



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Director

August 12, 2016

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

RE: Preliminary Plan Letter  
Preliminary Plan No. 120160190  
Ripley II

*Stephanie!*  
Dear Ms. Dickel:

We have completed our review of the revised Preliminary Plan dated June 27, 2016. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on June 13, 2016. We recommend approval for the plan based 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.

**Significant Comments:**

**1. Dixon Avenue/Silver Spring Avenue:**

- a. Before the record plat approval provide the following for review and approval:
  - i. Show roadway centerline and the radius for Dixon Avenue/Silver Spring Avenue on the plan.
  - ii. Provide roadway centerline profile along Dixon Avenue/Silver Spring Avenue for the interim and ultimate conditions.

**Office of the Director**

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. Provide roadway cross sections for Dixon Avenue/Silver Spring Avenue on the plan.
  - c. Our Division of Transportation Engineering has plans to build a bike lane on Dixon Avenue between Wayne Avenue and Ripley Street. Please coordinate with Mr. Matt Johnson of the MCDOT Division of Transportation Engineering at 240-777-7237 for information regarding the Separated Bike Lane project.
  - d. Based on the meeting on August 10<sup>th</sup> (and documented in Heather Dlhopsky's email dated August 11, 2016), it was agreed by all parties that the proposed bike lanes on Dixon Avenue will be accommodated within the fifty (50)-foot curb-to-curb width. The fifty (50)-foot pavement width will likely be composed of the following elements: two (2)-eleven (11)-foot travel lanes, an eight (8)-foot parking lane, two (2) - five (5)-foot bike lanes, and ten (10) feet of buffer width to be allocated between the travel lane and bike lane on either side of the roadway. The final configuration of the travel lanes and bike lanes within the fifty (50) - foot paving section will be determined by the County during the review of pavement and marking plan at the permit stage. The Applicant will provide MCDOT an illustrative/conceptual exhibit depicting both the interim and final Dixon Avenue conditions along the property frontage, as discussed at the August 10<sup>th</sup> meeting.
2. We recommend the Planning Board require the applicant to construct an off-site extension of the east side sidewalk on Dixon Avenue adjacent to a temporary curb to connect with the existing sidewalk on Ripley Street.

**Standard Comments:**

1. MCDOT approves the location of the proposed driveway entrance (less than 100-ft separation from the adjacent driveway) and mid-block pedestrian crossing considering the existing conditions of the site. A Design Exception package will not be required for this proposal.
2. We anticipate the property owner east of the subject property and north of Silver Spring Avenue will be responsible to build Silver Spring Avenue to the ultimate roadway cross section when the property is subdivided or redeveloped in the future.

3. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the proposed driveway and loading dock entrance, for our review and approval.
4. Provide a refuge island for pedestrian crossing between the proposed driveways for the loading and garage entrances.
5. **Storm Drain Analysis:** The storm drain study is accepted. Therefore, the applicant is not responsible for any improvements to the existing storm drain.
6. The applicant should coordinate with Mr. Kenneth Kendall of the MCDOT Division of Transportation Engineering at 240-777-7267 for information regarding the Ripley Street project (501403) and the Metropolitan Branch Trail (Phase 2) project (501110).
7. At or before the permit stage, please coordinate with Mr. Benjamin Morgan of our Division of Parking Management to coordinate the impacts on public parking facilities in the vicinity of this project. Mr. Morgan may be contacted at 240-777-8704.
8. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services for any relocation or improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
9. Prior to the issuance of any building permits by MCDPS, the applicant will need to finalize the draft Traffic Mitigation Agreement (TMAg) submitted with the application. Within MCDOT, the applicant should send the draft TMAg as a Word document to be revised per the most recent TMAg template. The draft TMAg should be sent to Ms. Sandra Brecher at [Sandra.Brecher@montgomerycountymd.gov](mailto:Sandra.Brecher@montgomerycountymd.gov). Ms. Brecher can be reached by phone at 240-777-8380. The TMAg must include but not be limited to the following:
  - 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. Bike racks/lockers should be located in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.
  - Real Time Transit Information. electronic display. Incorporate a display screen (monitor) in residential lobby, to enable information to be readily accessed by building residents, employees, visitors, etc. Applicant will reimburse the County for the cost of County-provided monitors, or, alternatively, a display can be incorporated into planned lobby display monitors/software system for building(s).
10. Static Information Displays - Incorporate static display space into residential lobby 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.
  11. Bikesharing: Provide a bikeshare station to enable this form of transportation to be used by residents, employees and visitors at the Project. The location of this docking station will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location on the Project. The dimensions of the space should accommodate a typical size station which requires fifty-two (52) - feet x twelve (12) - feet. The Project will be required to pay the capital cost of such station and twelve (12) years of operating expenses. Applicant will be required to take other actions in concert with the TMD to promote use of bikesharing among residents, employees and visitors at the Project.
  12. The owner will be required to submit a recorded covenant for the operation and maintenance of any private 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.
  13. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.

