

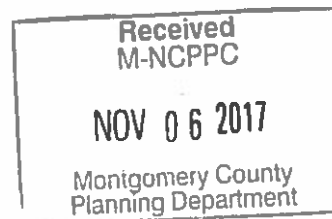
Lisa Newell, D.D.S., F.A.G.D

8609 2nd Ave. Suite 403B
Silver Spring, MD 20910

Phone: (301) 585-3400
Fax: (301) 585-0346

October 30, 2017

Development Application and Regulatory Coordination Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910



RE: Elizabeth Square plan
Site Plan# 820170140

To Whom It May Concern:

I am writing to say that I don't think this project should be granted a parking waiver for the required parking spaces. I own a commercial condo on 2nd Ave. We have limited spaces available now for our patients.

Please don't allow the Elizabeth Square project to reduce the required parking spaces they should have.

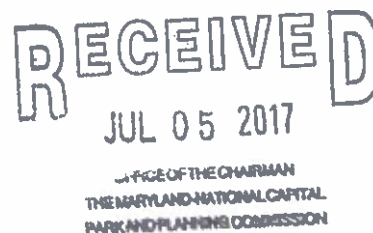
Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Newell".

Lisa Newell, DDS, FAGD



DEPARTMENT OF TRANSPORTATION



Isiah Leggett
County Executive

Al R. Roshdieh
Director

June 30, 2017

Mr. Casey Anderson, Chair
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Request for Comments on Proposed Abandonment
AB758 Second Avenue at Fenwick Lane in Silver Spring

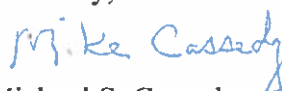
Dear Mr. Anderson:

The purpose of this letter is to request M-NCPPC comments on the proposed abandonment of portions of Second Avenue and Fenwick Lane (6,693 square feet) in Silver Spring. The Applicant is the Housing Opportunities Commission and is represented by Lerch, Early & Brewer (Applicant's letter enclosed).

If possible, I would greatly appreciate receiving your comments by August 30, 2017 (the date of the public hearing).

If either you or your staff need additional information or have questions, please call me at 240-777-7254.

Sincerely,


Michael S. Cassedy

Enclosures

Division of Transportation Engineering

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878 • 240-777-7220 • 240-777-7277
www.montgomerycountymd.gov

NOTICE OF PUBLIC HEARING

AND

REQUEST FOR COMMENTS

AB758 ABANDONMENT OF PORTION OF RIGHT-OF-WAY ALONG

SECOND AVENUE AND FENWICK LANE

SILVER SPRING

This abandonment case was requested by Lerch Early & Brewer on behalf of its client, the Housing Opportunities Commission of Montgomery County (HOC), the Applicant, seeking the abandonment of portions of Second Avenue and Fenwick Lane (6,693 square feet) adjoining property owned by the Applicant. The abandonment request is associated with a residential development plan known as "Elizabeth Square".

A public hearing will be held at 7:30 p.m. Wednesday August 30, 2017 at Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, 1st floor Planning Board hearing room, Silver Spring, MD 20910.

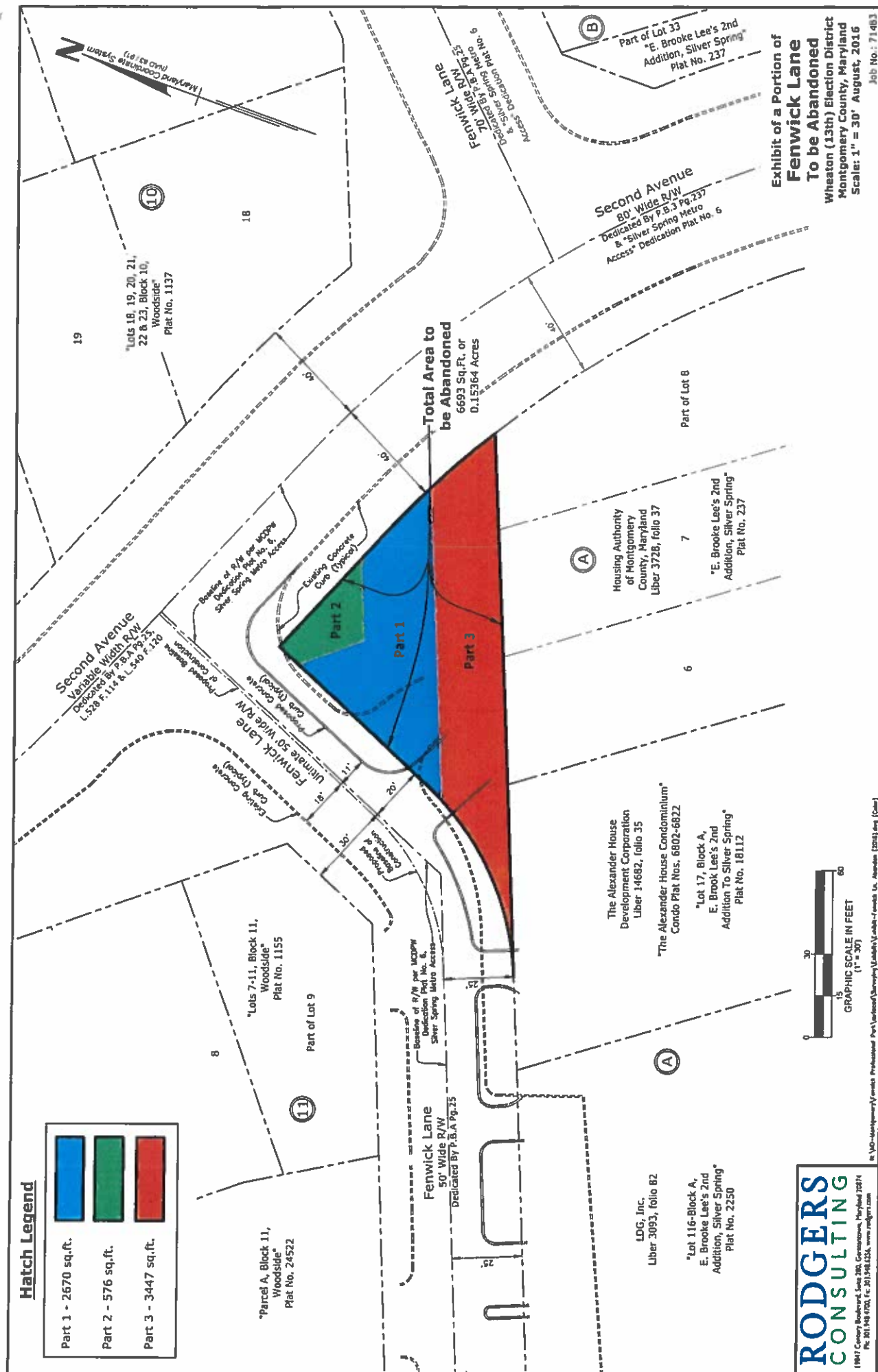
Comments can be made by letter, fax or e-mail. Written comments are considered equally to oral testimony by the hearing officer in making his recommendations in the case. If you wish to attend and speak, please contact me.

**Michael Cassedy
Department of Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878**

Phone 240-777-7254

Fax 240-777-7259

E-mail michael.cassedy@montgomerycountymd.gov





ideas that work

Attorneys at Law

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Bethesda, MD 20814
www.lerchearly.com

Tel. (301) 986-1300
Fax (301) 986-0332
info@lerchearly.com

AB 758

Exh. bit 1

April 12, 2017

Al Roshdieh, Director
Montgomery County Department of Transportation
101 Monroe Street 10th Floor
Rockville, Maryland 20850

RE: Housing Opportunities Commission of Montgomery County;
Petition to Abandon Rights-of-Way along Second Avenue and
Fenwick Lane in Silver Spring, Maryland

Dear Mr. Roshdieh:

This office represents the Housing Opportunities Commission of Montgomery County ("HOC") and the Alexander House Development Corporation ("AHDC") (a corporation of which the Housing Opportunities Commission is the sole member), Petitioners in the above-referenced matter.

Petitioner HOC (formerly known as The Housing Authority of Montgomery County) owns Lots 6, 7, and part of Lot 8 in Block "A" in the subdivision known as "E. Brooke Lee's 2nd Addition, Silver Spring," recorded in the Land Records of Montgomery County as Plat No. 237. The property is improved with a 14-story multi-family residential building known as "Elizabeth House". Petitioner AHDC owns the "Alexander House Condominium", recorded in the Land Records of Montgomery County as Condominium Plats No. 6802 through 6822 on Lot 17, Block "A", in E. Brooke Lee's Addition to Silver Spring and shown as Plat No. 18112. The property is improved with a 16-story multi-family building residential building known as "Alexander House."

