

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

Report Generated: **03/08/2024 10:17 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA DESIGN	Revision Requested	Grace Bogdan
	AREA ENVIRONMENTAL	Revision Requested	Ariel Zelaya
	AREA MASTER PLAN	Incomplete	Atara Margolies
	AREA SITE PLAN	Revision Requested	Tsaiquan Gatling
	AREA SUBDIVISION	Revision Requested	Tsaiquan Gatling
	AREA TRANSPORTATION	Revision Requested	Katie Mencarini
	COUNTY TRANSPORTATION	Revision Requested	Deepak Somarajan
	DPS ENFORCEMENT	Incomplete	
	DPS ZONING	Recommend For Approval	Melissa Goutos
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	HISTORIC PRESERVATION	Incomplete	
	HOUSING & COMMUNITY AFFAIRS	Recommend For Approval	Maggie Gallagher
	MCPS	Incomplete	
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Incomplete	Francis Azebaze
	PLANNING DESIGN	Incomplete	Paul Mortensen
	ROW PERMITTING	Recommend For Approval	Sam Farhadi
	SEDIMENT & STORMWATER	Incomplete	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Incomplete	
	WASHINGTON GAS	Incomplete	
WATER & WASTEWATER POLICY	Recommend For Approval	Alan Soukup	
WSSC	Revision Requested	Jessica Wright	

Plan Review - Department Review Status

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REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
10	1	PEPCO Francis Azebaze 2/27/24 6:19 AM	Comment Please provide the utility plan showing the existing and proposed electrical as well as the 10ft P.U.E.			Unresolved
11	1	HOUSING & COMMUNITY AFFAIRS Maggie Gallagher 2/28/24 12:36 PM	Comment Continue to work with DHCA through out the development review process. Work with DHCA to complete an Agreement to Build to determine the distribution, layout, floor plans and prices as determined in Chapter 25A.			Info Only
86	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 12:57 AM	Changemark Changemark note #01 A noise analysis will be required for this application.	07-SKETCH1- 320240060- 002.pdf		Unresolved
87	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 12:59 AM	Changemark Changemark note #01 A noise analysis will be required for this application.	07-SKETCH1- 320240060- 002.pdf		Unresolved
88	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 12:59 AM	Changemark Changemark note #02 The removal of trees for improvement will be subject to a variance because this site is located within a historic district.	07-SKETCH1- 320240060- 002.pdf		Unresolved
89	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 1:02 AM	Changemark Changemark note #01 Address the master plan recommendations.	01-SOJ- 320240060.pdf		Unresolved
90	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 1:04 AM	Changemark Changemark note #01 Please address the Green Canopy requirement and provide an exhibit demonstrating how you will meet the goal stated in the master plan.	09-ARCH- 320240060- 06.pdf		Unresolved
91	1	AREA ENVIRONMENTAL Ariel Zelaya 3/1/24 1:06 AM	Changemark Changemark note #01 Please address the recommendations for the Environmental section in the master plan.	01-SOJ- 320240060.pdf		Unresolved
92	1	AREA TRANSPORTATION Katie Mencarini 3/1/24 3:43 PM	Changemark Trans01 Please coordinate with Matthew Johnson at MCDOT on the final design of the Fenton Street Bikeway along the Site frontage on Fenton Street at time the time of preliminary and/or Site Plan.	07-SKETCH1- 320240060- 002.pdf		Unresolved
93	1	FIRE & RESCUE Marie LaBaw 3/4/24 8:08 AM	Changemark FDA Provide clear scope of work. Any changes to the sprinkler system will require upgrade of water supply location to serve existing FDC.	13-FDA- 320240060.pdf		Unresolved
118	1	WSSC	Changemark	30-PB-		Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