14. 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.
15. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
17. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Street grading, paving, curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Dixon Avenue and Silver Spring Avenue site frontage:
    - i. Build ultimate cross section from northern property line to the proposed cross walk. See comment #1(d) for details.
    - ii. Build temporary section from the proposed crosswalk to transition back to the existing pavement and sidewalk at Silver Spring Avenue.
    - iii. The streetscaping shall be per Silver Spring Central Business District (SSCBD) Sector Plan for any improvements that will remain in-place after the construction of the ultimate curblines.
  - b. Temporary curb, six (6) – foot wide temporary sidewalk and handicap ramp(s) along the east side of Dixon Avenue between the subject property line and Ripley Street, if required as a condition of approval by the Planning Board.
  - c. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.

- d. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- e. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- f. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- g. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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

Sincerely,



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

Ms. Stephanie Dickel  
Preliminary Plan Letter  
Preliminary Plan No. 120160190  
August 12, 2016  
Page 7

cc: Daryl South Ripley West, LLC  
Brad Fox Bohler Engineering  
Bob Dalrymple Linowes and Blocher LLP  
Heather Dlhopsky Linowes and Blocher LLP  
Pranoy Choudhury MDSHA District 3  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Robert Kronenberg MNCPPC Area 1  
Matthew Folden MNCPPC Area 1  
David Anspacher MNCPPC  
Seifu Kerse MCDOT DTEO  
Khursheed Bilgrami MCDOT DTEO  
Dan Sanayi MCDOT DTEO  
Kamal Hamud MCDOT DTEO  
Bruce Johnston MCDOT DTE  
Matt Johnson MCDOT DTE  
Patricia Shepherd MCDOT DTE  
Kenneth Kendall MCDOT DTE  
Atiq Panjshiri MCDPS RWPR  
Sam Farhadi MCDPS RWPR  
Marie LeBaw MCDPS FRS  
Stacy Coletta MCDOT DTS  
Gary Erenrich MCDOT OTP  
Sandra Brecher MCDOT OTP  
Beth Dennard MCDOT OTP  
Deepak Somarajan MCDOT OTP

## Dickel, Stephanie

---

**From:** Somarajan, Deepak <Deepak.Somarajan@montgomerycountymd.gov>  
**Sent:** Monday, August 29, 2016 11:37 AM  
**To:** Folden, Matthew  
**Cc:** Leck, Gregory; Bilgrami, Khursheed  
**Subject:** RE: Ripley II Traffic Study Comment Response (Preliminary Plan No 120160190)

Matt,

MCDOT concur with the response letter dated August 22, 2016 from Mr. Edward Papazian to the TIS comments. Please consider this email in lieu of an amended letter.

Thank you

Deepak Somarajan

**From:** Folden, Matthew [mailto:matthew.folden@montgomeryplanning.org]  
**Sent:** Wednesday, August 24, 2016 2:06 PM  
**To:** Somarajan, Deepak <Deepak.Somarajan@montgomerycountymd.gov>  
**Subject:** FW: Ripley II Traffic Study Comment Response (Preliminary Plan No 120160190)

Deepak,

I know you are just getting this document, but do you have an idea of how long it will be before you issue a final comment letter?

