



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Director

September 21, 2016

Ms. Stephanie Dickel, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120170040  
Sketch Plan No. 320170050  
8600 Georgia Avenue

*Stephanie:*  
Dear Ms. Dickel:

We have completed our review of the preliminary plan submitted in August, 2016 and reviewed by the Development Review Committee at its September 9, 2016 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 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.

**Comments for this project:**

1. Necessary dedication for Georgia Avenue (MD-97) and Colesville Road (MD 384) is required in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Access and improvements along Georgia Avenue (MD-97) and Colesville Road (MD 384) as required by the Maryland State Highway Administration (MSHA).
4. We defer to the Maryland State Highway Administration for the comments regarding state maintained storm drain system along Georgia Avenue (MD-97) and Colesville Road (MD 384).

Office of the Director

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101 Monroe St., 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX  
[www.montgomerycountymd.gov/dot](http://www.montgomerycountymd.gov/dot)

5. The site is located within the Silver Spring Central Business District (CBD) master plan policy area. This policy area is exempt from test and is considered adequate under the roadway test. Therefore; Transportation Policy Area Review (TPAR) mitigation fees are not required for this development.
6. The right-of-way truncation (at the corner of Georgia Avenue (MD-97) and Colesville Road (MD -384)) is not shown on the plan. The Planning Board will need to make a finding for the proposed right-of-way will be adequate for vehicle turning movements per section 50-26 (e.3) of the County Code.
7. The applicant needs to submit a truck circulation plan for review by the Planning Department (M-NCPPC) and the Department of Permitting Services (MCDPS). 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.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
9. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
12. At or before the permit stage, please coordinate with Ms. Stacy Coletta 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.
13. 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.

14. Prior to approval of the record plat by MCDPS, the applicant will need to enter into a Traffic Mitigation Agreement with the Planning Board and this Department. 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 240-777-5800.

A. Traffic Mitigation Agreement

Prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to revise and finalize the draft Traffic Mitigation Agreement (TMAg) submitted with the preliminary plan application. To facilitate review and finalization, submit a draft redlined against the template used to draft the document. The applicant should coordinate with Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383 and at Sandra.brecher@montgomerycountymd.gov

The draft TMAg currently includes provisions with regard to the following, all of which should be included in the final version:

- Carpool/Vanpool Parking. Provide carpool and vanpool parking spaces for employees working on-site, to be designated in highly visible, preferentially-located spots (specific number to be determined).
- Car Sharing Parking. Provide two (2) car sharing vehicle parking spaces in highly visible, preferentially-located spots.
- Electric Car Charging. Provide at least two (2) electric car charging stations on site or other EV charging arrangements acceptable to MCDOT.
- Bicycle Facilities. Provide bicycle racks and storage.
- Bike Sharing Station. See comment 14-B below.
- Real Time Transit Information – See comment 14-C below.
- Static Information Displays - Incorporate static display space into residential lobby(ies), retail locations and other high pedestrian activity areas, to provide opportunity for display of transit and other alternative transportation information. Information on alternatives should also be displayed on each level of parking facilities and in elevators.

B. Bikeshare Station

The Silver Spring bikeshare service area is one of the most heavily used in the County, and will likely be frequently used by the Project's hotel customers, employees and visitors. At preliminary plan, show a proposed location on the Project for a bikeshare station, at a highly visible, well-lit and publicly accessible location. A 19-dock bikeshare station is recommended for this location. Space required for this size station would be 52 feet x 12 feet (6 feet of which may be within adjoining plaza or sidewalk area) and must receive at least 4 hours of sunlight per day. Should an appropriate location not be able to be identified due to insurmountable site constraints, the Applicant and MCDOT will work together to identify a location within reasonable proximity in the downtown Silver Spring bikeshare service area. The Applicant will be required to pay the capital cost of the station and five years of operating expenses. Applicant must take other actions in concert with the Transportation Management District (TMD) to promote use of bike sharing among residents, employees and visitors at the Project, in order to accomplish the objectives of the TMD.

