



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

November 12, 2020

Ms. Grace Bogdan, Planner Coordinator  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reddie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Preliminary Plan No. 120190150  
Takoma Junction

Dear Ms. Bogdan:

We have completed our review of the preliminary plan uploaded on eplans dated November 6, 2020 that will be reviewed by the Development Review Committee at its March 19, 2019 meeting. We recommend approval of the plan subject 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 (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.

**Significant Plan Review Comments**

1. Conventional bike lanes are master planned along the site frontage. We strongly recommend Maryland State Highway (MDSHA), the Maryland-National Capital Park & Planning Commission (MNCPPC) and the City of Takoma Park to ensure that the applicant build the bike lanes along the frontage with proper transition at both ends of the subject property.
2. We do not support the location of truck loading layby area for the following reasons:
  - a) The truck loading area transition appears to extend beyond the eastbound stop bar for the signal at Carroll / Ethan Allen.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

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*Located one block west of the Rockville Metro Station*

- b) There is an existing bikeshare station closer to the roadway intersection and the proposed truck loading area is eliminating it. The existing bikeshare should remain in place and shall be shown on the plan. Please coordinate with Mr. Kyle Lukacs of our Division of Transportation Engineering. Mr. Lukacs may be contacted at [kyle.lukacs@montgomerycountymd.gov](mailto:kyle.lukacs@montgomerycountymd.gov) or at 240-777-7207.
  - c) There is an existing bus stop which should also remain in place. We recommend that the applicant install a bus shelter. If the applicant is planning on relocating the existing bus stop it should be within the right-of-way. At or before the certified preliminary plan, please coordinate with Mr. Wayne Miller of our Division of Transit Services to coordinate the size of the bus stop area, a shelter and also the location of the bus stop if the applicant plan on relocating the existing bus stop. Mr. Miller may be contacted at [Wayne.Miller2@montgomerycountymd.gov](mailto:Wayne.Miller2@montgomerycountymd.gov) or at 240-777-5836.
  - d) Per the plan, the proposed sidewalk is not located in the public right-of-way.
3. We recommend that a minimum of three feet in width be maintained between the access point and property line to ensure a minimum of six feet between driveways for a pedestrian refuge area should the neighboring property to the west redevelop. This will also prevent encroachment on the rights of adjacent properties.
4. The proposed sidewalk as shown in the plan is outside the right-of-way. Provide a minimum 5-foot continuous clear pathway (no grates) along all public streets located within the public right-of-way.
5. **Transportation Demand Management**
- a) **Bikeshare**: The preliminary plan drawing does not show the location of the existing bikeshare station at Carrol and Ethan Allen Avenue but shows a layby immediately adjacent to the station. The Statement of Justification does not address the bikeshare station moving. Safety would be compromised if a bikeshare station is right next to a layby where vehicles are pulling in and out. Precautions should be taken at all phase construction so as not to impede access to the bikeshare station or in any way negatively impact the station. Please coordinate with Mr. Kyle Lukacs of our Division of Transportation Engineering regarding possible relocation of the existing bikeshare station. Mr. Lukacs may be contacted [kyle.lukacs@montgomerycountymd.gov](mailto:kyle.lukacs@montgomerycountymd.gov) or at 240-777-7207.
  - b) It is recommended that the Applicant be required to allow Commuter Services to promote alternative modes of transportation to employers at the development. This would include the promotion of bikeshare. The applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section at [Sandra.Brecher@montgomerycountymd.gov](mailto:Sandra.Brecher@montgomerycountymd.gov) or at 240-777-8380.

**Standard Plan Review Comments**

6. Show the necessary dedication from the centerline of Carroll Avenue (MD-195) in accordance with the Master Plan.
7. Columbia Avenue is maintained by the City of Takoma Park. We defer to them for any improvements along Columbia Avenue.
8. We defer to Maryland State Highway MDSHA for any improvements along Carroll Avenue (MD-195).
9. **Sight Distance:** The sight distance for the proposed access shall be approved by MDSHA.
10. **Storm Drain Analysis:** The Storm Drain shall be approved by the MDSHA and/or City of Takoma Park.
11. 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 or at [kamal.hamud@montgomerycountymd.gov](mailto:kamal.hamud@montgomerycountymd.gov) for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
12. Provide a ten-foot-wide Public Utility Easement along your site's street frontage.
13. Upgrade pedestrian facilities at intersections along the site frontage & at adjacent intersections to comply with current ADA standards.

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

Sincerely,

*Deepak Somarajan*

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

cc: Sharepoint Correspondence FY-21

cc-e: Suzanne Ludlow	City of Takoma Park
Kwesi Woodroffe	MDSHA District 3
Erin Girard	Linowes and Blocher LLP
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO
Kamal Hamud	MCDOT DTEO
Wayne Miller	MCDOT DTS
Sandra Brecher	MCDOT CSS
Beth Dennard	MCDOT CSS
Kyle Lukacs	MCDOT DTE
Rebecca Torma	MCDOT OTP