**From:** [andy.smith@kimley-horn.com](mailto:andy.smith@kimley-horn.com) [mailto:andy.smith@kimley-horn.com]  
**Sent:** Wednesday, August 24, 2016 2:00 PM  
**To:** deepak.somarajan <[deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov)>  
**Cc:** Folden, Matthew <[matthew.folden@montgomeryplanning.org](mailto:matthew.folden@montgomeryplanning.org)>  
**Subject:** Ripley II Traffic Study Comment Response (Preliminary Plan No 120160190)

Hi Deepak,

First I wanted to thank you for discussing this project with me over the phone a couple of weeks ago. Please see our comment response memorandum for the comments we received from MCDOT on the Ripley II Traffic Study, which details what we discussed. Please let me know if you have any questions or comments.

Thanks!  
Andy

Andrew T. Smith, P.E.  
Kimley-Horn | 11400 Commerce Park Drive, Suite 400, Reston, VA 20191  
Direct: 703.674.1385 | Main: 703.674.1300  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Director

July 26, 2016

Mr. Matthew Folden, Senior Planner  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 120160190  
Ripley II  
Traffic Impact Study Review

*Matt!*  
Dear Mr. Folden:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review dated January 21, 2016 (Received on June 6, 2016), and prepared by Kimley Horn, for the Ripley II development. The analysis addresses the impact of:

- 440 Dwelling Units, and up to 18,088 SF of non-residential commercial space that is assumed to be retail space in this traffic study.

Based on the review of the Local Area Transportation Review and Transportation Policy Area Review report we offer the following comments:

**Local Area Transportation Review (LATR)**

1. Figure 5-Site Concept and Access: The plan does not reflect new roadway cross section being proposed for proposed Dixon Avenue/Silver Spring Avenue connector. Since this design has not been approved by the Planning Board, we recommend this figure be dated January 21, 2016.
2. The master planned Dixon Avenue connection between Ripley Street and Silver Spring Avenue should have been included in the analysis. Please update the report to show the current street pattern and the proposed alignment of the Purple Line. Why are the traffic counts along the

**Office of the Director**

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Located one block west of the Rockville Metro Station

proposed Dixon/Silver Spring Avenue and the proposed driveway entrance not included in the report?

3. At the right-of-way construction permit stage and during the review of the signing and marking plan, the applicant shall provide an all-way stop analysis using the total projected traffic volume at the intersection of Ripley Street and Dixon Avenue.

**Pedestrian and Bicycle Impact Statement (PBIS)**

1. Page 8:
  - a. The second paragraph should indicate if the existing sidewalks are generally consistent with the County's Road Code Design Standards and for sidewalk/path width and landscape panel width. The consultant should identify those sidewalks that do not meet Road Code Standards and why it does not meet the standards.
  - b. Third Paragraph: Please mention that the cross walk across Ripley Street at the intersection of Georgia Avenue and Ripley Street is not signalized.
  - c. Last Paragraph: Montgomery County Department of Transportation Engineering has plans to build a separated Bike lane on Dixon Avenue between Wayne Avenue and Ripley Street extended to Georgia Avenue. Please note the separated bike lanes proposed along Dixon Avenue in the report.
2. Page 12: A separated bike lane on proposed Dixon Avenue as discussed above should be included in the report.
3. Why are the pedestrian/bicycle projections along the proposed Dixon/Silver Spring Avenue connection not included in the report?

**Transportation Policy Area Review (TPAR)**

1. The site is located within the Silver Spring CBD policy area. This policy area is exempt from the transit test and considered adequate under the roadway test. Therefore, no TPAR payment is required for this development.

**SUMMARY**

1. We recommend the study be updated to address the above review comments prior to the Planning Board hearing.
2. We concur with the applicant finding that no TPAR payment is required.

