015001B Evolution Labs North Bethesda-MCDOT letter 051823.docx](#)

Enclosures (1)

Sight Distance Certifications

cc: Correspondence folder FY 2023

cc-e: Joshua Sloan	VIKA
Ian Duke	VIKA
Matt Gordon	SGRW Law
Chris Van Alstyne	MNCP&PC
Stephanie Dickel	MNCP&PC
Troy Leftwich	MNCP&PC
Mark Terry	MCDOT DTEO
Oscar Yen	MCDOT DTEO
Wayne Miller	MCDOT DTS
Sam Farhadi	MCDPS RWPR