



March 15, 2021

The Honorable Casey Anderson  
Chair  
Montgomery County Planning Board  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, Maryland 20902  
Email: [MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

**Re: Takoma Junction Project, Takoma Park, Maryland  
Preliminary Plan No. 120190150; Site Plan No. 820190090**

Dear Chairman Anderson:

Last week the State Highway Administration issued two letters regarding its review of the Takoma Junction Project (the “Project”) in the City of Takoma Park (the “City”).

First, a letter dated March 8, approving with comments the Project’s traffic study, and second, the attached letter to the City, dated March 12, committing that SHA will comment in 30 days or less --no later than April 11, 2021--on the Project’s site plan, including the proposed lay-by adjacent to MD 410.

Now that the SHA has agreed to complete its review, and this has been your main reason for not scheduling the Takoma Junction Project’s hearing, we urge you to include the Project on the Planning Board’s April 15, 2021 hearing agenda.

As stated previously, this Project has experienced extraordinarily long delays in the review process, including SHA’s inexplicable failure to have already completed its review of the lay-by. The Project may not be viable if it is not included on next month’s agenda.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Adrian Washington', is written over a light blue horizontal line.

Adrian Washington  
CEO



The Honorable Casey Anderson  
March 15, 2021  
Page 2

cc: Elza Hisel-McCoy ([elza.hisel-mccoy@montgomeryplanning.org](mailto:elza.hisel-mccoy@montgomeryplanning.org))  
Suzanne Ludlow, City Manager,  
City of Takoma Park, MD ([suzannel@takomaparkmd.gov](mailto:suzannel@takomaparkmd.gov))

Attachment

March 12, 2021

Ms. Suzanne R. Ludlow  
City Manager, Office of the City Manager  
7500 Maple Avenue,  
Takoma Park, MD 20912

Dear Ms. Ludlow:

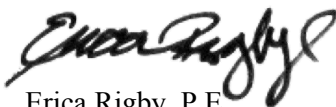
Thank you for your recent letter dated March 11, 2021 regarding development in the City of Takoma Park in Montgomery County, Maryland. I appreciate the opportunity to be of assistance and address your concerns.

Maryland Department of Transportation State Highway Administration (MDOT SHA) recently approved with comments the project's latest traffic impact study submittal. As a standard part of the access permit approval process, several MDOT State Highway Administration (MDOT SHA) offices have carefully reviewed and commented upon the traffic impact study submittals provided for this development project to ensure safe conditions are maintained along state roadways and multi-modal needs are being met with the project in place.

Next, we anticipate that, as part of the Plan Review phase, MDOT SHA District 3 Access Management should electronically receive detailed engineering plan submittals within the next several business days. Once electronically received, our MDOT SHA reviewing offices will review and comment upon the detailed engineering plan submittals for the work to be performed in state right-of-way, to ensure safe conditions will be maintained with the introduction of a truck-loading lay-by area and other proposed modifications. While, typically, MDOT SHA requires up to thirty (30) calendar days to complete a comprehensive review of detailed engineering plan submittals, our reviewers will make every effort to review promptly and provide comments as early as possible.

Thank you again for contacting me and sharing your concerns. I appreciate our continued partnership and we will continue to work closely with the City to provide solutions that balance safety, accessibility, and mobility for all users. If you have any additional questions or concerns, please contact me at 301-513-7346, toll free 1-800-749-0737, or via email at [erigby@mdot.maryland.gov](mailto:erigby@mdot.maryland.gov). My staff and I will be happy to assist you.

Sincerely,



Erica Rigby, P.E.  
District Engineer

cc: Mr. Andre Futrell, Deputy Administrator, MDOT SHA  
Mr. Greg Slater, Secretary, MDOT  
Mr. Tim Smith, P.E., Administrator, MDOT SHA

bcc: Mr. Christopher Bishop, Community Liaison, MDOT SHA  
Mr. Derek Gunn, P.E., Acting Deputy District 3 Engineer, MDOT SHA  
Mr. Kwesi Woodroffe, Access Management, MDOT SHA