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

Sincerely,



Gregory M. Leck, Manager  
Development Review  
Office of Transportation Policy

M:\Subdivision\Deepak\TIS\Ripley II \ TIS Review Ltr 6-27-2016

cc: Daryl South; Ripley West, LLC  
Ed Papazian, Kimley Horn  
Brad Fox; Bohler Engineering  
Bob Dalrymple; Linowes and Blocher LLP  
Heather Dlhopsky; Linowes and Blocher LLP  
Pranoy Choudhury; MDSHA District 3  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Seifu Kerse; MCDOT DTEO  
Khursheed Bilgrami; MCDOT DTEO  
Kamal Hamud; MCDOT DTEO  
Gary Erenrich; MCDOT OTP  
Deepak Somarajan; MCDOT OTP

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



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

July 27, 2016

Mr. Matthew Folden  
Maryland – national Capital Park and Planning Commission  
8787 Georgia Avenue, Area 1  
Silver Spring Maryland 20770

Dear Mr. Folden:

Thank you for the opportunity to review the Traffic Impact Study (TIS) prepared by Kimley-Horn Associates, dated January 21, 2016 (received on June 14, 2016), for the **Ripley II** development – **16APMO022XX** in **Montgomery County**, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- Proposed access to the 440 residential units and mixed-use retail space is via one (1) site access to the extended Dixon Avenue.
- The following intersections were analyzed under existing, background and future conditions:
  - MD 384 (Colesville Road) and Wayne Avenue/Second Avenue
  - US 29 (Georgia Avenue) and Wayne Avenue (MD 594A)
  - US 29 (Georgia Avenue) and Bonifant Street (MD 594 B/C)
  - US 29 (Georgia Avenue) and Thayer Avenue
  - US 29 (Georgia Avenue) and Ripley Street
  - US 29 (Georgia Avenue) and Silver Spring Avenue
- The report concludes that the study intersections will continue to operate at acceptable levels of service under future conditions.

My telephone number/toll-free number is [410-545-0400](tel:410-545-0400) or [1-800-206-0770](tel: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)

Mr. Matthew Folden  
SHA Tracking No.:16APMO022XX  
Page 2 of 4  
July 27, 2016

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

**Regional and Intermodal Planning Division (RIPD) Comments (Ms. Samantha Biddle):**

1. The State's fiscally constrained 2016-2021 Consolidated Transportation Program (CTP) includes projects under construction and/or development and evaluation. The CTP includes the US 29 bus rapid transit (BRT) planning study, a study of improvements necessary to implement BRT along MD 384 (Colesville Road) and US 29 (Colesville Road/Columbia Pike) between Silver Spring Transit Center and Burtonsville Park and Ride. The Maryland Department of Transportation's (MDOT) Maryland Transit Administration (MTA) and State Highway Administration (SHA), in cooperation with the Montgomery County Department of Transportation (MCDOT), are completing a study to evaluate alternatives. For additional information, contact Ms. Laura Barcena, Consultant Project Manager, Project Management Division, SHA, at 410-828-3836 or [LBarcena@sha.state.md.us](mailto:LBarcena@sha.state.md.us).
2. The State's fiscally unconstrained Highway Needs Inventory (HNI), the State's long-range plan, includes projects that are critical to Maryland's transportation needs. The HNI includes the 3.9-mile US 29 (Colesville Road) divided highway reconstruction, to include managed and bus lanes, between US 29/MD 97 (Georgia Avenue) and MD 650 (New Hampshire Avenue). If and when such improvements proceed, they may affect right-of-way.
3. The MTA's Purple Line light-rail project extending 16.2 miles from Bethesda to New Carrollton will operate mainly in dedicated or exclusive lanes. The project is funded for construction with construction expected to take five years from 2016-2021. In preparation for the alignment of the Purple Line through the Silver Spring Central Business District, MDOT and Montgomery County executed a road transfer agreement on March 15, 2016 to transfer four road segments to MDOT. The road segments and new State route designations are listed below.
  - Wayne Avenue from east of US 29 (Georgia Avenue) to and including the intersection of Wayne Avenue and Flower Avenue is now designated as MD 594A.
  - Bonifant Street from and including its intersection with Ramsey Avenue to the west side of US 29 (Georgia Avenue) is now designated as MD 594B.
  - Bonifant Street from the east side of US 29 (Georgia Avenue) to and including its intersection with Fenton Street is now designated as MD 594C.
  - Arliss Street from and including its intersection with Flower Avenue to the north side of MD 320 – Piney Branch Road is now designated as MD 594D.
4. The March 2001 Maryland-National Capital Park and Planning Commission (M-NCPPC) Silver Spring Central Business District Sector Plan, as amended, in which this development lies, recommends to "construct Dixon Avenue to provide a continuous four-lane undivided roadway within an 80-foot right-of-way between Wayne Avenue and Silver Spring Avenue."