Petitioners request the abandonment of a portion of the rights-of-ways comprising the original alignment of Fenwick Lane -- the area bounded by the HOC and AHDC properties on the south, the current alignments of Fenwick Lane on the west, and Second Avenue on the east, in the Silver Spring Central Business District ("CBD"). This petition for abandonment ("Petition") is made pursuant to the provisions of Section 49-62, *et. seq.*, of the Montgomery County Code, 2014, as amended (the "Code"). Petitioners own the properties adjacent to the portions of Second Avenue and Fenwick Lane that are the subject of this request. The property for which abandonment is requested consists of portions of prior roadway dedications related to an earlier configuration of the Fenwick Lane/Second Avenue intersection. Now that the intersection has been reconfigured, portions of the previous dedications are no longer needed and

have become “unused right-of-way”. As that intersection has been reconfigured over time, and the locations of the actual travel lanes relocated, the subject rights-of-way have ceased to be used for roadway purposes.

As described below, the property that is the subject of this request is no longer needed for public transportation purposes because (1) the reconfiguration of the Fenwick Lane/Second Avenue intersection has rendered it unused as a road area and therefore surplus; and (2) the prior roads have been replaced by newer roads that serve the same transportation purposes.

If this Petition to Abandon is granted, Petitioners intend to incorporate the rights-of-way to be abandoned (and the density attributable to the previous dedications associated with those abandoned areas for the portions of right-of-way currently used for the existing Fenwick Lane and Second Avenue) into their joint development project known as “Elizabeth Square”. The Petitioners’ properties are a part of the Elizabeth Square Project.

The Elizabeth Square project (“Elizabeth Square” or “Project”) is located on the west side of Second Avenue and bounded by Fenwick Lane, Apple Avenue and the railroad right-of-way. The Project received Project Plan and Preliminary Plan approvals from the Montgomery County Planning Board (“MCPB”) on July 23, 2015 (Project Plan No. 920150010, MCPB Resolution No. 15-88; Preliminary Plan No. 120150030, MCPB Resolution No. 15-89). The site plan application for the Elizabeth House III component of the Project (Phase IA of the Project, on land rights leased from Acorn Storage No. 1 LLC, successor in interest to LDG, Inc.), was approved by the MCPB on October 20, 2016 (Site Plan No. 820160160, MCPB Resolution No. 16-116).

Elizabeth Square has been approved by the MCPB to be a mixed-use development for the construction of up to 772,078 square feet of total development, including 766,046 square feet of residential development with up to 907 dwelling units, including at least a minimum of 15% MPDUs, and 10% WFHUs or the equivalent of either, as approved by the Montgomery County Department of Housing and Community Affairs (“DHCA”), plus other affordable units under other guaranteed programs, plus up to 6,032 square feet of non-residential use, and an additional 63,896 square feet of government-operated facilities, all on 3.123 acres of land. (The Project and Preliminary Plans for the Project were filed prior to October 29, 2014, and were approved under the optional method of development procedures of the CBD-1 and CBD-2 zones. The Project is grandfathered under the Zoning Ordinance in effect prior to October 29, 2014 (pursuant to Section 7.7.1 of the current Zoning Ordinance).)

Phase I of Elizabeth Square includes: (1) renovations to the existing Alexander House, (2) the demolition of the Fenwick Professional Park small commercial buildings, and (3) the construction of Elizabeth House III to house the senior population currently living in the existing Elizabeth House. Phase II (which site plan is to be submitted sometime after the Phase I construction begins) will be the demolition of the existing Elizabeth House and the construction of a new “Elizabeth House IV” that will house a mixed - income population.

If the Petition to Abandon is granted, the resulting density from the abandoned rights-of-way will be added to the Elizabeth Square Project in order to provide more affordable housing in the Project.

In order to add the land area from the abandonment into the Project, the entire Project must be resubmitted using the zoning and standards of the New Zoning Ordinance. This entails filing a Sketch Plan for optional method development using the CR Zone standards of the current Zoning Ordinance. That future Sketch Plan, and the related Site Plan, will utilize the density from the abandoned right-of-way to increase the density available to the new Elizabeth House IV. The Preliminary Plan for the Project will also be amended to incorporate the additional land area and associated development density, and subject it to adequate public facilities review.

The area Petitioner requests be abandoned is described in detail below.

Area to be Abandoned

The area to be abandoned consists of the right-of-way area previously dedicated for parts of Fenwick Lane and Second Avenue (the "Abandonment Area"). The Abandonment Area is bordered by the HOC property and the AHDC property on the south, the current operating roadway of Fenwick Lane within its right-of-way on the west, and the current operating roadway of Second Avenue within its right-of-way on the east (The Abandonment Area is shown on Exhibit "1" and described in the Legal Description attached as Exhibit "2"). The Abandonment Area is informally known as "Kramer Park", though it is not a formally dedicated park, but merely unused right-of-way.

The Abandonment Area is generally triangular in shape, adjoining other public rights-of-way on two sides and the HOC Property on the third. These adjacent public rights-of-way are in current use as roadways. The Abandonment Area is comprised of two components: (1) the prior dedications for road rights-of-way that are not now being used or needed for roadway purposes and are therefore appropriate for abandonment; and (2) the underlying fee interest to the centerline of the adjoining operating streets that are in current use as Fenwick Lane and Second Avenue, which underlying fee interest is attributable to, and associated with, the areas being abandoned. Together, the two components represent the additional tract area that would be added to the Elizabeth Square Project and upon which the added development density would be based.

These areas are described below and depicted in the exhibits and legal descriptions attached to this Petition:

Prior dedications

Part 1

Part 1 is part of the dedicated street right-of-way as shown on a plat of subdivision entitled "Woodside", and recorded in the Land Records of Montgomery County in Plat

Book A at page 25. The Part 1 area is shaded in blue on Exhibit "3" and is generally located to the immediate south of Part 2 (described in detail below). Part 2 is described below and is the area shaded in green on Exhibit "3". Part 1 is located to the immediate north and parallel to Part 3 (described below). Part 3 is the area shaded in red on Exhibit "3". Part 1 contains 2,670 square feet of land area as shown on Exhibit "3".

Part 2

Part 2 is part of the property described in a deed from Sophie D. Ash to the Board of County Commissioners of Montgomery County, Maryland, dated October 10, 1931, and recorded in the Land Records of Montgomery County in Liber 528 at folio 114. The area of Part 2 is shaded in green on Exhibit "3", and is generally located to the immediate south of the Fenwick Lane/Second Avenue intersection and adjacent to Part 1 (described above). Part 2 contains 576 square feet of land area as shown on Exhibit "3".

Part 3

Part 3 is part of the property described in a deed from Richard T. Wilson and Laura C. Wilson to John Van Riswick and William A. Fenwick, executors of Philip Fenwick, dated March 17, 1869, and recorded in the Land Records of Montgomery County in Liber EBP 6 at folio 213. The area of Part 3 is shaded in red on Exhibit "3" and is generally located along Fenwick Lane, adjacent to the north side of the HOC property. The HOC property is known as Lots 6, 7 and part of Lot 8, Block A, E. Brook Lee's 2nd Addition to Silver Spring. Part 3 is also located along a portion of the north side of AHDC's property (known as Lot 17, Block A, E. Brook Lee's 2nd Addition to Silver Spring). Part 3 contains 3,447 square feet of land area as shown on Exhibit "3".

The prior dedications comprise Parts 1, 2 and 3 and contain a total 6,693 square feet of land area.

The Abandonment Area includes as a part of its gross tract area: (i) the prior dedications described above, and (ii) its attributable pro-rata portions of (a) the adjoining Fenwick Lane right-of-way, and (b) the adjoining Second Avenue right-of-way, extending generally to the center line of each of those adjacent street rights-of-way, described below.

Pro-rata portions of right-of-way

In addition to the Abandonment Area, this abandonment also incorporates the fee interest (subject to the dedications for surface use as roadways) for the land in the existing street rights-of-way that are adjacent to the northeast, east, and northwest property lines of the Abandonment Area. These portions of the land underlying the rights-of-way of the existing streets are appurtenant to, attributable to, and travel with the dedications above (as shown on Exhibit "4") unless otherwise separated. Once the dedications above are abandoned, the fee interest in the appurtenant pro rata portions of the adjoining right-of-way follow.

With the abandonment, including the adjacent areas attributable to the rights-of-way, there is no change or effect on the function of those adjoining operating streets. These pro rata portions of the land underlying the Fenwick Lane and Second Avenue rights-of-way and appurtenant to the abandoned area, comprise a total of 9,659 square feet and are shaded in green on Exhibit "4".

