January 24, 2022

Ms. Emily Tettelbaum, Planner Coordinator
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

RE: Preliminary Plan No.120210230
1910 University Senior Housing

Dear Ms. Tettelbaum:

A plan was reviewed by the Development Review Committee at its September 28, 2021, meeting. We have completed our review of the preliminary plan uploaded on eplans dated January 14, 2022, and 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 Montgomery County Department of Permitting Services (MCDPS) 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.

1. The public street fronting the subject property is maintained by Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal on University Blvd (MD-193), sidewalk/shared use path, bus stop/bus shelter. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendation along University Blvd (MD-193) frontage for the attention of the concerned agencies.

2. The subject property is not proposing any vehicular access from Reedie Drive; therefore, we do not recommend any improvements or turnaround at the terminus of the existing roadway.

3. The relocated bus stop should be improved to include a bench that may accommodate up to 3 persons at once. At or before the record plat stage, please contact Mr. Wayne Miller of our
Division of Transit Services the relocated RideON bus stop improvements in the vicinity of this project. Mr. Miller may be contacted at Wayne.Miller2@montgomerycountymd.gov or at 240 777-5836.

4. **We recommend the following:**
   a. Design all access points and alleys to be at-grade with the sidewalk / sidepath, dropping down to street level between the sidewalk / sidepath and roadway.
   b. The curve radius at the proposed driveway shall be as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travel ways.
   c. Provide a minimum 5 ft continuous clear pathway (no grates) along all public streets.
   d. Upgrade pedestrian facilities at intersections along the site frontage & at adjacent intersections to comply with current ADA standards.

5. **Sight Distance:** We defer to MDSHA for sight distance approval.

6. **Storm Drain Analysis:** The storm drain study is approved, and the applicant is not responsible for any downstream improvements to the exiting storm drain outfall. The portion of the site draining to University Blvd (MD-193) shall be approved by MDSHA.

7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240)-777-2194.

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

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cc: Sharepoint Correspondence folder FY’22
cc: Jonathan Bondi       VIKA
    Kwesi Woodroffe     MDSHA District 3
    Atiq Panjshiri      MCDPS RWPR
    Sam Farhadi         MCDPS RWPR
    Wayne Miller         MCDOT DTS
    Rebecca Torma        MCDOT OTP