

Current Project - Department Review Status

120170170

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
1				
2				
	COUNTY ARBORIST	Laura Miller laura.miller@montgomerycountymd.gov	Incomplete	
	PARK PLANNING	Dominic Quattrocchi Dominic.Quattrocchi@montgomeryparks.org	Revisions Requested	<p>PRELIMINARY PLAN: 120170170</p> <p>Comments and Questions for Pre-DRC:</p> <ul style="list-style-type: none"> • Parks Department has serious concern over the 10' PEPCO ROW running through the middle of the parcel slated for dedication – Lot 5, Block A. This ROW prohibits park construction with any structure. Applicant should pursue relocation of this ROW prior to dedication. • Areas to be dedicated for Willett Branch Greenway must be clearly delineated on all relevant sheets. Dedication of land for the Willett Branch Greenway is a major Master Plan conformance issue and priority. <p>(Comments from Montgomery Parks Natural Resources)</p> <ul style="list-style-type: none"> • Any Parkland dedication areas outlined in the Westbard Sector Plan that are owned by the applicant and within parcels included in the proposed project limits boundary (or necessary for the proposed density) are to be transferred in a state that is consistent with the intended park use that has been outlined. All work to these areas will require a Park Construction Permit and dedication will not be considered complete until the improvements have been finalized. • Any proposed development is subject to review by Montgomery County Parks Engineer to ensure conformance with the Willett Branch stream naturalization design and associated floodplain modeling that was completed for the Westbard Sector Plan. <p>(Comments from Montgomery Parks Cultural Resources)</p> <ul style="list-style-type: none"> • Applicant to reflect fact that land immediately south of Lot 1, Block B is for public gateway/entrance to future Willett Branch Greenway Park. This is a priority public space in accordance with approved Westbard Sector Plan. Exact dimensions of linear gateway to be determined and also coordinated with Housing Opportunities Commission, adjacent property owner. • Clarify, delineate, and label on all plans: Neighborhood Park (Springfield) to be dedicated to M-NCPPC; Gateway to Willett Branch

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				<p>from Westbard Avenue to be dedicated to MNCPPC; Stream buffer areas to be dedicated to NCPPC; and Neighborhood Civic Green to remain in private ownership.</p> <ul style="list-style-type: none"> • Applicant must conduct archaeological assessment and potential testing, if needed, prior to construction in area dedicated as the Neighborhood Park as part of normal due diligence. • Note that Lot 1, Block B and LOD east of Willett Branch and South of Parcel 177 border a culturally sensitive site/high potential area and property boundaries need to be respected. Refer also to Montgomery County Historic Preservation comments and current cemetery laws. • The applicant is expected to contribute to any memorialization and related study of the River Road African American community and Moses Cemetery in an amount commensurate with extent of development. • The Forest Conservation Plan, Note 12, should be expanded to include an additional sentence. Sentence should read: "Historic records indicate the presence of a cemetery on Parcels 175 and 177, adjacent to Lot 1, Block B of subject property." • Landscape and Lighting Plans still show a large addition/parking garage to the HOC building. Update plans. • Final Forest Conservation Plans still show Equity One owning parcels now owned by HOC. All plans need to be current and consistent with regards to ownership.
	ROW PERMITTING	Sam Farhadi sam.farhadi@montgomerycountymd.gov	Assign Only	Please refer to MCDOT comments.
	STATE HIGHWAY ADMINISTRATION	Kwesi Woodroffe kwoodroffe@sha.state.md.us	Comments Provided	TIS currently under review.
	COUNTY TRANSPORTATION	Billy Whelan william.whelan@montgomerycountymd.gov	Revisions Requested	See Word document comments in the "Uploads" section.
	HISTORIC PRESERVATION	Rebecca Ballo rebecca.ballo@montgomeryplanning.org	Comments Provided	The HOC property should be consistently labeled as such throughout the plan set. No construction staging or storage should be allowed on adjacent parcels.
	ZONING & ENFORCEMENT	Laura Bradshaw laura.bradshaw@montgomerycountymd.gov	Recommend for Approval	No comments at this time.
	WATER & WASTEWATER POLICY	George Dizelos george.dizelos@montgomerycountymd.gov	Recommend for Approval	Consistent with existing plans.
	HOUSING & COMMUNITY AFFAIRS	Lisa Schwartz lisa.schwartz@montgomerycountymd.gov	Revisions Requested	Change the words "Overall project" in General Note 9 to "Each site plan". Each of the individual site plans for the development must have