Report Generated: **03/08/2024 10:17 AM**

		Jessica Wright 3/4/24 12:47 PM	Connections Show the water and sewer house connections for the site on a Utility plan. Indicate whether the existing connections will be used or abandoned. There are multiple WHC/SHC to 8661 Colesville Road: * 10" WHC (Colesville Road) * 8" SHC (Colesville Road) * 3, 6" SHC (Ellsworth Drive) * 8" WHC (Ellsworth Drive) * 4" SHC (Ellsworth Drive)	11987190A.pdf		
119	1	WSSC Jessica Wright 3/4/24 12:47 PM	Changemark Intake Comments 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 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 Permit Services Section at (301) 206-8650 or visit our website at MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC Permit Services Section at (301) 206-4003.	30-PB-11987190A.pdf		Unresolved
120	1	WSSC Jessica Wright 3/4/24 12:47 PM	Changemark Water & Sewer Comments 1. Existing and/or proposed service connections are not shown on the plan. Water and sewer lines as well as proposed connections on a dedicated utility plan need to be included on the plan in order for WSSC to be able to comment. 2. This site is currently being served by existing and active water and sewer connections. 3. A large diameter water pipeline is located within or adjacent to this property. New service connections to 20-inch or 24-inch water mains require special review and approval. Contact the WSSC Permit Services Section at (301) 206-4003 for application procedures. 4. Realign water and sewer service connections to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. 5. Existing water and sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number. 6. This is	30-PB-11987190A.pdf		Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

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			area with the potential of numerous piping conflicts. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances. 7. There is a 16- inch DI, 10-inch DI, and a 8- inch CI diameter water main located near this property. Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.		
121	1	WSSC Jessica Wright 3/4/24 12:47 PM	Changemark General 1. 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. 2. Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.	30-PB-11987190A.pdf	Unresolved
122	1	WSSC Jessica Wright 3/4/24 12:47 PM	Changemark Division of Sewage Flow How does the sewerage flow from the existing building divided at the various connections? Will only the existing connections be used? If yes, how will the proposed sewage flow from the new dwelling units divided between the existing connections? If no, where will the new connection(s) be located? The connection point is important because early analysis shows insufficient sewage capacity in a portion of the 8-inch sewers along Ellsworth Avenue to handle all of the proposed development. However, once at the capital-sized sewers there is sufficient capacity. If the sewages into the sewer on Colesville Road there initially appears to be sufficient sewer capacity. A hydraulic analysis is necessary to further evaluate sewage capacity.	30-PB-11987190A.pdf	Unresolved
123	1	WSSC Jessica Wright 3/4/24 12:47 PM	Changemark Hydraulics 1. The sewage flows for the proposed dwelling units will require a Hydraulic Planning Analysis package for review. 2. 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 Section at (301) 206-8650 for submittal requirements or view our website. 3. Hydraulic Planning Analysis will be required for pre-review of a proposed site utility system to address adequate flow and/or capacity concerns. 4. An 8, 10, and 16- inch water main is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website. 5. A 8-inch gravity sewer main on Colesville Road and Ellsworth Road is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website. 6. There is an expired HPA for this site (DA7001A20).	30-PB-11987190A.pdf	Unresolved
124	1	AREA TRANSPORTATION	Changemark Trans01	07-SKETCH1-320240060-	Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

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		Katie Mencarini 3/4/24 3:53 PM	Please coordinate with Matthew Johnson at MCDOT on the final design of the Fenton Street Bikeway along the Site frontage on Fenton Street at time the time of preliminary and/or Site Plan.	002.pdf		
125	1	AREA TRANSPORTATION Katie Mencarini 3/4/24 3:53 PM	Changemark Trans02 Staff has concerns about the existing vaults in the sidewalk (and within the ROW) on Fenton Street. Staff encourages the Applicant to explore opportunities to improve the vault covers with concrete toppers to improve accessibility. Staff notes for the Site plan that there is concern about the potential to expand the existing or adding new vaults within the public ROW. The Applicant is encouraged to explore ways to reduce the footprint of the grates or consolidate vaults in the public ROW.	07-SKETCH1-320240060-002.pdf		Unresolved
130	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #01 It does not appear that the full extent of required Sketch Plan Findings are addressed in this document per Section 7.3.3 of the Zoning Ordinance. Please see previously approved Sketch Plan SOJ documents as precedent if needed. For example Sketch Plan no. 320220010, or 320210100 among others.	01-SOJ-320240060.pdf		Unresolved
131	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #02 Please clarify if this is a private agreement separate from the established Parking Lot District in Downtown Silver Spring. Additional information and background here would be helpful to communicate the plan for parking.	01-SOJ-320240060.pdf		Unresolved
132	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #04 It may be helpful to describe what was previously approved in order to provide points of reference to this new tower.	01-SOJ-320240060.pdf		Unresolved
133	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #03 Please include reference to the projects adherence to comments from the Design Advisory Panel.	01-SOJ-320240060.pdf		Unresolved
134	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #05 Confirm with reviewing agencies then update this section based on that confirmation.	01-SOJ-320240060.pdf		Unresolved
135	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #06 Please confirm/clarify that no land disturbance is needed. For example, any required frontage improvements, utility connections, etc will result in an LOD within the Right-of-way. If this is not the case, an LOD will still be required as construction will occur. This work will just occur atop the building.	01-SOJ-320240060.pdf		Unresolved
136	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #07 Please clarify the intended conformance with Chapter 22A Forest Conservation Law. Will an exemption or forest conservation plan be submitted?	01-SOJ-320240060.pdf		Unresolved
137	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #08 Please note that as this project lies in a historic district, any potential impacts to the critical root zones of street trees (even if they are to remain) will be subject	01-SOJ-320240060.pdf		Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

