

Current Project - Department Review Status

120190150

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
	AREA SUBDIVISION	Elza Hisel-McCoy elza.hisel-mccoy@montgomeryplanning.org	Revisions Requested	See markups and provide additional information requested.
	MUNICIPALITY	Rosalind Grigsby rosalindg@takomaparkmd.gov	Revisions Requested	See comments on site plan.
	COUNTY TRANSPORTATION	Deepak Somarajan deepak.somarajan@montgomerycountymd.gov	Revisions Requested	Please refer to plans and uploaded document for comments
	SEDIMENT & STORMWATER		Assigned	
	COUNTY ARBORIST	Laura Miller laura.miller@montgomerycountymd.gov	Revisions Requested	All revisions requested by the environmental reviewer must be addressed. Assign a task to me in a future review cycle.
	PEPCO		Assigned	
	ZONING & ENFORCEMENT		Assigned	
	PARK PLANNING	Dominic Quattrocchi Dominic.Quattrocchi@montgomeryparks.org	Recommend for Approval	No issues for the Department of Parks.
	WSSC	Mahboobur Rahman Mahboobur.Rahman@wsscwater.com	Recommend for Approval	Comments will be provided on project# 820190090
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	In Review	
	FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov	Revisions Requested	120190150 820190090 TAKOMA JUNCTION 1) All exposed exterior walls shall be located no farther than 450 feet from compliant fire department vehicular access via 15 foot wide clear and walkable grade. The lack of access or appropriate width currently shown is not sufficient. 2) Overlay building footprint with floorplan for level of main access to clarify main side hinge floor locations for all ground floor occupancies. All main side hinge access doors, including access to individual retail spaces, shall meet 50 feet to compliant fire department vehicular access. 3) Locate FDC

Current Project - Department Review Status

	AREA ENVIRONMENTAL	MaryJo Kishter maryjo.kishter@montgomeryplanning.org	Revisions Requested	<ol style="list-style-type: none"> 1. Please include tree variance request with the preliminary plan application and since this is an historic site, impacts to trees greater than or equal to 1 inch caliper will need a variance. 2. Please include an invasive species management plan for the proposed forest retention/mitigation areas. 3. Have there been any environmental assessments done for the existing auto clinic? Any recommendations or requirements related to that? 4. Please see comments on the SOJ and on the FCP submitted with the Site Plan and address those comments on the PFCP as well.
	WASHINGTON GAS	Jared Martin WGLMontReviews@enengineering.com	Recommend for Approval	<p>There are WGL facilities in the project limits. See the attached quad map for details. When final plans are available, please provide them to WGL for final review.</p>
	AREA TRANSPORTATION	Matthew Folden matthew.folden@montgomeryplanning.org	Revisions Requested	<ol style="list-style-type: none"> 1. See comments on the plan drawings via changemarks. 2. Staff continues to have concerns about the loading concept. Additional information must be provided to demonstrate safe and adequate access. Demonstrate that the loading design vehicle width can be accommodated within the proposed layby width. The plan dimensions approximately 8.5' for the layby width. the layby must not encroach on the travelway or sidewalk. 2b. a statement of operations for the loading must be provided to detail the frequency, timing, etc. of the loading operations. 3. identify an alternative location for the bikeshare station to be removed as part of this project. 4. submit paper copies of the traffic study for distribution to the reviewing agencies. 5. New traffic counts must be collected and the TIS resubmitted as the counts submitted with the TIS are more than 1 year old. The TIS will not be distributed for agency review until the counts are revised. 6. Address transportation comments issued on the concept plan, specifically regarding the loading concept. 7. Submit a conceptual horizontal alignment showing the proposed intersection reconfiguration (if that improvement is required for mitigation purposes) within the civil set. 8. Coordinate with staff on potential intersection mitigation. 9. Submit a parking waiver request (and associated updated noticing/ signing, etc) requesting permission to provide the required off-street loading space within the public right-of-way/ on the street. 10. Submit an extension request to allow time for the revised traffic study 11. submit turning templates for the garage and loading uses.

Current Project - Department Review Status

	<p>HISTORIC PRESERVATION</p>	<p>Rebecca Ballo rebecca.ballo@montgomeryplanning.org</p>	<p>Revisions Requested</p>	<p>Specific design comments and direction provided on project# 820190090. These comments include relevant HPC review purview and guidelines only. Next step should include submission of a Preliminary Consultation for HPC review at a public hearing.</p> <p>Per the Takoma Park Historic District Guidelines, the Historic Preservation Commission is to review projects within commercial areas of the Takoma Park Historic District (Takoma Old Town and Takoma Junction) using the design standards set forth in the Takoma Park Commercial District Façade Ordinance (Ordinance#1999-43).* The Guidelines state that demolition of Non-Contributing/Out-of-Period Resources should be permitted, and that any new building should be reviewed under the guidelines for new construction in the Guidelines and Ordinance 1999-43. The design standards for new buildings in Ordinance 1999-43 state that façades must be compatible with and enhance the character of the adjacent areas and be approved by the Montgomery County Historic Preservation Commission. The Guidelines state that the following streetscape elements and patterns should also be considered:</p> <ul style="list-style-type: none"> • Principal building facades with their main entrances oriented to the street. • Pedestrian orientation of shopfronts with entryways and display windows immediately adjacent to the sidewalk. • Orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts. <p>The Guidelines also provide general guidance regarding public improvements, including guidance on the preservation of open space, trees/landscaping, and roads. Specifically, the Guidelines state the following regarding trees/landscaping and roads:</p> <ul style="list-style-type: none"> • Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community. All public improvements in Takoma Park should strive to create the minimal disturbance possible to these types of natural features. In addition, review of subdivision proposals in the district should emphasize the retention of mature trees and landscaping. • Finally, the roads which pass through Takoma Park have a major impact on the character of this historic community. The Montgomery
--	------------------------------	---	----------------------------	--

Current Project - Department Review Status

			<p>County Department of Transportation and the Maryland State Highway Administration should be sensitive to the importance of Takoma Park as a historic district and should assure that road and sidewalk improvements are done in such a way so as to enhance, rather than detract, from the historic ambiance of Takoma Park. In particular, any changes to Philadelphia Avenue (MD 410), Piney Branch Road (MD 320), and Carroll Avenue (MD 195) should be carefully considered and designed to be in keeping with Takoma Park's historic character.</p> <p>The Montgomery County Historic Preservation Ordinance (Montgomery County Code; Chapter 24A) should also be used in reviewing the proposal, focusing on Chapter 24A-8 A and B (Criteria for issuance).</p> <p>Finally, as with all projects involving historically-designated properties, preservation best practices as detailed in the Secretary of the Interior's Standards for Rehabilitation should be consulted. The pertinent Standards in the case include:</p> <p>2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and</p> <p>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</p> <p>*Ordinance 1999-34 repeals and supersedes previous ordinances #2592, #2701 and #1985-30.</p>
--	--	--	---