The Abandonment Area of 6,693 square feet is no longer necessary for roads, and therefore for road right-of-way purposes. If this Petition is granted, the tract area increase resulting from the Abandonment Area will also include the density attributable to 9,659 square feet of net area in the existing street right-of-way (while the roads remain in operation), for a total additional tract area as a result of the abandonment of 16,352 square feet (i.e., 6,693 square feet of prior dedication area, plus 9,659 square feet of appurtenant land underlying the current rights-of-way). Once abandoned, the Abandonment Area will take the current zoning classification of the adjacent Elizabeth House and Alexander House properties (namely, CR-5.0, C-4.0, R-4.75, H-145T).

The land area comprising the Abandonment Area, and the density arising from that land area, is intended to be incorporated into the Elizabeth Square Property through a re-subdivision and related regulatory plans. The resubdivision will have two components. The single record lot comprising the Elizabeth Square Project will be expanded by being amended and re-platted to include the 6,693 square foot Abandonment Area that is not a portion of the operating roads within the rights-of-way of Fenwick Lane or Second Avenue. The development density arising from the Abandonment Area will then be incorporated into the new Elizabeth Square Project to be constructed on the Elizabeth Square property. This can increase the development density of the building(s) and provide more affordable housing in the Project.

As noted previously, the Abandonment Area is no longer needed for public roadway purposes. The intersection of Fenwick Lane and Second Avenue has been reconfigured over the years and the Abandonment Area is no longer a direct travel lane for vehicles. The underlying land from the former configuration is no longer used or needed for public purposes because replacement configurations of portions of Second Avenue and Fenwick Lane now exist to provide the necessary transportation options for this area of the CBD and, as a result, the property that comprises the Abandonment Area is no longer needed for public transportation purposes.

If this Petition is granted, the abandonment will allow the development of an optional method of development residential project by a government agency whose mission is to provide affordable housing in the County for individuals at different income levels. The property to be abandoned will be available to provide more affordable housing than could otherwise be provided if the property remains as is.

The perimeter properties to the Abandonment Area are owned by HOC or AHDC (as noted above) or by the County and are currently unused right-of-way or the underlying fee interest attributable to, and associated with, the areas being abandoned.

In support of this Petition are the following:

1. The portions of Fenwick Lane and Second Avenue to be abandoned (the Abandonment Area) (Exhibit "1");
2. The Legal Description of the Abandonment Area (Exhibit "2");
3. The three parts comprising the portions of Fenwick Lane and Second Avenue to be abandoned (Exhibit "3");
4. The net area in the existing street right-of-way (to their centerlines) that represents the fee interest (subject to the dedications for surface use as roadways) for the land in the existing street rights-of-way that are adjacent to the northeast, east, and northwest property lines of the Abandonment Area (Exhibit "4");
5. A list of adjoining property owners (Exhibit "5");
6. A check in the amount of \$2,500.00 made payable to Montgomery County, Md. for the filing fee associated with the proposed abandonment.

Thank you for your consideration of this Petition.

Please contact us if you have any questions or if you would like any additional information.

Very truly yours,

LERCH, EARLY & BREWER, CHTD.



William Kominers



Susan M. Reutershan

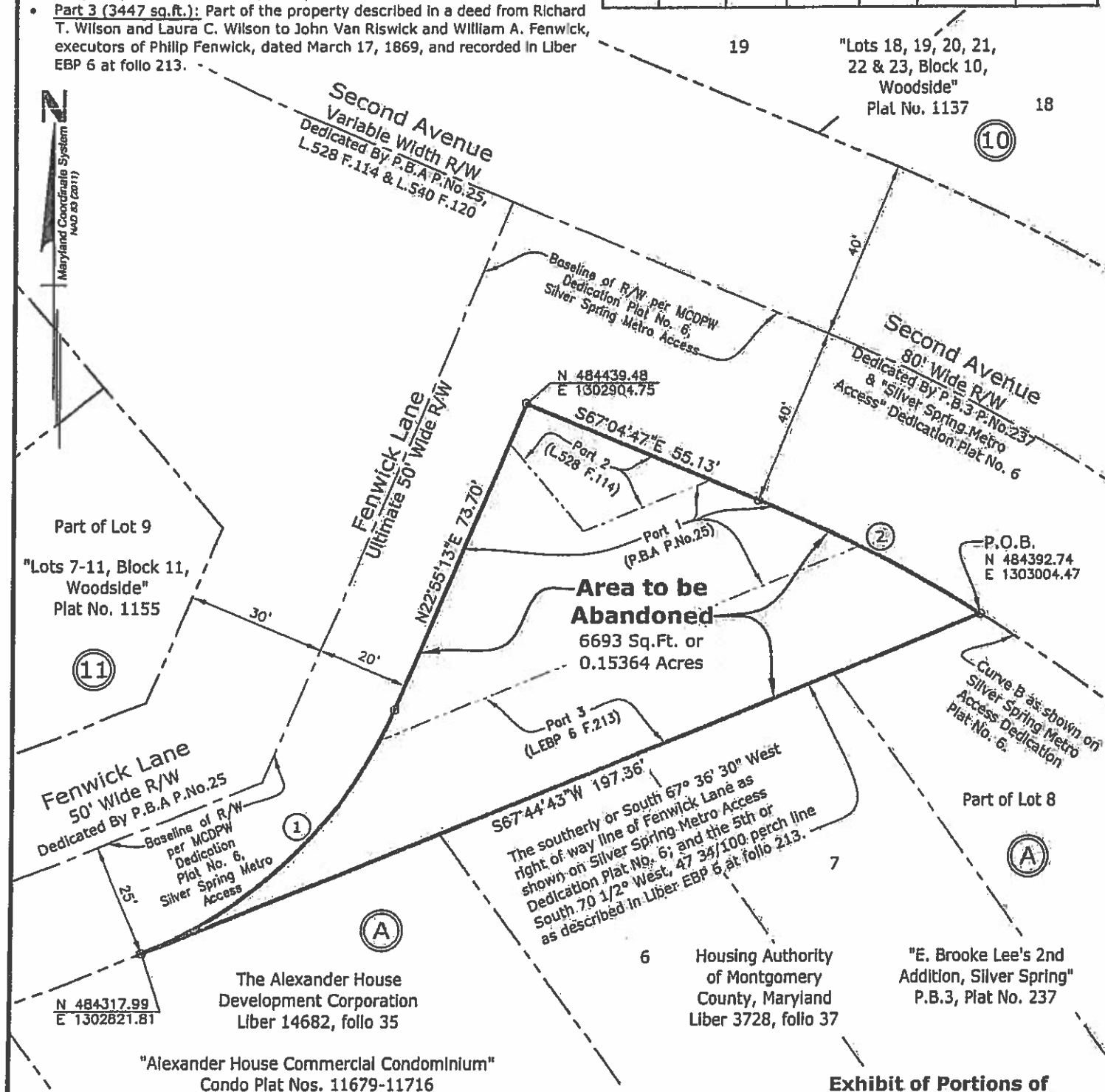
cc: Mr. Greg Leck
Mr. Stacy Spann
Mr. Brian Kim
Mr. David Dise
Mr. Greg Ossont
Mr. Gabriel Albornoz
Mr. Bruce Lee
Mr. Michael Cassedy

Note:

The "Area to be Abandoned" shown hereon is comprised of the following parts:

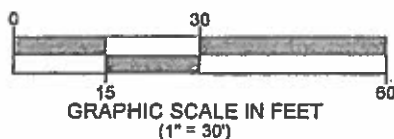
- **Part 1 (2670 sq.ft.):** Part of the dedicated street right of way as shown on a plat of subdivision entitled "Woodside" and recorded in Plat Book A as Plat No. 25.
- **Part 2 (576 sq.ft.):** Part of the property described in a deed from Sophie D. Ash to The Board of County Commissioners of Montgomery County, Maryland, dated October 10, 1931, and recorded in Liber 528 at folio 114.
- **Part 3 (3447 sq.ft.):** Part of the property described in a deed from Richard T. Wilson and Laura C. Wilson to John Van Riswick and William A. Fenwick, executors of Philip Fenwick, dated March 17, 1869, and recorded in Liber EBP 6 at folio 213.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	100.00'	78.23'	41.24'	76.25'	N45°19'58"E	44°49'30"
2	360.00'	55.14'	27.62'	55.08'	S62°41'29"E	8°46'32"



**RODGERS
CONSULTING**

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fax: 301.948.6256, www.rodgers.com



N:\MD-Montgomery\Fenwick Professional Park\outcadd\Surveying\Exhibit\Exhibit-Fenwick Ln. Abandon (2017).dwg Mar 24, 2017, 2:25pm