Report Generated: **03/08/2024 10:17 AM**

			to the variance provisions of chapter 22A.			
138	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #09 Please discuss this Application's approach to the 35% green cover requirement per the Sector Plan.	01-SOJ- 320240060.pdf		Unresolved
139	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:09 AM	Changemark Changemark note #10 See coversheet comment regarding public benefit points and the applicability of the Building Reuse category.	01-SOJ- 320240060.pdf		Unresolved
145	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:23 AM	Changemark Changemark note #01 Please update w/ confirmation from reviewing agencies	12-SWMN- 320240060.pdf		Unresolved
146	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:26 AM	Changemark Changemark note #02 See cover sheet comment regarding applicability of building reuse category.	11- PBENTABLE- 320240060.pdf		Unresolved
147	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:26 AM	Changemark Changemark note #03 It appears that incentive density is calculated incorrectly, resulting in an inaccurate number of points requested. Incentive density should be calculated as the difference between the standard method density (51,556 sf) and the full mapped density per the zone (825,056). This results in an incentive density of 773,500 sf. Reuse points would then be calculated by $399,463/773,500 * 100 = 51.6$ points.	11- PBENTABLE- 320240060.pdf		Unresolved
148	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:26 AM	Changemark Changemark note #04 This appears to be an incorrect incentive density figure.	11- PBENTABLE- 320240060.pdf		Unresolved
149	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:26 AM	Changemark Changemark note #05 Please update requested categories and points per comments herein.	11- PBENTABLE- 320240060.pdf		Unresolved
150	1	AREA SITE PLAN Tsaiquan Gatling 3/6/24 11:31 AM	Changemark Changemark note #01 Historic Preservation Comments: This is in the Silver Spring CBD Locational Atlas District. Historic Preservation has reviewed the proposal and determined it is a substantial alteration to the building therefore, it will need a Historic Area Work Permit (HAWP) before construction can begin. Please address comments per the 3/6 Historic Preservation Commission (HPC) meeting.	01-SOJ- 320240060.pdf		Unresolved
151	1	AREA TRANSPORTATION Katie Mencarini 3/6/24 5:30 PM	Changemark Trans01 Please coordinate with Matthew Johnson at MCDOT on the final design of the Fenton Street Bikeway along the Site frontage on Fenton Street at time the time of preliminary and/or Site Plan.	07-SKETCH1- 320240060- 002.pdf		Unresolved
152	1	AREA TRANSPORTATION Katie Mencarini 3/6/24 5:30 PM	Changemark Trans02 Staff has concerns about the existing vaults in the sidewalk (and within the ROW) on Fenton Street. Staff encourages the Applicant to explore opportunities to improve the vault covers with concrete toppers to improve accessibility. Staff notes for the Site plan that there is concern about the potential to expand the existing or adding new vaults within the public ROW. The Applicant is	07-SKETCH1- 320240060- 002.pdf		Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

