



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

May 6, 2024

Mr. Tsaiquan Gatling, Planner III
DownCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Sketch Plan Letter
Plan No. 320240060
Ellsworth Place

Dear Mr. Gatling:

We have completed our review of the revised Sketch Plan uploaded in eplans dated March 26, 2024. This plan was reviewed by the Development Review Committee at its meeting on March 12, 2024. We recommend the following comments to be addressed at the preliminary plan or site plan:

Significant Comments:

1. The abandonment of Ellsworth Drive from Georgia Avenue to Fenton Street (AB-771) was stayed for 18 months and has not been activated; therefore, it's void.
2. There is currently a funded Capital Improvements Project (CIP) # 502001 Fenton Street bike lanes 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 240-777-7237 or at matt.johnson@montgomerycountymd.gov.
3. 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.

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

4. Applicant to explore installing concrete toppers over the existing vaults in the sidewalk to improve American with Disabilities Act (ADA) accessibility. The Applicant is also encouraged to explore opportunities to consolidate or reduce the size of the existing grates over the vaults.
5. The site is subject to Silver Spring Streetscape standards.
6. We defer to MDSHA for comments on Colesville Road (MD-29).

7. **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:

- Appointment of a Transportation Coordinator (a person to work with MCDOT and TMD representatives to achieve NADMS and other commuting goals).
- Notification of the Transportation Coordinator's contact information
- 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).
- TDM Information (TDM-related information must be displayed in a location(s) visible to employees, residents, and other project users).
- Selection of Strategies: The plan must include project-based strategies and demonstrate that the plan is achieving the goals established for the project.
- 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.
- 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.
- Conduct 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.

8. There shall not be any expansion of the existing vaults and no new vaults along the site frontage.
9. Sight Distance: Since the proposed development is to build on top of an existing building, there is no proposed vehicular and will be using the existing building entrance, sight distance evaluation is not required.
10. Storm Drain: A storm drain report shall be provided per the Storm Drain Manual.

Standard Comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) 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.
2. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
3. Show the locations of the existing and proposed driveways on the plan.
4. No steps, retaining walls or door swings into county the right-of-way.
5. If a preliminary plan is required, then pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). We have an online payment system for your use.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. Permit and bond will be required as a prerequisite to DPS approval of the record plat.

Thank you for the opportunity to review this sketch plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

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cc: SharePoint\Correspondence Folder FY'24

cc-e: Ian Duke	VIKA Maryland LLC
Gus Bauman	Beveridge & Diamond PC
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Corey Pitts	MCDOT DTE
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Rebecca Torma	MCDOT OTP