C. Real Time Transit Information

- Interior: Provide opportunity and connection for an electronic (LCD) display screen providing Real Time Transit Information in the hotel lobby, to enable information to be readily accessed by hotel guests, employees, visitors, etc. Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for building(s). If Real Time Transit Information is incorporated into the building's planned monitor systems, there would be no additional maintenance costs. If Applicant opts to utilize a County-provided sign, Applicant will pay for five years of maintenance and reimburse the County for the cost of any County-provided monitor.
- Exterior: Provide one (1) real time transit information on the exterior of the building facing Georgia Avenue or Colesville Road.

D. Design Elements: The following should be incorporated into the building design:

- i. Design building frontages/lobbies to provide two-way visibility for transit vehicles, shuttles and taxis. If the layby(s) shown on the plan are retained and overhangs (port-cocheres) are planned, this is particularly critical.

- ii. Attention should be paid to appropriately accommodating the large amount of pedestrian circulation that occurs at this location – and will increase with this Project. This is the central intersection for the Silver Spring CBD and TMD. Continuous safe and attractive pedestrian environments are key to encouraging people to walk vs. using a vehicle to circulate within the downtown area.
- iii. Design concierge/reception desk to allow for easy sharing of transit information and transactions of pass sales – e.g., obtaining transit information, loading of SmarTrip cards.

**Preliminary Plan Comments:**

Parking

- Provide flexibility in design of parking areas to enable sharing among mixed uses (hotel and retail).
- Provide adequate numbers of carpool and vanpool parking spaces in highly visible, preferentially-located spots for hotel and retail employees. Ensure adequate height provision for vanpool vehicles in any structured parking facility.
- Provide adequate number of car sharing vehicle parking spaces (1 for every 50 spaces) in highly visible, preferentially-located spots in garage structure.

Real Time Transit Information: Provide opportunity and connections for both interior and exterior electronic (LCD) display screens as noted in Sketch Plan comments.

Traffic Mitigation Agreement:

Prior to the issuance of any building permits by MCDPS, the applicant will need to work with this Department to revise and finalize the draft Traffic Mitigation Agreement (TMAg) submitted with the preliminary plan application.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Engineer for this project, at [avinash.dewani@montgomerycountymd.gov](mailto:avinash.dewani@montgomerycountymd.gov) or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team  
Office to Transportation Policy

Ms. Stephanie Dickel  
Preliminary Plan No. 120170040  
Sketch Plan No. 320170050  
September 21, 2016  
Page 6

cc:	Timothy Eden	Starr Georgia, LLC
	William Kominers	Lerch Early & Brewer
	Pranoy Choudhury	MDSHA District 3
	Robert Cohen	Vika Maryland, LLC
	Jagdish Mandavia	Vika Maryland, LLC
	Preliminary Plan folder	
	Preliminary Plan letters notebook	

cc-e:	Stacy Coletta	MCDOT DTS
	Sam Farhadi	MCDPS RWPR
	Kamal Hamud	MCDOT DTEO
	Sandra Brecher	MCDOT OTP
	Beth Dennard	MCDOT OTP
	Avinash Dewani	MCDOT OTP

M:\Subdivision\DewaniA\120170040 8600 Georgia Avenue\120170050 8600 Georgia Avenue DOT Preliminary Plan Letter.docx

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary  
Gregory C. Johnson, P.E., Administrator

September 8, 2016

Mr. Jagdish Mandavia, P.E.  
VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400  
Germantown Maryland 20874

Dear Mr. Mandavia:

Thank you for the opportunity to review the Preliminary Plan 120170040 submittal for the proposed **8600 Georgia Avenue** development – **16APMO033XX** located on **MD 384** (mile point: 0.53) in **Montgomery County**. The State Highway Administration (SHA) has reviewed the plans and is pleased to respond.

Based on the information provided, please address the following comments in a point-by-point response:

**District 3 Traffic Comments (Mr. David Murnan):**

1. We do not support using the proposed cut-outs for parking; however, if meant to facilitate drop off and pick up from the hotel, we can support this. Please explain why two cut outs are needed.
2. A traffic control plan shall be developed to maintain pedestrian and vehicular traffic during construction.