Job No.: 714B3

**Exhibit of Portions of
Fenwick Lane
To Be Abandoned
Wheaton (13th) Election District
Montgomery County, Maryland
Scale: 1" = 30' March, 2017**

Exhibit 1

**Description of Part of
FENWICK LANE
Wheaton (13th) Election District
Montgomery County, Maryland**

Being part of the dedicated street right of way of "Fenwicks Road" (50 foot wide right of way) as shown on a plat of subdivision entitled "Woodside" and recorded among the Land Records of Montgomery County, Maryland in Plat Book A as Plat Number 25; also being part of the property acquired by The Board of County Commissioners of Montgomery County, Maryland, from Sophie D. Ash, by a deed dated October 10, 1931, and recorded among the aforesaid Land Records in Liber 528 at folio 114; also being part of the property acquired by John Van Riswick and William A. Fenwick, executors of Philip Fenwick, from Richard T. Wilson and Laura C. Wilson, by a deed dated March 17, 1869, and recorded among the aforesaid Land Records in Liber EBP 6 at folio 213, and being more particularly described as follows:

Beginning for said parcel of land at a point at the northerly end of Curve B of the westerly right of way line of Second Avenue (80 foot wide right of way) as shown on a plat entitled "Dedication Plat No. 6, Silver Spring Metro Access, Second Avenue, Prepared for Department of Public Works", dated July, 1972, and having MSA number CSU 2129-20; said point being at the intersection of said westerly right of way line of Second Avenue and the southerly or South $67^{\circ} 36' 30''$ West right of way line of Fenwick Lane (variable width right of way) as shown on said Dedication Plat No. 6; said point also being on the 5th or South $70 \frac{1}{2}^{\circ}$ West, $47 \frac{34}{100}$ perch line as described in the aforesaid deed recorded in Liber EBP 6 at folio 213; thence running with part of said southerly right of way line of Fenwick Lane and with part of said 5th deed line, and binding on the northerly lines of Lots 6, 7 and 8, Block A, as shown on a plat of subdivision entitled "E. Brooke Lee's 2nd Addition, Silver Spring" and recorded among the aforesaid Land Records in Plat Book 3 as Plat Number 237, and binding on the northerly or North $67^{\circ} 44' 43''$ East, 103.12 foot boundary line as shown on a plat of condominium entitled "Alexander House Commercial Condominium" and recorded among the aforesaid Land Records as Condominium Plat Numbers 11679-11716, the following course and distance:

1. South $67^{\circ} 44' 43''$ West, 197.36 feet to a point of curvature; thence leaving said southerly right of way of Fenwick Lane and running across the aforesaid property described in Liber EBP 6 at folio 213 and across the aforesaid right of way shown on Plat Book A, Plat Number 25, the following course and distance
2. 78.23 feet along the arc of a curve deflecting to the left, having a radius of 100.00 feet (chord: North $45^{\circ} 19' 58''$ East, 76.25 feet) to a point of tangency; thence running across the aforesaid right of way as shown on Plat Book A,

Plat Number 25 and across the aforesaid property described in Liber 528 at folio 114, parallel to and 20 feet east of the South 22° 47' 00" West, 139.58 foot baseline of Fenwick Lane as shown on the aforesaid Dedication Plat No. 6 the following course and distance

3. North 22° 55' 13" East, 73.70 feet to a point; thence running across the aforesaid property described in Liber 528 at folio 114, across the aforesaid right of way as shown on Plat Book A, Plat Number 25, and across the aforesaid property described in Liber EBP 6 at folio 213, parallel to and 40 feet southwest of the baseline of Second Avenue as shown on the aforesaid Dedication Plat No. 6, the following 2 courses and distances:
4. South 67° 04' 47" East, 55.13 feet to a point of curvature; thence
5. 55.14 feet along the arc of a curve deflecting to the right, having a radius of 360.00 feet (chord: South 62° 41' 29" East, 55.08 feet) to the Point of Beginning; containing 6693 square feet or 0.15364 acres of land more or less.

This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System (NAD83/91), U.S. survey feet, based on network Real Time Kinematic GPS and conventional survey observations. Controlling stations are Washington Suburban Sanitary Commission NAD83 Traverse Stations 20711 and 20815. The average combined scale/elevation factor for site: 0.99994082.
 20711: Northing 483597.999, Easting 1299796.197
 20815: Northing 484433.857, Easting 1302004.187

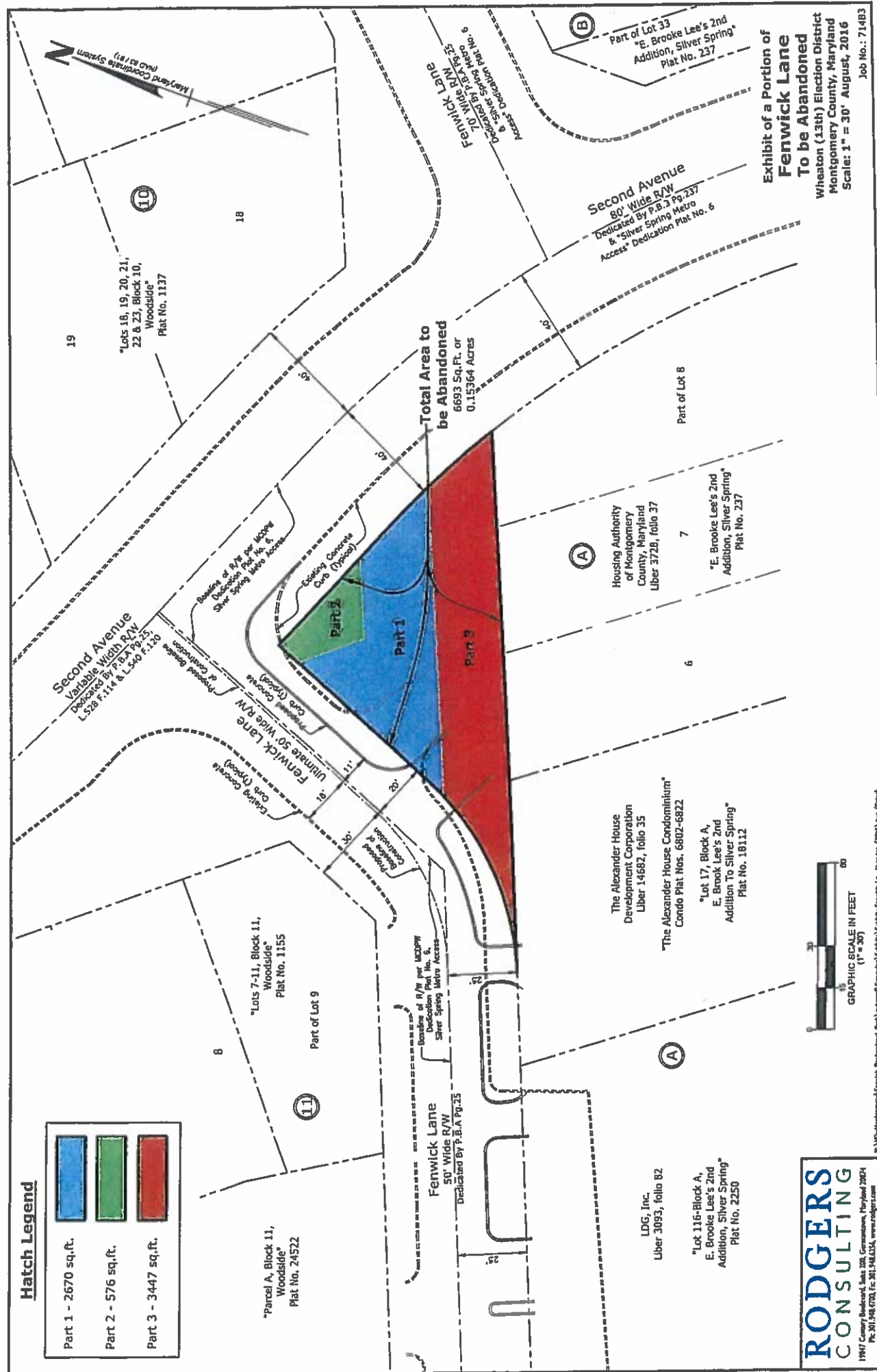
The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

(License Expiration Date: 12-23-2017)