5. Multimodal services and facilities are provided to the development site and along analyzed SHA facilities.
  - a. WMATA, MTA, and Montgomery County Ride On train and bus services are provided at the Silver Spring Transit Center and along local and state road approaching the Center.
  - b. The M-NCPPC March 2005 Countywide Bikeways Functional Master Plan (CBFMP), as amended, identifies a network of on-road and off-road facilities through the study area including extending the Metropolitan Branch Trail south from the Transit Center between the subject property and existing train tracks.
    - Please note, in July 2015, M-NCPPC began work on a comprehensive update to the M-NCPPC 1978 Master Plan of Bikeways, of which the CBFMP is the most recent update.
    - Please note, Montgomery County has designated the Silver Spring CBD as a Bicycle and Pedestrian Priority Area (BiPPA) and has identified a phased-plan for improvements to local and state routes analyzed in this TIS. For additional information on the County's BiPPA, please contact Mr. Matt Johnson, Consultant Transportation Planner, MCDOT, at 240-777-7237 or [Matt.Johnson@montgomerycountymd.gov](mailto:Matt.Johnson@montgomerycountymd.gov).
  - c. Any improvements to SHA roadway facilities should allow for full ADA-compliant access to all transit, bicycle, and pedestrian facilities. For further information, please contact Jeff Folden, SHA Innovative Contracting Chief, at 410-545-8824 or [jfolden1@sha.state.md.us](mailto:jfolden1@sha.state.md.us) and Anyesha Mookherjee, District 3 Traffic Assistant District Engineer, at 301-5513-7498 or [amookherjee@sha.state.md.us](mailto:amookherjee@sha.state.md.us).

**Data Services Engineering Division (DSED) Comments (Ms. Elisa Mitchell):**

1. Table 2 provides trip generation rates for the following five land use types based on the Montgomery County Planning Board's LATR and TPAR Guidelines: hotel, office, residential (high rise) residential (townhouse) and retail. However, two of the proposed background developments consist of land use types that are not provided in Table 2, including a public library, arts center and community center. Please provide the trip generation rates for these land use types in Table 2.
2. The following land use types appear to have incorrect trip generation values in Table 4:
  - The Blairs Master Plan - residential (high rise) and office space
  - Falkland Chase - residential (high rise)
3. The Elizabeth Square background development is not listed in the scoping documents in Appendix A. Please provide the source for this background development.
4. There are discrepancies in some of the values listed in the table in Appendix A under "Number of Units or SF or Other", and Table 4 under "Quantity". Please be consistent.

Mr. Matthew Folden  
SHA Tracking No.:16APMO022XX  
Page 4 of 4  
July 27, 2016

**Traffic Development & Support Division (TDSO) Comments (Mr. Minseok Kim):**

1. The effect of at-grade light rail transit (LRT) crossing was not considered in analyzing the intersection of Georgia Avenue and Bonifant Street under the total future traffic conditions with Purple Line rerouting. While cars are not permitted for eastbound (EB) and westbound (WB) through movements with the Purple Line, northbound and southbound traffic still need to be stopped due to at-grade LRT crossing in the EB and WB directions. We would recommend the effect of at-grade transit crossing be accounted for by calculating the (car equivalent) time demand of LRT vehicles from the frequency (based on design headway) and the clearance time (required for LRT to cross the intersection). An example of the modified CLV analysis is attached assuming 6-minute headway and 15-second clearance time.