**Highway Hydraulics Division (HHD) Comments (Ms. Shandale Forbes):**

1. Once obtained, please provide documentation of the local agency's *final* review and approval of both the stormwater management and erosion/sediment control plans.
2. Regarding the storm drain system analysis and design (as per the *SHA Drainage Manual*), we have the following comments:
  - a. Please provide profiles for new and existing (if impacted) storm drain systems.

My telephone number/toll-free number is 410-545-0400 or 1-800-206-0770  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.roads.maryland.gov](http://www.roads.maryland.gov)

- i. Provide  $Q_{10}$  and  $V_{10}$  for each pipe segment and outfall location.
    - ii. Show all existing and proposed utility crossings.
    - iii. Show the 25-year HGL on all profiles.
  - b. Please provide a structure schedule that includes columns for structure number, horizontal location (either station/offset or coordinates), top elevation, invert, vertical depth, type, and SHA standard detail number.
  - c. Please provide a pipe schedule that includes columns for structure from, structure to, length, invert, type, size, and notes.
3. Please provide a typical section for the proposed roadway improvements along both Colesville Road (MD 384) and Georgia Avenue (MD 97) – giving all required dimensions, cross-slopes, and side slopes for the roadway section and associated drainage channels. Please clarify whether longitudinal underdrain will be used along the proposed edge of pavement.
4. Although we defer to Montgomery County for *final* Stormwater Management approval, due to the possible impacts to SHA right-of-way, we have the following comments:
- a. Please provide a breakdown of the amounts of impervious surface area within SHA right-of-way that are to be added, to be removed, and to be reconstructed.
    - i. SHA requires all new impervious area within the SHA right-of-way be **directly treated** in an ESD facility. Alternatively, an equal amount of existing untreated SHA impervious area may be treated as compensation for any untreated new SHA impervious area. It is not sufficient to treat non-SHA impervious area to compensate for new SHA impervious area.
    - ii. SHA requires the implementation of an ESD and SWM design strategy that clearly demonstrates **no increase** in peak discharges to or from SHA right-of-way. Peak discharges to any existing drainage systems and culverts should not increase from pre-development conditions.
5. Although we defer to Montgomery County for *final* Erosion and Sediment Control approval, due to the possible impacts to SHA right-of-way we have the following comments:
- a. Please provide erosion and sediment control plan(s) for review.
    - i. All sediment-laden runoff should be treated prior to entering or exiting the SHA right-of-way.
    - ii. All Erosion and Sediment Control design should be per the *2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control*.
6. Once finalized, please provide a copy of the **signed** 'recordable' plat (in SHA format and on SHA border) with accompanying deed(s) for proposed easements, SHA right-of-way dedication, rights to discharge, and/or release of existing SHA drainage easement. For any questions in regards to plat preparation please contact Mr. Jeff Bonnerwith ([JBonnerwith@sha.state.md.us](mailto:JBonnerwith@sha.state.md.us)) of SHA's Office of Highway Development – Plats and Survey Division.



Mr. Jagdish Mandavia, P.E.  
SHA Tracking No.: 16APMO033XX  
Page 3 of 4  
September 8, 2016

We may provide additional comments once all design data including calculations have been included in the next submittal. On the submission CD, please include an electronic copy of all hydraulic reports, plans, and computations in PDF format Please also provide a point-by-point response letter addressing each of the above comments.

**Cultural Resources Comments (Mr. Aaron Levinthal):**

1. Based on the assessment completed utilizing project plans, as well as cultural resources data, topographic mapping and aerial photography from the SHA-GIS database, the proposed roadway improvements do not have the potential to impact historic properties.

Formal consultation with the Maryland Historical Trust is not recommended.

**Innovative Contracting Division (ICD) Comments (Mr. John Vranish):**

**Sheet PP-3 of 3:**

1. Label all ramps and driveway entrance with an applicable Maryland Standard.
2. Label proposed sidewalk with width and cross slope. The proposed sidewalk must maintain a minimum 60" clear path throughout limit of work.

