

Plan Review - Department Review Status

Project Name: **820230040**

Workflow Started: **11/14/2022 10:41 AM**

Report Generated: **12/29/2022 03:23 PM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA DESIGN	Revision Requested	Grace Bogdan
	AREA ENVIRONMENTAL	Incomplete	Tsaiquan Gatling
	AREA MASTER PLAN	Incomplete	Katie Mencarini
	AREA SITE PLAN	Incomplete	Tsaiquan Gatling
	AREA TRANSPORTATION	Incomplete	Katie Mencarini
	COUNTY TRANSPORTATION	Recommend For Approval	Deepak Somarajan
	DPS ENFORCEMENT	Incomplete	Brian Keeler
	DPS ZONING	Incomplete	
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	HISTORIC PRESERVATION	Incomplete	
	HOUSING & COMMUNITY AFFAIRS	Recommend For Approval	Maggie Gallagher
	MCPS	Incomplete	
	NEIGHBORING GOV	Incomplete	Julian Mansfield
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Incomplete	Francis Azebaze
	PLANNING DESIGN	Incomplete	Paul Mortensen
	PLANNING DESIGN	Incomplete	Atul Sharma
	ROW PERMITTING	Recommend For Approval	Sam Farhadi
	SEDIMENT & STORMWATER	Revision Requested	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS	Incomplete	
	WATER & WASTEWATER POLICY	Incomplete	
	WSSC	Incomplete	Monika Kornhauser

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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME
3	1	PEPCO Francis Azebaze 12/19/22 1:14 PM	Comment Please add the 10' PUE to the utility drawing	
4	1	STATE HIGHWAY ADMINISTRATION Kwesi Woodroffe 12/20/22 12:12 PM	Comment Proposed access has been discussed with applicant and found to be acceptable. Detailed plans will need to be submitted for a comprehensive review in order to obtain access permit.	
5	1	AREA SITE PLAN Tsaiquan Gatling 12/22/22 12:22 PM	Changemark Changemark note #01 The project is near arterial roadways, therefore a noise analysis is needed to address the residential building and the associated common open space areas (such as rooftop amenity space). The noise analysis needs to address all applicable noise sources/roadways and be based on onsite field recordings, made during representative time periods. The analysis must show the existing and 20-year projected noise contours and/or provide 3-D modeling as appropriate (the 3-D modeling would need to reflect the existing and 20-year projected noise levels) and also address the proposed mitigation techniques.	01-SOJ-820230040.pdf
6	1	FIRE & RESCUE Marie LaBaw 12/22/22 4:31 PM	Changemark FDA The shown access layout implies that the woonerf is required for FD vehicular access to the new building. Revise or clarify.	13-FDA-820230040-001.pdf
7	1	FIRE & RESCUE Marie LaBaw 12/22/22 4:31 PM	Changemark FDA Highrises require at least 2 remote FDCs. Show second FDC and serving hydrant within 100 feet measured as the firefighter walks.	13-FDA-820230040-001.pdf
8	1	FIRE & RESCUE Marie LaBaw 12/22/22 4:31 PM	Changemark FDA FDC shall be located within direct line of sight of main lobby door.	13-FDA-820230040-001.pdf
9	1	FIRE & RESCUE Marie LaBaw 12/22/22 4:31 PM	Changemark FDA Indicate intended address street.	13-FDA-820230040-001.pdf
10	1	FIRE & RESCUE Marie LaBaw 12/22/22 4:31 PM	Changemark FDA Identify and label elevation of lowest point of fire department apparatus access.	13-FDA-820230040-001.pdf
11	1	HOUSING & COMMUNITY AFFAIRS Maggie Gallagher 12/27/22 3:16 PM	Comment Bedroom distribution of Market Rate units different on MPDU summary sheet than in the architectural drawings. Market Rate bedroom distribution impacts MPDU requirements so would need to know which is correct.	
12	1	HOUSING & COMMUNITY	Comment Continue to work with DHCA to finalize MPDU bedroom distribution and	