Workflow Started: **11/09/2023 03:06 PM**

Report Generated: **03/08/2024 10:17 AM**

			encouraged to explore ways to reduce the footprint of the grates or consolidate vaults in the public ROW.			
153	1	AREA TRANSPORTATION Katie Mencarini 3/6/24 5:30 PM	Changemark Trans03 Please be aware that the ROW Abandonment Case 771 Ellsworth Drive was stayed for 18 months and has not been activated, which is therefore void. With the Preliminary Plan submittal please include a cross section for Ellsworth Drive that demonstrates compliance with the Silver Spring Downtown and Adjacent Communities Sector Plan and the Sector Plan Design Guidelines.	07-SKETCH1-320240060-002.pdf		Unresolved
154	1	SEDIMENT & STORMWATER Andrew Kohler 3/7/24 7:08 AM	Comment New construction typically requires SWM. If there is no disturbance, then there is no requirement for SWM.			Unresolved
155	1	AREA TRANSPORTATION Katie Mencarini 3/7/24 1:17 PM	Changemark Trans01 Please coordinate with Matthew Johnson at MCDOT on the final design of the Fenton Street Bikeway along the Site frontage on Fenton Street at time the time of preliminary and/or Site Plan.	07-SKETCH1-320240060-002.pdf		Unresolved
156	1	AREA TRANSPORTATION Katie Mencarini 3/7/24 1:17 PM	Changemark Trans02 Staff has concerns about the existing vaults in the sidewalk (and within the ROW) on Fenton Street. Staff encourages the Applicant to explore opportunities to improve the vault covers with concrete toppers to improve accessibility. Staff notes for the Site plan that there is concern about the potential to expand the existing or adding new vaults within the public ROW. The Applicant is encouraged to explore ways to reduce the footprint of the grates or consolidate vaults in the public ROW.	07-SKETCH1-320240060-002.pdf		Unresolved
157	1	AREA TRANSPORTATION Katie Mencarini 3/7/24 1:17 PM	Changemark Trans03 Please be aware that the ROW Abandonment Case 771 Ellsworth Drive was stayed for 18 months and has not been activated, which is therefore void. With the Preliminary Plan submittal please include a cross section for Ellsworth Drive that demonstrates compliance with the Silver Spring Downtown and Adjacent Communities Sector Plan and the Sector Plan Design Guidelines.	07-SKETCH1-320240060-002.pdf		Unresolved
158	1	AREA TRANSPORTATION Katie Mencarini 3/7/24 1:17 PM	Changemark On Behalf of MCDOT On behalf of MCDOT: 1. Quincy Street: a. Maintained by Chevy Chase Village. 2. We defer to the Chevy Chase Village for any improvements along Quincy Street with the exception of County Maintained storm drain. 3. Storm Drain: INCOMPLETE a. NOTE: MCDOT will not issue a letter unless storm drain has been approved b. Provide existing and proposed storm drain drainage area plans. c. Report is missing the proposed drainage area to inlet 2 calculations. d. Confirm storm drain is draining to an MDSHA maintained storm drain. e. We defer to MDSHA for runoff from the site draining to a storm drain maintained by MDSHA in the state-maintained right-of-way of Connecticut Avenue (MD 185). 4. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat.	07-SKETCH1-320240060-002.pdf		Unresolved
159	1	PARK PLANNING Henry Coppola 3/7/24 4:26 PM	Comment Please provide confirmation of (if possible) or any available information related to the referenced fee-in-lieu public open space contribution of \$250,000 for Site			Unresolved

Plan Review - Department Review Status

Project Name: **320240060**

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Report Generated: **03/08/2024 10:17 AM**