**District 3 Access Management Comments (Mr. Kwesi Woodroffe):**

1. The sight distance evaluation has been reviewed and found to be acceptable.
2. Please complete a plan submittal checklist ensuring that all checked items are clearly shown on the plans. The checklist can be downloaded online from the following location:  
<http://www.roads.maryland.gov/ohd2/Plan-check-list.pdf>.
3. Please clarify if the access point will be a depressed curb entrance or asphalt and clearly show on the plans.
4. Please show existing lane assignments and widths on MD 97 and MD 384.
5. Please ensure that the legend clearly shows all symbols and shading being used on the plans.
6. Please provide a plan showing all the proposed signage.
7. The drop-off areas will require full depth reconstruction; milling and overlay may also be required to tie into the existing roadway pavement. Please clearly show this on the plans.
8. Show speed limits and roadway classifications for MD 97 and MD 384 so that the appropriate paving sections can be provided.
9. Please include Professional Engineer's certification on all sheets.
10. Please provide typical sections showing all of the proposed improvements.

Mr. Jagdish Mandavia, P.E.  
SHA Tracking No.: 16APMO033XX  
Page 4 of 4  
September 8, 2016

11. Please provide dimension where applicable (right of way dedication, drop-off areas, curb radii, etc.) If necessary, provide blown up details of the access point and drop-off areas.
12. Please show what types of tree(s) will be planted in the tree boxes.
13. Additional comments may be provided once more detailed plans are provided for review.

Further plan submittals should reflect the above comments. Please submit a CD containing the plans and all supporting documentation in PDF format, including a point-by-point response to reflect the comments noted above directly to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Pranoy Choudhury. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions or require additional information please contact Mr. Pranoy Choudhury at 301-531-7325, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7325), or via email at [pchoudhury@sha.state.md.us](mailto:pchoudhury@sha.state.md.us)

Sincerely,



Brian W. Young  
District Engineer

BWY/ kw

cc: Mr. Pranoy Choudhury, SHA – Access Management  
Mr. Rob Cohen ([Cohen@VIKA.com](mailto:Cohen@VIKA.com)), VIKa  
Mr. Zuxuan Deng, SHA – District 3 Traffic  
Mr. Timothy Eden ([timeden@starrcapital.com](mailto:timeden@starrcapital.com)), Starr Georgia, LLC  
Mr. Mark Etheridge ([Mark.Etheridge@montgomerycountymd.gov](mailto:Mark.Etheridge@montgomerycountymd.gov)), Montgomery County  
Mr. Jason Ferner, SHA – HHD  
Mr. Matthew Folden ([matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)), Montgomery County  
Ms. Shandale Forbes, SHA – HHD  
Mr. Aaron Levinthal, SHA – Environmental Planning Division  
Mr. Dave Murnan, SHA – District 3 Traffic  
Ms. Deborah Pitts, SHA – HHD  
Mr. John Vranish, SHA – ICD



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 11-Oct-16  
**TO:** Jagdish Mandavia - LSA  
Loiederman Soltesz Associates, Inc  
**FROM:** Marie LaBaw  
**RE:** 8600 Georgia Ave  
120170040

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **11-Oct-16**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See Statement of Performance Based Design \*\*\***



September 20, 2016

S. Marie LaBaw, PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: 8600 Georgia Avenue  
Performance Based Design Review  
Preliminary Plan #120170040

Dear Marie:

On behalf of our client, Starr Georgia LLC, the developer of 8600 Georgia Avenue, we are requesting the review and approval of a performance based design in conjunction with proposed development of a hotel.

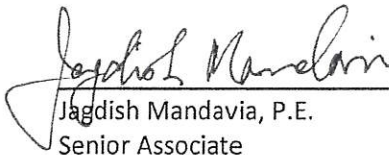
The subject property is bounded by Georgia Avenue to the west and Colesville Road to the south. Historically, the property was the site of an automobile filling station. Our client has entered into an agreement with the property owner to redevelop the property with a hotel with ground floor retail.