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		AFFAIRS Maggie Gallagher 12/27/22 3:19 PM	unit location. Current unit distribution meets general DHCA requirements but unit distribution will be finalized through Agreement to Build process, along with a review of unit layouts to ensure they meet Chapter 25A requirements.	
13	1	COUNTY TRANSPORTATION Deepak Somarajan 12/28/22 10:44 AM	Comment We defer to MCDPS for site plan comments	
14	1	AREA DESIGN Grace Bogdan 12/28/22 3:18 PM	Changemark Changemark #01 provide justification how the rooftop amenity meets the standards of Section 59.4.1.7.C.3	09-ARCH-820230040-004.pdf
15	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #01 this was not included as a category in the original sketch plan, staff does not support wayfinding as a meaningful public benefit category here	07-SITE-820230040-002.pdf
16	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #02 this was not included as a category in the original sketch plan, missing a public open space exhibit to demonstrate locations and criteria	07-SITE-820230040-002.pdf
17	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #03 See memo in Uploads from Director's Office RE: design of The Hills Plaza and S Park Avenue as well as related changemarks. Unfortunately, the incentive points allowed for Exceptional Design throughout the county and outside of downtown Bethesda are only 10 which leaves little room for judging the quality of design for a new building. Although staff recognizes several design features that will positively influence the urban character at the heart of Friendship Heights including the through-block Woonerf, the fact that there is no physical connection or building entrance between the new building and the primary, civic, central park of this community is extreme and damaging to the greater public realm of both the park and The Hills Plaza. For this reason, we believe the maximum of 10 points can not be awarded to this development. If this was in Downtown Bethesda, 20 points would seem reasonable. With 10 points being the maximum, we suggest further working with staff to address the comments within to then determine how many points are appropriate for Exceptional Design for this development	07-SITE-820230040-002.pdf
18	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #04 A recycling facility plan needs to be submitted, reviewed, and approved by DEP prior to Planning Board consideration. Has this happened? Please reach out to Eileen Kao for further details. Eileen.Kao@montgomerycountymd.gov	07-SITE-820230040-002.pdf
19	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #05 given how close this is to the necessary 150, consider adding additional categories. the sketch plan encouraged additional subcategories in the Protection and Enhancement of the Natural Environment to support goals of Thrive 2050 and the Climate Action Plan, continue to encourage additional subcategories	07-SITE-820230040-002.pdf

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20	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #06 add sheet reference to unit layout as required by CR Guidelines	07-SITE-820230040-002.pdf
21	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #07 criteria listed here is for only 10 points, requesting 20. must explain how each of the criteria is being satisfied in the proposal	07-SITE-820230040-002.pdf
22	1	AREA DESIGN Grace Bogdan 12/28/22 4:04 PM	Changemark Changemark #08 add footnote referencing FAR averaging provisions increasing required points by 50% (Section 59.4.5.2.B.3.c)	07-SITE-820230040-002.pdf
23	1	AREA DESIGN Grace Bogdan 12/28/22 4:13 PM	Changemark Changemark #09 total application density (444,605 sf) includes hotel and will be included in this calculation, our calculations come to 385,218 sf of incentive density, 0.9172 BLTs for 8.25 PB points	07-SITE-820230040-002.pdf
24	1	AREA DESIGN Grace Bogdan 12/28/22 4:22 PM	Changemark Changemark #01 provide ground floor renderings of proposed open space along S Park Avenue and shared street drawings show building overhang into proposed pocket park/POS on S Park Avenue but not coming through in these perspectives, also not showing pocket park landscaping at this smaller size, please include both in rendering	09-ARCH-820230040-010.pdf
25	1	AREA DESIGN Grace Bogdan 12/28/22 4:41 PM	Changemark Changemark #02 need ground level renderings/perspectives of this space, is the wall detail intended to ground as shown here?	09-ARCH-820230040-010.pdf
26	1	AREA DESIGN Grace Bogdan 12/28/22 4:42 PM	Changemark Changemark #01 missing public open space plan	07-SITE-820230040-001.pdf
27	1	SEDIMENT & STORMWATER Andrew Kohler 12/29/22 9:47 AM	Comment SWM concept required. Note filed in the documents is not accurate. It is Redevelopment.	
28	1	WSSC Monika Kornhauser 12/29/22 9:59 AM	Changemark WSSC 1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service. 2. Coordination with other buried utilities: a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3. e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts. f. The	19-UTIL-820230040-001.pdf