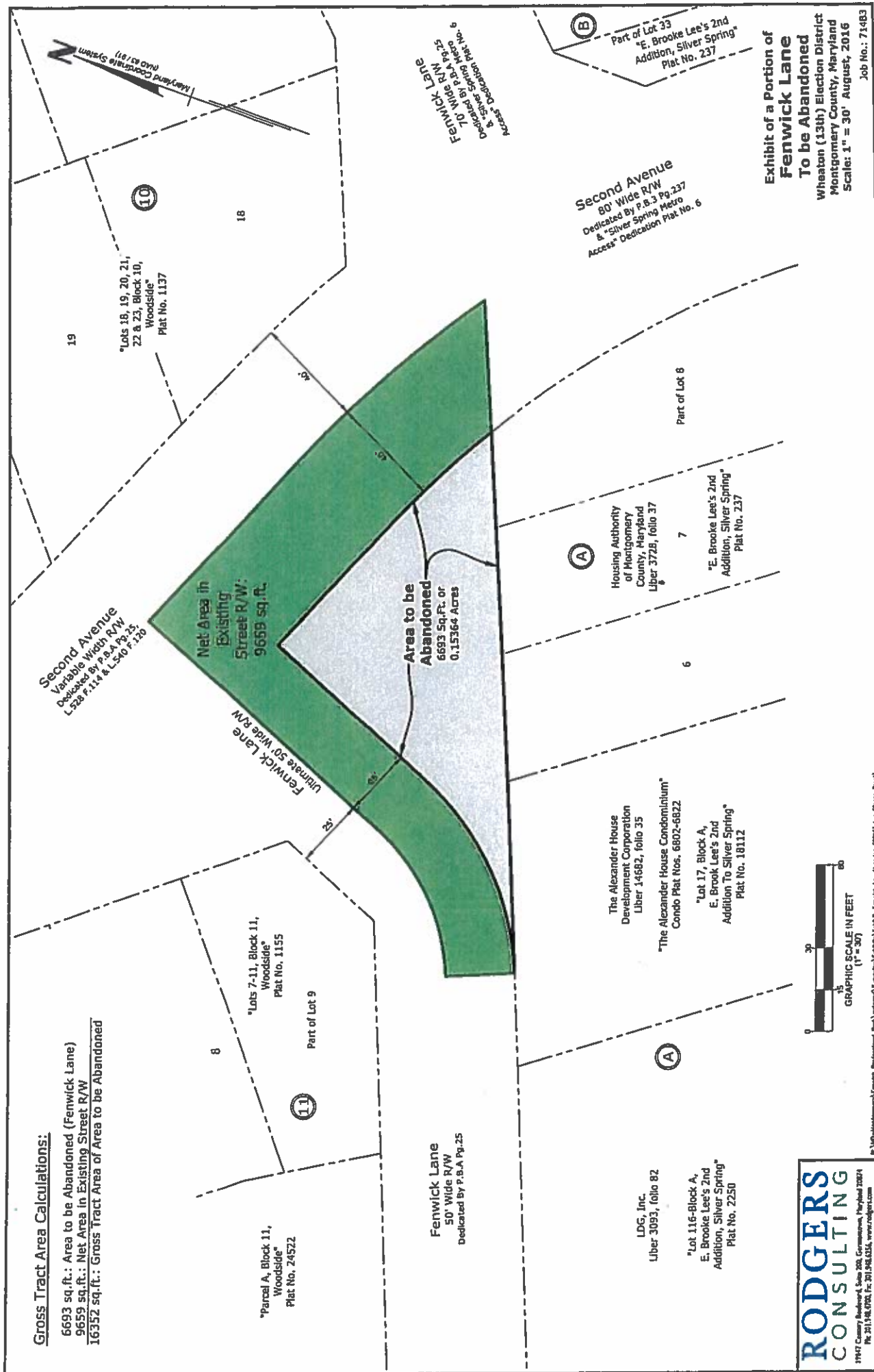
3-24-2017

n:\vnd-montgomery\fenwick professional park\documents\survey\descriptions\fenwick lane abandonment (2017).docx



Gross Tract Area Calculations:

6693 sq.ft.: Area to be Abandoned (Fenwick Lane)
 9659 sq.ft.: Net Area in Existing Street R/W
 16352 sq.ft.: Gross Tract Area of Area to be Abandoned



RODGERS CONSULTING
 11417 Casey Boulevard, Suite 200, Germantown, Maryland 20874
 Tel: 301.346.0700, Fax: 301.346.0334, www.rodgers.com

Adjoining Property Owners

1. Housing Opportunities Commission of Montgomery County
10400 Detrick Avenue
Kensington, Maryland 20895
2. Alexander House Development Corporation
c/o Housing Opportunities Commission of Montgomery County
10400 Detrick Avenue
Kensington, Maryland 20895
3. Montgomery County Department of Transportation
c/o Al Roshdieh, Director
101 Monroe Street, 10th Floor
Rockville, Maryland 20850
4. David and D. Goren
8600 2nd Ave.
Silver Spring, Md. 20910
5. Nedan LLC
1906 Franwall Ave.
Silver Spring, Md. 20910
6. John H. Rossi
918 Stanley Ave.
Los Altos, Ca. 94024



ideas that work

Attorneys at Law

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Fax (301) 986-0332
info@lerchearly.com

April 12, 2017

VIA HAND-DELIVERY

Mr. Al Roshdieh, Director
Montgomery County Department of Transportation
101 Monroe Street 10th Floor
Rockville, Maryland 20850

Re: Housing Opportunities Commission of Montgomery County;
Petition to Abandon Rights-of-Way along Second Avenue and
Fenwick Lane in Silver Spring, Maryland

Dear Mr. Roshdieh:

In accordance with our recent telephone conversation, enclosed is the Petition to Abandon Right-of-Way along Second Avenue and Fenwick Lane in Silver Spring, filed on behalf of the Housing Opportunities Commission.

Please note that, at his request, the check for the \$2,500.00 filing fee is being hand-delivered to Mike Cassidy of MCDOT, along with his copy of the Petition, in order to expedite processing. A copy of the check is attached to this letter for your information.

Please let me know if you have any questions. Thank you.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED

William Kominers

Enclosures

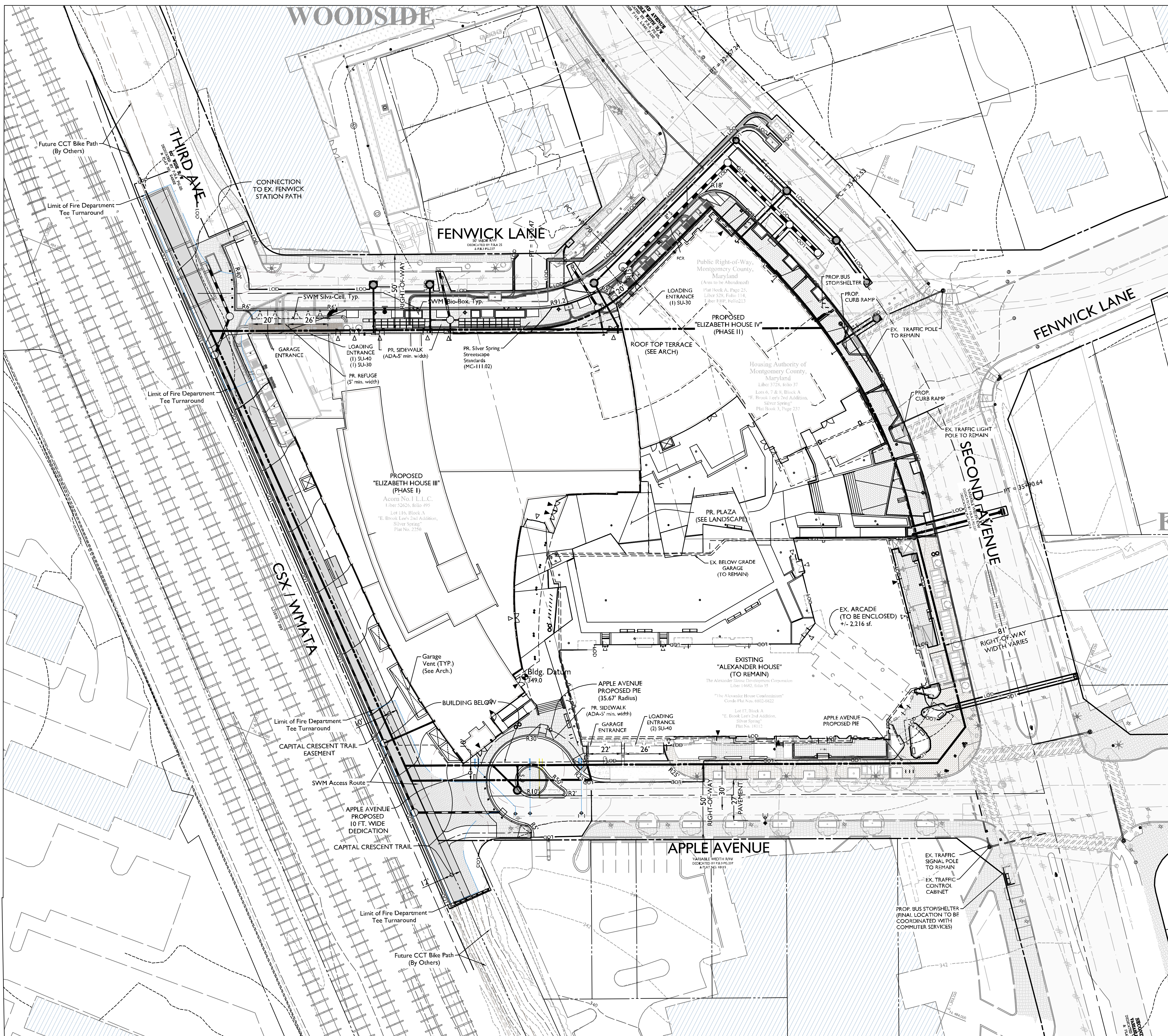
cc: Mr. Michael Cassidy
Susan M. Reutershan, Esquire