Please submit a CD containing the revised traffic impact study, all supporting documentation, and a point-by-point response addressing the comments noted above to Pranoy Choudhury. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via 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 Pranoy Choudhury at 301-513-7325, by using our toll free number in Maryland only at 1-800-876-4742 (x7325) or via email at [pchoudhury@sha.state.md.us](mailto:pchoudhury@sha.state.md.us).

Sincerely,



Brian W. Young,  
District Engineer, District 3, SHA

BWY/kw

Attachment – example of Modified CLV analysis

cc: Ms. Samantha Biddle, SHA-RIPD  
Ms. Meredith Hill, SHA-RIPD  
Mr. Scott Holcomb, SHA DSED  
Mr. Minseok Kim, OOTS-TDSD  
Ms. Elisa Mitchell, OPPE-DSED  
Mr. David Murnan, District 3 Traffic  
Mr. Edward Papazian, Kimley-Horn Associates  
Mr. Errol Stoute, OOTS-TDSD



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

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**DATE:** 28-Jan-16  
**TO:** Matthew Jones - mjones@bohlereng.com  
Bohler Engineering  
**FROM:** Marie LaBaw  
**RE:** Ripley II  
820160070 120160190

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **28-Jan-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 \*\*\***

**\*\*\* 8/10/2016 Amendment Approval \*\*\***



**BOHLER**<sup>™</sup>  
ENGINEERING

16701 Melford Boulevard, Suite 310  
Bowie, MD 20715  
PHONE 301.809.4500

August 9, 2016

Montgomery County  
Engineering Fire Code Enforcement  
Office of Fire Marshal  
255 Rockville Pike, 2nd Floor  
Rockville, Maryland 20850

Attn: Marie LaBaw

Re: Fire Department Access Plan Revision  
Ripley II  
Ripley Street and Dixon Avenue  
Silver Spring, Montgomery County, MD  
BEPC # MB122050

Dear Ms. LaBaw:

On behalf of Ripley West, LLC, Bohler Engineering is pleased to present this Fire Department Access Plan revision for your review and approval. The Fire Department Access Plan for the Ripley II project was previously approved on January 28, 2016. Per Montgomery County Department of Permitting Services Water Resources Division, a stairway was requested to be added to provide access to the bio-retention area on the terrace level between the Ripley I and Ripley II buildings.

The plans have been revised to show the proposed 48 inch wide stairway that will provide access for stormwater management inspection and also the ships ladder location. The proposed stairway is steel with a closed riser, due to constructability concerns concrete stairs were not feasible. Because of the steel stairs, the ships ladder remains as previously approved, in addition both accesses are within a gated area with a Knox Box.

Please find enclosed the following material for your review:

- One (1) copy of the Revision to Approved Fire Department Access Plan Exhibit.

Should you have any questions or require additional information, please do not hesitate to contact this office at (301) 809-4500. Thank you.

Sincerely,

**Bohler Engineering VA, LLC**

Bradford Fox, P.E.

cc: Matthew Jones, P.E., Bohler Engineering (w/o Enc.)  
File BF/as H:\12\MB122050\Administrative\Letters\160809-Fire Marshal revision.doc





**DPS-ROW CONDITIONS OF APPROVAL**

**July 26, 2016**

**820160070 Ripley II**

Contact: Sam Farhadi at 240 777-6333

We have reviewed the site plan file:

**“07-SITE-820160070-004.pdf V4”** uploaded on/ dated **“7/22/2016”**.

According to the above plan, the applicant will not be responsible for any improvements outside of their frontage. As such, we do not have any further comment at this point.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Clarence J. Snuggs  
Director

July 29, 2016

Ms. Stephanie Dickel  
Area 1 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Ripley II  
Sketch Plan Amendment No. 32015003A  
Preliminary Plan No. 120160190  
Site Plan No. 820160070

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced plans and recommends Approval of the plan, with the following condition:

- If the current bedroom distribution changes at certified site plan, DHCA will need to review the distribution again.

Please provide DHCA with floor plates showing MDPU locations and MPDU unit layouts as soon as they are available.

Sincerely,

Lisa S. Schwartz  
Senior Planning Specialist

cc: Brad Fox, Bohler Engineering  
Heather Dlhopsky, Linowes and Blocher

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