			Plan 81988046B.		
160	1	COUNTY TRANSPORTATION Deepak Somarajan 3/7/24 6:20 PM	<p>Changemark Changemark note #01</p> <p>The following comments shall be addressed at the preliminary/site plan: 1. The site is subject to Silver Spring Streetscape standards. 2. The abandonment of Ellsworth Drive from Georgia Avenue to Fenton Street (AB-771) was stayed for 18 months and has not been activated; therefore, itâs void. 3. There is currently a funded Capital Improvements Project -CIP# 502001 Fenton Street Bikelanes project. We recommend that the applicant coordinate with Mr. Matt Johnson, of Montgomery County DOT regarding the CIP project. Mr. Johnson can be reached at matt.johnson@montgomerycountymd.gov or at 240-777-7237. 4. There are two existing bus stop locations along the site frontage which should be shown on the Plans. Note that as part of the CIP the existing bus stop on Fenton Street will be relocated. Service will be relocated to the existing stop on Colesville Road.Any relocation/impacts/improvements to the existing bus stops to incorporate the frontage improvements as part of the development should be coordinated with Mr. Wayne Miller of our Division of Transit Services to coordinate improvements mentioned above to the RideOn bus facilities in the vicinity of this project. Mr. Miller may be contacted at 240-777-5836 or at Wayne.Miller2@montgomerycountymd.gov. 5. Applicant to explore installing concrete toppers over the existing vaults in the sidewalk to improve ADA accessibility. The Applicant is also encouraged to explore opportunities to consolidate or reduce the size of the existing grates over the vaults. 6. Transportation Demand Management (TDM) Plan Requirements TDM provisions of County Code 42A-26 apply to this development application. An owner or applicant for a development located in a District in a Red Policy Area must submit a Level 3 Project-based TDM Results Plan for a project with more than 40,000 gross square feet (gsf). The Ellsworth Place (formerly City Place) project, located in the Silver Spring TMD and Red Policy Area, proposes to develop more than 40,000 gsf. Hence, Level 3 TDM Results Plan must be approved by MCDOT and submitted prior to the issuance of any building permit by DPS. A Level 3 TDM Results Plan requires a commitment by the owner or applicant to achieve a project Non-Auto Driver Mode Share (NADMS) goal that is 5% higher than the base NADMS goal for the District, which is the 50 percent NADMS goal for the Silver Spring TMD (50% for employees), and related commuting goals for that project. Level 3 Results plans must include the following: â Appointment of a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals). â Notification of the Transportation Coordinatorâs contact information â Access to the Project (owner must provide space on-site by prior arrangement with MCDOT or TMD representatives to allow the department to promote TDM). â TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents, and other project users). â Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project. â Additional 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. â Additional Funding: If strategies selected by the owner or applicant do not result in achievement of the project goals by 6 years after final occupancy, the Department may require increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals have still not been met within 8 years of final occupancy. â Conduct</p>	07-SKETCH1-320240060-002.pdf	Unresolved

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			independent monitoring to determine if the project is meeting its goals, until the goals are achieved. The Applicant shall coordinate with MCDOT Commuter Services Section (CSS) staff: Mr. Samuel Damesa at Samuel.Damesa@montgomerycountymd.gov or (240) 777-8384 and Mr. James Carlson at James.Carlson@montgomerycountymd.gov or (240) 777-8382 to implement the aforementioned recommendations of the Transportation Demand Management (TDM) plan for the new development project. 7. There shall not be any expansion of the existing vaults and no new vaults along the site frontage. 8. Permit and bond will be required as a prerequisite to DPS approval of the record plat.			
161	1	WATER & WASTEWATER POLICY Alan Soukup 3/8/24 3:08 AM	Comment • The use of public (community) water service for this project is consistent with the existing W-1 water category designated for this site. • The use of public (community) sewer service for this project is consistent with the existing S-1 sewer category designated for this site.			Info Only
162	1	AREA DESIGN Grace Bogdan 3/8/24 9:49 AM	Changemark update update all drawings and renderings per latest comments from the Silver Spring DAP	09-ARCH-320240060-03.pdf		Unresolved
163	1	AREA SUBDIVISION Tsaiquan Gatling 3/8/24 9:58 AM	Changemark Changemark note #01 Please remove references to Bethesda Overlay Zone as this is not applicable on the Subject Property.	07-SKETCH1-320240060-001.pdf		Unresolved
164	1	AREA SUBDIVISION Tsaiquan Gatling 3/8/24 9:58 AM	Changemark Changemark note #02 Given that the proposed development makes use of the existing building as a base for an entirely new residential tower, rather than significantly renovating the existing building for a new use Staff Recommends alternative Public Benefit Categories in pursuit of the required points. Previous examples of projects granted Building Reuse points adhere more closely to the intent of this category (see 11141 Georgia Avenue (820120170) and the Guardian Building (820170100) Site Plans).	07-SKETCH1-320240060-001.pdf		Unresolved
165	1	AREA SUBDIVISION Tsaiquan Gatling 3/8/24 9:58 AM	Changemark Changemark note #03 Further coordination w/ Staff is needed regarding Open Space requirements.	07-SKETCH1-320240060-001.pdf		Unresolved
166	1	AREA DESIGN Grace Bogdan 3/8/24 10:11 AM	Changemark more information please demonstrate how payment would earn 12 points, and provide proof of payment	11-PBENTABLE-320240060.pdf		Unresolved