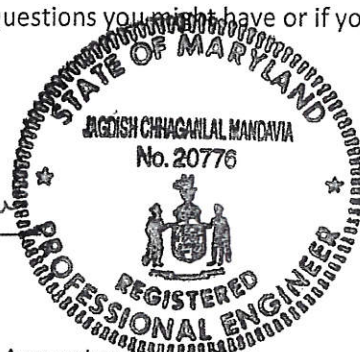
As shown on the attached Fire Department Apparatus Access Plan, a minimum 15' free and clear pathway will be maintained along the frontage of the property with Georgia Avenue and Colesville Road. However, because the building will be situated on the property line (along the rear and side property lines) immediately abutting neighboring buildings to the north and west, no free and clear pathway is possible. For this reason, there will be no windows along these property lines.

In consideration of the architectural design with no setback along the two property lines, but with free and clear access provided along the entire frontage with the adjacent roadways, which also serve as the fire access lanes, we believe that the performance based design in this case will ensure that access for fire apparatus will be adequate.

Please contact me with any questions you might have or if you need additional information.

Sincerely,  
VIKA Maryland, LLC

  
Jagdish Mandavia, P.E.  
Senior Associate



Enclosures: Fire Department Apparatus Access Plan

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## FIRE CODE ENFORCEMENT

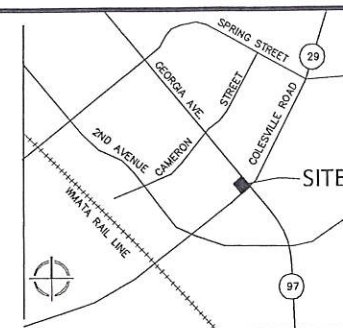
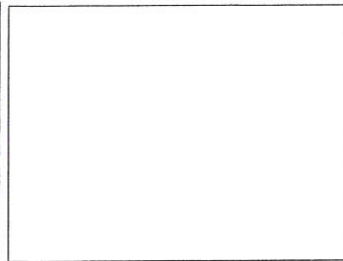
### Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SM FM: 43 DATE: 10/11/16

VIKA Maryland, LLC





**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE #400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4100  
FAX: (301) 916-2262  
GERMANTOWN, MD. MCLEAN, VA

Owner / Applicant:  
**Starr Georgia LLC**  
4800 Hampden Lane  
Suite 200  
Bethesda, MD 20814  
240.842.1388  
Contact: Timothy Eden

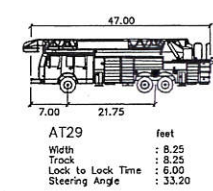
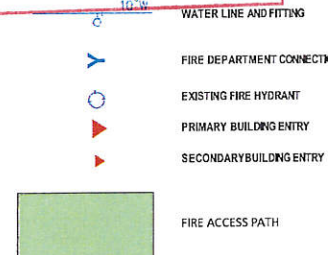
Attorney:  
**Lerch, Early & Brewer, Chtd.**  
3 Bethesda Metro Center  
Suite 460  
Bethesda, MD 20814  
301.841.3829  
Contact: Susan Reutershan

Land Planners/Civil  
Engineers/Landscape  
Architects:  
**VKA Maryland, LLC**  
20251 Century Boulevard  
Suite 400  
Germantown, MD 20874  
301.916.4100  
Contact: William Landfair

Architects:  
**BBGM**  
1825 K Street NW  
Suite 300  
Washington, DC 20006  
202.452.1644  
Contact: Israel Omos

Traffic Planner:  
**Wells & Associates**  
8730 Georgia Avenue  
Suite 200  
Silver Spring, MD 20910  
301.448.1333  
Contact: Nancy Randall

**FIRE CODE ENFORCEMENT**  
  
Fire Department Access Review  
  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation  
  