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				at least 12.5% MPDUs in order to comply with the phasing requirements of Chapter 25A.
FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov		Revisions Requested	120170170 WESTWOOD SHOPPING CENTER 1) FD vehicular access shown in conflict with parking spaces. 2) AutoTurn movements shown in conflict with curbs. 3) Minimum allowable exterior radius at a bend in the FD vehicular access path is 50 ft. 4) Where there is 20 ft of pavement, interior radius can be no less than 30 ft. 5) Townhome lots 47-57 shown main side hinge doors beyond 50 and 150 ft distance maximums from fire department vehicular access. 6) Clarify access and labels distances to Lots 1-10. 7) Townhouse sticks must all be accusable and addressed from the same access road. Lot 20 cannot be accessed from a different section of Westbard Ave than lots 9-19. 8) Turning radii are not identified on private alley labeled "HOA Parcel (Phase 2)" 9) If any highrises are proposed, locate FCC for concept review to be finalized at building permit.
WSSC	Amy Quant Amy.Quant@wsscwater.com		Incomplete	
AREA MASTER PLAN	Elza Hisel-McCoy elza.hisel-mccoy@montgomeryplanning.org		Revisions Requested	Identify the phasing strategy for the Sector Plan- recommended Westbard Avenue realignment and the Willett Branch Greenway dedications & improvements. Identify the location for the transit hub on Westbard Avenue. Provide 15% MPDUs on each site per the Sector Plan.
PEPCO	Cory Bullock cbullock@pepco.com		Incomplete	
AREA TRANSPORTATION	Matthew Folden matthew.folden@montgomeryplanning.org		Comments Provided	Comments consolidated in the "Subdivision" review task.
WASHINGTON GAS	James Sheehan WGLMontReviews@enengineering.com		Comments Provided	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.
AREA ENVIRONMENTAL	Marco Fuster marco.fuster@montgomeryplanning.org		Denied	Many of the of the previous EP comments (which still apply to the latest plan submission) have not been addressed. Please address all unresolved EP changemarks from current and previous review cycles and also provide a corresponding point-by-point response. Universally address applicable comments across various sheets and the

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				Preliminary/Site Plans. Significant revisions needed before staff can support the plans.
	AREA SUBDIVISION	Matthew Folden matthew.folden@montgomeryplanning.org	Revisions Requested	<ol style="list-style-type: none"> 1. The TIS has been distributed to transportation agency staff and is currently under review. 2. provide a lotting diagram 3. provide a diagram showing the building footprints with density labels that correspond with the proposed uses (consistent with traffic study and SOJ densities) 4. enter into a transit enhancement agreement outlining the provision and operation of a shuttle between the redevelopment area and Metrorail station, in accordance with the sector plan recommendations. 5. begin to evaluate pedestrian connections to the future Willett Branch park area, though this can be finalized at the site plan(s) associated with development on the east side of Westbard Avenue. 6. In response to resident concerns and MD SHA's suggestion based on the amount of retail uses proposed, evaluate traffic congestion on Saturday morning, mid-day, and afternoon peak periods. counts should be collected in accordance with LATR guidelines. 7. respond to resident e-mails sent to MNCPPC. these e-mails have been consolidated in the "uploads" folder. 8. see plan mark-ups
	SEDIMENT & STORMWATER	Dave Kuykendall david.kuykendall@montgomerycountymd.gov	Incomplete	