



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

March 5, 2018

Mr. Neil Sullivan, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Sketch Plan Letter
Sketch Plan No. 320180090
850 Sligo Avenue

Dear Mr. Sullivan:

We have completed our review of the Sketch Plan dated February 22, 2018 (revision date) on e-plans. This plan was reviewed by the Development Review Committee at its meeting on January 30, 2018. We recommend approval for the plan based 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 Department of Permitting Services 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.

1. MCDOT does not object to the applicant submitting a preliminary plan for this project.
2. 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").
3. **At the preliminary plan** stage:
 - a. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.

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

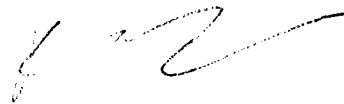
- b. Show proposed driveway entrances and existing entrances adjacent and opposite to the subject site clearly on the plan.
 - c. Provide typical section for all public streets.
 - d. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval. We are concerned about available sight distances for the two proposed egress points onto Spring Street.
 - e. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system.
 - f. Show the location of proposed driveways on the preliminary plan.
 - g. The applicant needs to submit a truck circulation plan for review by the M-NCPPC. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
4. Improvements in the County maintained rights-of-way will be determined at the preliminary plan stage following review of the plan related documents.
 5. Provide necessary dedication for public streets in accordance with the master plan.
 6. We recommend standard property truncation at the intersections.
 7. All existing and proposed sidewalk along the property frontage should be a minimum of six (6)-ft wide and meet ADA standard.
 8. The existing permanent structures (columns and fence) along Fenton Street are required to be removed from the right-of-way prior to the record plat.
 9. The proposed Streetscapes shall be per the Silver Spring Streetscape Plan.
 10. We recommend that the applicant coordinate with Mr. Matt Johnson of our Transportation Engineering Section at matt.johnson@montgomerycountymd.gov or at 240-777-7237 regarding the proposed bike lanes along the public rights-of-way.

11. At the preliminary plan stage, please coordinate with Ms. Stacy Coletta and Ms. Deanna Archey of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800 and Ms. Archey may be contacted at 240-777-5828.
12. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. In general, driveways for multifamily residential and/or commercial sites are to be spaced per Chapter 50 of the County code and/or located opposite one another or located at least one hundred feet apart.
15. A recorded covenant is required for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
16. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat.
17. Traffic Mitigation Agreement. With the Preliminary Plan application, submit a draft Traffic Mitigation Agreement based on the current template for developments with residential with commercial use. Prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to finalize the draft Traffic Mitigation Agreement. Within MCDOT, the applicant should coordinate with Ms. Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. The TMAg will include but not be limited to the following:
 - Bicycle Facilities. Significant bicycle activity will likely occur at this site due to its proximity to bicycle facilities in the area (i.e., sharrows, signed on-road routes, bikeway along the west side of Fenton Street). Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.
 - Bike Sharing Station. See comment below.

- Real Time Transit Information – See comment below.
 - Static Displays and Real Time Information- Incorporate static display space into residential lobby(ies) and retail locations to provide opportunity for display of transit and other alternative transportation information. Information on alternatives should also be displayed on each level of parking facility and in elevators. Provide monitor in residential lobbies that display Real Time Information feeds provided by the County.
18. Bikeshare. There is an existing Capital Bikeshare station immediately adjacent to the project at the corner of Fenton Street and Gist Avenue. Given that this development brings 85 new dwelling units and some new retail to the Silver Spring CBD, it is likely the demand for bikeshare in this area will increase; therefore, MCDOT recommends that the applicant be required to support bikeshare. The Applicant must contact MCDOT to discuss the options for this support. The details of this provision will be formalized in the TMAg. Any form of support will ensure that bikeshare continues to be a mode of transportation available for use by residents, employees and visitors at the Project.
19. As a design feature, we recommend that the lobby facing the intersection of Fenton Street and Gist Avenue provide two-way visibility for transit vehicles, car share vehicles and taxis.

Thank you for the opportunity to review this preliminary 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) 777-7170.

Sincerely,



Rebecca Torma, Acting Manager
Development Review Team
Office of Transportation Policy

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cc: Teshome Asgedom Moonlight Inc.
Andrew Bradshaw Johnson Bernat Associates, Inc.
Elizabeth Rogers Lerch, Early & Brewer
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Matthew Folden M-NCPPC Area 1
Kamal Hamud MCDOT DTEO
Matt Johnson MCDOT DTE
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Marie LeBaw MCDPS FRS
Stacy Coletta MCDOT DTS
Deanna Archey MCDOT DTS
Sandra Brecher MCDOT OTP
Beth Dennard MCDOT OTP
Deepak Somarajan MCDOT OTP