BY: SMC FM: 43 DATE: 10/11/16



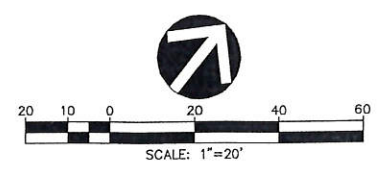
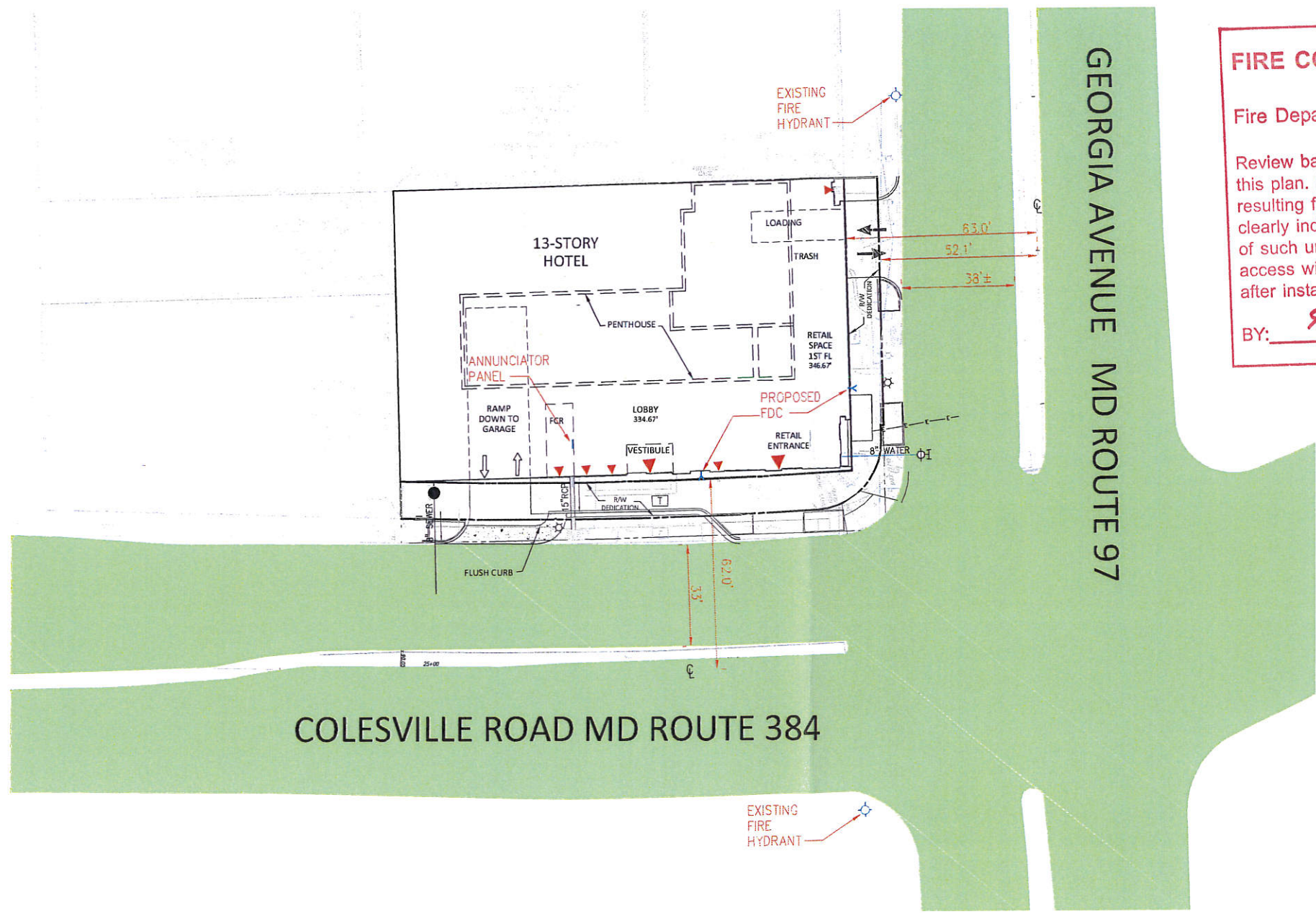
REVISIONS	DATE
PER DRC	9.20.16
PROFESSIONAL SEAL	

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
JAGDISH C. MANANDHA LICENSE No. 20776  
EXPIRATION DATE: MARCH 22, 2017

**8600 GEORGIA AVENUE**  
  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 210NW01  
TAX MAP: JN33

**FIRE DEPARTMENT ACCESS PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
VKA PROJECT: VM50041A  
DRAWING NO. \_\_\_\_\_  
SHEET NO. FDA 1



FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com) or <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 35A of the Montgomery County Code.