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			<p>applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense. 3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff. 4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at https://www.wsscwater.com/business--construction/developmentconstruction-services.html for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.</p>	
29	1	<p>AREA SITE PLAN Tsaquan Gatling 12/29/22 10:27 AM</p>	<p>Changemark Changemark note #02 It is standard policy to have a sufficient density for standard method development to be retained on the sending site. Additionally, according to SDAT the current use of the site is retail/office. As proposed, the density transfer would leave no commercial density, rendering the site nonconforming, and less than sufficient residential density to achieve standard method development. Please provide justification as to how this density transfer is appropriate.</p>	01-SOJ-820230040.pdf
30	1	<p>WSSC Monika Kornhauser 12/29/22 10:46 AM</p>	<p>Changemark Water Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. The water main feeding the new building will need to be analyzed for hydraulic adequacy. Site Utility plan review will be required.</p>	19-UTIL-820230040-001.pdf
31	1	<p>WSSC Monika Kornhauser 12/29/22 10:46 AM</p>	<p>Changemark Sewer</p>	19-UTIL-820230040-001.pdf
32	1	<p>WSSC Monika Kornhauser 12/29/22 10:48 AM</p>	<p>Changemark General The property is located within approximately 1/4 mile of the Friendship Heights Metro Station: When within the MTA Rail Line of Influence install the water and sewer pipelines in a casing pipe. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances. Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it. If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of</p>	19-UTIL-820230040-001.pdf

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			<p>the County's Development Review Committee (DRC) process. This Blasting Plan submission should be made at the time of Design Plan Submission. If, however, the blasting work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC. Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website. Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11. Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.</p>	
33	1	<p>WSSC Monika Kornhauser 12/29/22 10:59 AM</p>	<p>Changemark Hydraulics Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.</p>	19-UTIL-820230040-001.pdf
34	1	<p>PARK PLANNING Henry Coppola 12/29/22 12:35 PM</p>	<p>Comment If additional Public Benefit Points are required a financial contribution for park improvements could be considered.</p>	
35	1	<p>AREA DESIGN Grace Bogdan 12/29/22 12:55 PM</p>	<p>Changemark Changemark #01 Design the loading area and first floor elevation surrounding the door with an artistic element that helps to enliven the pedestrian oriented space. Perhaps provide garage doors that feature frosted glass with some graphics to break up long mass of loading area, to provide ambient light and to</p>	09-ARCH-820230040-006.pdf

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			improve the overall aesthetic.	
36	1	AREA DESIGN Grace Bogdan 12/29/22 12:55 PM	Changemark Changemark #02 The lobby entrance has not been updated based on previous comments to create a two story entrance.	09-ARCH-820230040-006.pdf
37	1	AREA DESIGN Grace Bogdan 12/29/22 12:56 PM	Changemark Changemark #01 The lobby entrance has not been updated based on previous comments to create a two story entrance.	09-ARCH-820230040-007.pdf
38	1	AREA DESIGN Grace Bogdan 12/29/22 12:56 PM	Changemark Changemark #02 Provide detail of "storefront system" at corner of The Hills Plaza and S Park Ave. As previously recommended staff strongly suggests accessible doors at this location, but at a minimum a system for operable windows would help activate this corner.	09-ARCH-820230040-007.pdf
39	1	AREA DESIGN Grace Bogdan 12/29/22 12:56 PM	Changemark Changemark #03 Western tower elevation facing the park still reads as two separate very thin towers sharing a party wall rather than an incorporated language between the two. This design effort is fine but the extreme contrast could be softened with overlapping horizontal elements such as spandrel panels and/or balconies that make the greater tower composition look as a cohesive whole.	09-ARCH-820230040-007.pdf