LEGEND (Typical All Sheets)**PROPOSED**

- PROPOSED BUILDING
- PROPOSED CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED CABLE T.V.
- PROPOSED GAS LINE
- PROPOSED TELEPHONE
- PROPOSED FIBER OPTIC
- PROPOSED ELECTRIC
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED 6' X 8' X 7' ELECTRIC VAULT
- PROPOSED 30' ELECTRIC JUNCTION
- PROPOSED 30' TRANSFORMER
- PROPOSED 10' TRANSFORMER
- PROPOSED SECONDARY ELECTRIC PEDESTAL
- PROPOSED ELECTRIC METER
- PROPOSED TAP HOLE
- PROPOSED SWM MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED SIAMSE CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED PAVING
- PROPOSED 6' X 8' X 7' ELECTRIC SWITCH VAULT
- PROPOSED BRICK PAVERS
- PROPOSED PLANTING RTS
- PEDESTRIAN ENTRANCE
- PROPOSED STREET LIGHTS
- PLANTING AREA
- PROPOSED LANDSCAPE LIGHTING
- PROPOSED BENCH
- PROPOSED WASTE RECEPTACLE
- PROPOSED SWM BOILTRER BOX (TYP)

EXISTING

- BOUNDARY LINE
- R/W DEDICATION
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CABLE T.V.
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING TRAFFIC SIGNAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING TRAFFIC SIGNAL
- EXISTING UTILITY POLE
- EXISTING PEPCO POLE
- EXISTING GUY WIRE
- EXISTING LAMP POST
- EXISTING LIGHT POLE
- EXISTING ELECTRIC ACCESS PANEL
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE VAULT
- EXISTING ELECTRIC VAULT
- EXISTING FIBER OPTIC
- EXISTING PLANTING RTS
- EXISTING STORM DRAIN STRUCTURE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CLEANDOUT



Preliminary Plan

SCALE: 1"=30'-0" Feet

**REVISION DESCRIPTION:**

- Preliminary Plan updated in it's entirety to included Elizabeth House IV and associated plaza/landscape/streetscape.
- Project Data Table moved to cover sheet.
- General notes updated.

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional belief and knowledge that the outline of the property included in this application is taken from a boundary survey conducted by Rodgers Consulting, Inc., in May, 2014. The topographic data shown hereon is from field topography performed by Rodgers Consulting, Inc., in March 2014 and is shown at a 2 foot contour interval. Topography outside of the area included in this application was obtained from M-NCP&PC and is shown at a 5 foot contour interval.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation of the survey work reflected in this plan, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

Date: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration Number 20002
License Expiration/Renewal Date: 09-20-2018

Preliminary Not For Construction

GENERAL NOTES

- The site is currently zoned CR-3.0, C-2.0, R-2.75, H-90 T, and CR-5.0, C-4.0, R-4.75, H-145 T.
- The site area is comprised of (5) existing lots; the gross tract area is ±3.62 acres (see table).
- The site is located in Montgomery County Election District #13.
- The site is to be served by public water & sewer systems. This site is presently classified, W-1, S-1 as shown on W.S.S.C. 210NW02.
- Horizontal Datum: Maryland Coordinate System - N.A.D. 83/91. Vertical Datum - NGVD29.
- Boundary information is from a boundary survey by Rodgers Consulting, Inc. May 2014.
- The 5-foot contour interval topographic information is from M-NCP&PC information, and the 2-foot contour interval topographic information was taken from Rodgers Consulting Inc. field topography compiled in March 2014.
- There are no historic resources on and in the vicinity of the site.
- The site is located within the Silver Spring CBD Transportation Policy Area / Planning Area 36.
- The site is located within the area covered by the Approved and Adopted Silver Spring Central Business District and Vicinity Sector Plan, dated February 2000.
- The site streetscape to be The Silver Spring Streetscape, dated April 1992.
- Soils information was taken from the Soil Survey of Montgomery County, Maryland issued July, 1995 Plate 27. The site is comprised of 400 - Urban Land.
- NR/IFSD Ref. #420141320 was approved on April 15, 2014. A Supplemental NR/IFSD has been submitted as part of this site plan application.
- Preliminary Forest Conservation Plan (Ref. #120150030) was approved on July 23, 2015.
- There are no streams, wetlands, or floodplain on site. The site is within the Lower Rock Creek Watershed, Class I. There is no (FEMA) mapped floodplain within the subject site.
- The property is not within a Special Protection Area (SPA).
- No rare, threatened, or endangered species of plants or animals were observed on the site at this time.
- There is no forest onsite.
- The locations of existing underground utilities are approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Rodgers Consulting does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- Site utilities are serviced by Comcast, Pepco, Verizon, Washington Gas, and WSSC.
- Public utility easements and rights of way will be provided where needed on-site and locations will be determined at permit.
- The Montgomery County Well and Septic Division Records do not indicate any Well or Septic Areas located on the site.
- Stormwater management quantity / quality facilities will be located on-site. The Stormwater Management Concept A/P # 266615 was approved by the Montgomery County Department of Permitting Service (MCDPS) Water Resources Division on July 2, 2015. Stormwater Management access routes shown are conceptual and subject modification with final Stormwater Management construction documents. A Site Development Stormwater Management Plan was approved by MCDPS on July 17, 2017 subject to modification with final Stormwater Management construction documents.
- Erosion and sediment control measures will be provided through perimeter controls and inlet protection.
- Development on these lots is subject to approval of a Certified Site Development Plan by M-NCP&PC.
- Allocation of square footage by type (residential / non-residential) per building is subject to modification at both Site Plan and Building Permit, so long as the total combined square footage under the Preliminary Plan and total trip generation as approved under (TIS) is not exceeded. Any unused density and traffic trip generation (as noted on the Traffic Impact Study) may be allocated to a different phase.
- Unless specifically noted on the plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restrictions lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board approval.
- Minor modifications to the limits of disturbance shown on this Preliminary Plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.
- The Preliminary Plan is subject to approval of Right-of-Way Abandonment Petition No. AB758, per Montgomery County Code Section 49-62 for property located at the intersection of Fenwick Lane and Second Avenue.

ELIZABETH SQUARE

RODGERS CONSULTING

19947 Century Boulevard, Suite 200, Germantown, Maryland 20876
Ph: 301.948.4700 (Phfax), Fx: 301.948.4235, www.rodgers.com

DESIGN TEAM

Planning Opportunities Commission
Montgomery County
13000 Century Avenue
410.438.4537
Attn: Brian Kim / Highway Chief

Owner
Acorn Storage No.1 LLC / Lee Development Group
8001 Gorge Avenue
Silver Spring, Maryland
301.585.5005
Attn: Bruce Lee

Montgomery County Maryland
Department of General Services
100 North Street
Rockville, Maryland 20850
301.277.1779
Attn: David E. Deas

Montgomery County Maryland
Department of Transportation
410 Rockville Road
Silver Spring, Maryland 20903
301.777.2686
301.777.2686
Attn: Conrad I. Abnerot

Architect
Leach, Early & Brewer, Chd.
2 Bethesda Plaza Center
Suite 400
Bethesda, Maryland 20814
301.841.3829
Attn: Thomas Leach

PHOTOGRAPHY
GORDON | DALAYA PC
Suite 200
1300 Wilson Boulevard
Arlington, Virginia 22209
703.277.1779
Attn: Tom Gordin

Engineering
Rodgers Consulting, Inc.
100 North Street
Rockville, Maryland 20850
301.277.1779
Attn: Robert Graham

Surveying
Kimley-Horn
114 Third Street NE
Suite 400
Rockville, Virginia 20811
301.474.1307
Attn: David Hoover

Landscaping
OCULUS
114 Third Street NE
Suite 400
Rockville, Virginia 20811
301.474.1307
Attn: David Hoover

Site Planning
Lee's Associates
1411 King George
Arlington, Virginia 22214
703.684.4372
Attn: Steve Richter

SEAL & SIGNATURE

PROFESSIONAL CERTIFICATION

"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, License No.13970, Expiration Date: 6/1/18."

FOR REVIEW ONLY

ELIZABETH SQUARE - CR ZONE

PRELIMINARY PLAN AMENDMENT

#1-2015003B

E.BROOKE LEE'S 2nd ADDITION TO SILVER SPRING

LOTS 6,7,8, 17 & 116, BLOCK A (L.3728 F.37, L.14682 F.35, L.52626 F.495)

Montgomery County Election District (No.13) Silver Spring, Maryland

KEY PLAN

ISSUE

DATE

DESCRIPTION

05.12.2017 Initial Preliminary Plan Submission

06.07.2017 Preliminary Plan Amendment B

REVISIONS

NO DATE DESCRIPTION

PROJECT NUMBER

DATE

SCALE

DRAWING TITLE

Preliminary Plan

DRAWING NUMBER

11/2/2017 2:28 PM

PP-4



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

July 7, 2017

Mr. Timothy Crawford, P.E.
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for Elizabeth
Square
Preliminary Plan #: 120150030
SM File #: 266615
Tract Size/Zone: 2.86 Ac./CBD-1 & CBD-2
Total Concept Area: 2.86 Ac.
Lots/Block: 6, 7, 8, 17, & 116 / A
Watershed: Lower Rock Creek

Dear Mr. Crawford:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP with the use of green roof, micro-bioretenention (including planter boxes), and Silvia Cells. Due to site constraints, full stormwater management treatment cannot be provided, so a wavier is also granted.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. Green roof is to be designed by a professional with green roof experience.
6. You are providing 24,308 square of 8-inch green roof. At time of plan submittal try to provide additional green roof.
7. This site proposes two options for green roofs. **Option A** consists of an eight-inch green roof product by Columbia Green with enhanced storage, which is approved by MDE. As per the letter

dated September 8, 2016 from MDE, the additional volume stored in the green roof system may be credited toward ESD volume if the runoff is infiltrated into the in-situ soils after a rain event.

Option B consists of the use of a standard eight-inch green roof product and follows the storage criteria as outlined in the Maryland Stormwater Design Manual. Depending which option is used at time of plan submittal will impact the stormwater management contribution.

8. All underground parking is to drain to WSSC. Provide a copy of mechanical schematics showing where the garage drains go.
9. Provide easements and covenants for all stormwater structures (including green roof) on private land.
10. Must provide pretreatment for the Silvia Cells and use 20% void space for design.
11. Use MCDPS latest design standards at time of plan submittal.
- 12. This letter supersedes the Concept letter dated July 2, 2015 and the Site Development Stormwater Management Plan dated September 7, 2016.**

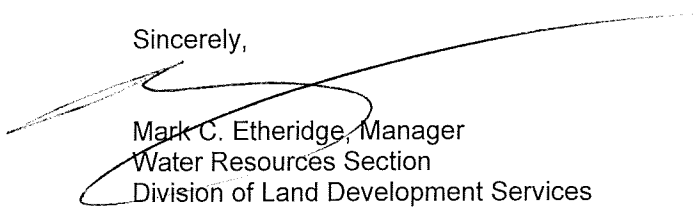
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the final stormwater management design plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: CN266615 SDP Elizabeth Square Revised.DWK

cc: C. Conlon
SM File # 266615

ESD Acres:	2.86
STRUCTURAL Acres:	0.00
WAIVED Acres:	2.86

November 20, 2017

VIA ELECTRONIC MAIL AND U.S. MAIL

Ms. Stephanie Dickel
Mr. Matthew Folden
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Preliminary Plan No. 12015003B (Elizabeth Square)

Dear Ms. Dickel and Mr. Folden:

The purpose of this letter is to request, and explain the basis for, a longer validity period than the minimum period specified in Section 50.4.3.J.5.a of the Subdivision Regulations for the above-referenced Preliminary Plan No. 12015003B (the “Preliminary Plan”) and the Elizabeth Square Project (“Elizabeth Square”).

Throughout the processing of this Preliminary Plan, the implementation of the Elizabeth Square development has been contemplated to occur in two basic phases:

1. Phase I: The construction of the Elizabeth House III component, now including the South County Regional Recreation and Aquatic Center (“SCRRAC”), and the renovation of the existing Alexander House;
2. Phase II: Demolition and Replacement of the existing Elizabeth House building with the new Elizabeth House IV Building.

The Applicant expects that Phase I will be completed within the five years following the approval of the Preliminary Plan. However, the commencement and completion of Phase II will likely occur more than five years after the approval. The minimum percentage of the project that the Applicant expects to complete in the first five years, represents approximately 63% of the overall Elizabeth Square project (comprised of the new Elizabeth House III building with the SCRRAC, and the renovation of Alexander House).

Elizabeth Square is a public/private partnership under the Housing Opportunities Commission of Montgomery County (“HOC”). The Preliminary Plan now incorporates a new component, the SCRRAC, which has been integrated into Phase I so as to have all of the SCRRAC available from the outset, rather than having different parts of the recreation facility constructed in each of the phases. This has resulted in making the first phase far more complex in its design and construction than might be the case for the residential element of the project alone. In addition, the construction of Phase I must be coordinated with that of the Purple Line/CCT project, which construction schedule, within the area that will affect Elizabeth Square, has not yet been fully determined so as to be able to be coordinated with HOC’s schedule.

Ms. Stephanie Dickel
Mr. Matthew Folden
November 20, 2017
Page 2

In order to allow the greatest flexibility to accommodate the parallel construction needs of both Phase I of Elizabeth Square and the Purple Line/CCT, as well as the added complexity of Elizabeth Square now including the SCRRAC, an extended validity period is necessary and appropriate.

Phase II cannot begin until Phase I is completed and partially occupied. Once Phase I is completed, commencement of work on Phase II will depend, in part, on the relocation of the existing low income, elderly residents of the existing Elizabeth House. Trying to be sensitive to their needs and their decision-making, as to whether to relocate into Phase I or elsewhere, will likely be a longer process than might occur with other types of tenants. In addition, in order to commence work on Phase II, the area proposed for abandonment that is adjacent to the existing Elizabeth House must be abandoned and assembled into the Elizabeth Square property. Also, the Phase II property must be assembled with the Phase I property, forming a single record lot, through recording appropriate record plats, thus adding another interim step to the process.

For all the foregoing reasons, the Applicant believes that the size and complexity of Elizabeth Square, as proposed under the Preliminary Plan, warrant an extended validity period and satisfies the standard required under Section 50.4.3.J.5.b of the Subdivision Regulations. The greater complexity of Phase I that results from incorporating the entirety of the SCRRAC into Phase I, is beneficial to the public interest by having the entirety of the SCRRAC facility available to the public beginning with the first phase of Elizabeth Square, rather than being spread over two phases. The Applicant requests a total maximum validity period of ten (10) years for this Preliminary Plan.

Thank you for consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



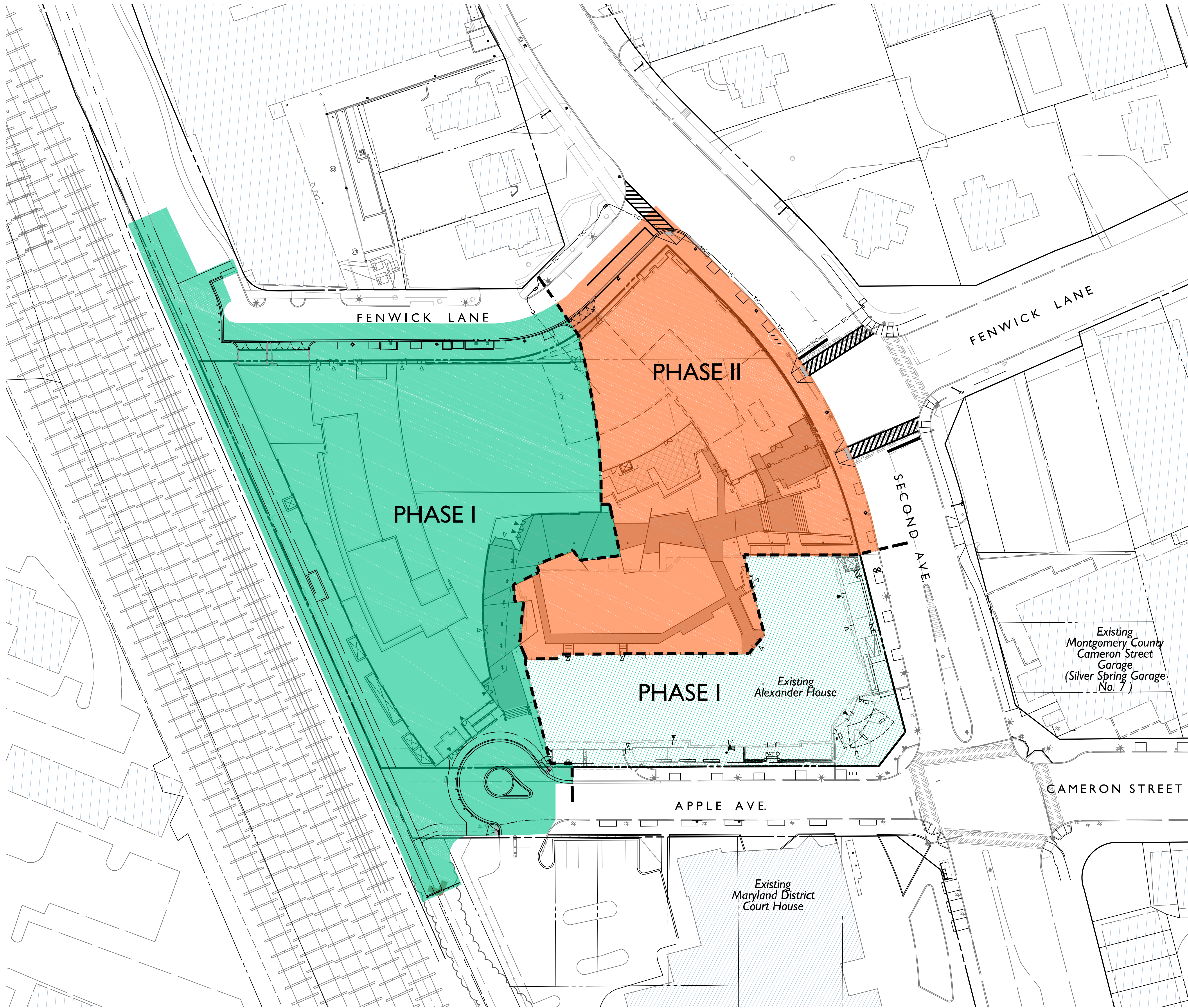
William Kominers



Susan M. Reutershan

WK/paj

cc: Mr. Brian Kim
Mr. David Dise
Mr. Robert Graham
Ms. Alexandra Shifflett
Mr. Bruce Lee
Mr. Melvin Tull



Dwellings / Uses	Elizabeth Square (12015003B)	Phase I				Phase II	
		Alexander House (81989071B)	Elizabeth House III / SCRRAC (820170140)	Phase I Summary		Elizabeth House IV (820170140)	
Multi-Family	3.3.1.E	existing 305 du	proposed 267 du	proposed 572 du	63%	proposed 334 du	37%
Public Use	3.4.9	9,634 sf	137,148 sf	137,148 sf	100%	0 sf	0%
Eating and Drinking, Restaurant	3.5.3.B	0 sf	0 sf	0 sf	0%	5,000 sf	100%
Charitable, Philanthropic Institution	3.4.2	451 sf	0 sf	451 sf	100%	0 sf	0%
FAR							
Density							
Total Allowable Building Floor Area (net of Public Use Space)		858,961 sf	269,811 sf	225,277 sf	495,088 sf	363,873 sf	42%
Allowable Non-Residential Building Floor Area		5,451 sf	451 sf	0 sf	451 sf	5,000 sf	92%
Allowable Residential Building Floor Area		853,510 sf	269,360 sf	225,277 sf	494,637 sf	358,873 sf	42%

Phasing Exhibit
Scale: 1"=30'-0" Feet

LEGEND

UNDER RENOVATION
(PER SITE PLAN 81989071B)

PHASE I

PHASE II

ELIZABETH SQUARE

RODGERS CONSULTING

19047 Century Boulevard, Suite 300, Germantown, Maryland 20874
Ph: 301-348-4700 (Main), Fax: 301-948-4256, www.rodgers.com

Client/Owner
Housing Opportunities Commission
Montgomery County
12000 Civic Avenue
Kingsville, Maryland 20895
443-518-4527
Attn: David E. Dico

Owner
Acorn Storage No.1 LLC / Lee Development Group
4444 Corporate Avenue
Silver Spring, Maryland
20910-1900
Attn: Bruce Lee

County
Montgomery County Maryland
Department of General Services
101 Physics Street
Rockville, Maryland 20850
301-777-1474
Attn: David E. Dico

County
Montgomery County Maryland
Department of Recreation
410 Rockledge Road
Silver Spring, Maryland 20906
301-777-1474
Attn: General L. A. Boudreau

Architect
Lynch, Early & Brewer, Chtd.
3 Bulwinkle Manor Circle
Bowie, MD
301-844-3829
Attn: William K. Kowarsky

Architect
KISHIMOTO | GORDON | DALAYA PC
1300 Wilson Boulevard
Suite 310
Reston, Virginia 22091
703-281-3800
Attn: Tom Donaghy

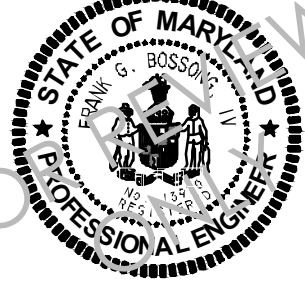
Consulting Engineer
Rodgers Consulting, Inc.
11947 Century Boulevard
Suite 200
Germantown, Maryland 20876
301-948-4700
Attn: Robert Graham

Surveyor
Kimley-Horn
14400 Cornerstone Park Drive
Suite 400
Reston, Virginia 20191
703-674-1307
Attn: Edward Pipkin

Geotechnical Engineer
OCULUS
114 Third Street, NE
Chattanooga, Virginia 22902
Attn: Dan Hoover

Professional Engineer
C.H. King & Associates
1411 Kyleside Drive
Alexandria, Virginia 22314
703-684-6272
Attn: Sarah Huchner

SEAL & SIGNATURE



PROFESSIONAL CERTIFICATION
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, License No. 13970, Expiration Date: 8/1/18.

ELIZABETH SQUARE
SUPPLEMENTAL

EBROOKE LEE'S 2nd ADDITION TO SILVER SPRING
LOTS 6,7,8, 17 & 116, BLOCK A (L.3728 F.37, L.14682 F.35, L.52626 F.495)

Montgomery County Election District (No.13) Silver Spring, Maryland

KEY PLAN

ISSUE	DATE	DESCRIPTION
1	04.28.2017	Initial Application Submission
2	08.08.2017	Post DRC Submission

REVISIONS	NO	DATE	DESCRIPTION
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PROJECT NUMBER 0714B3A
DATE November 17
SCALE 1" = 30'
DRAWING TITLE Phasing Exhibit

DRAWING NUMBER EXB-9
11/20/2017 3:14 PM



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

November 22, 2017

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. 12015003B
Site Plan No. 820170140
Elizabeth Square
AMENDED Preliminary Plan and Design
Exception Letter

Dear Ms. Dickel:

We are writing to follow up on Preliminary Plan: Significant Plan Review Comments-Condition #3 of our Amended Preliminary Plan and Design Exception Letter for Preliminary Plan Number 12015003B dated October 6, 2017. Since we provided our comments in that letter, the Montgomery County Department of Transportation (MCDOT), the Maryland Transit Administration (MTA) and Purple Line Transit Partners (PLTP) have attempted to meet with the Applicant and resolve conflicts between the Capital Crescent Trail (CCT) as designed by PLTP and the current configuration of the proposed garage for the Elizabeth Square development. We believe the Park & Planning staff recommendations to the Planning Board should refer to the MCDOT letters as a condition for approval.

NOTE: All comments from the preliminary plan letter dated June 16, 2015 and October 6, 2017 are applicable unless modified below.

Preliminary Plan: Significant Plan Review Comments

1. **Condition #3** of our Amended Preliminary Plan and Design Exception Letter dated October 6, 2017 shall be **DELETED** and **REPLACED** with the following:
 - A. We recommend that the applicant be required to provide all temporary construction and/or subsurface easements required to allow construction of the CCT retaining wall. We also recommend that these easements provide for any subsurface improvements required, including drainage, support of excavation and structural elements of the retaining wall.

Office of the Director

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

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- B. PLTP is scheduled to commence construction in this area in January 2018. We recommend that the plat dedicating surface easement for the CCT and all necessary surface and subsurface construction easements, drainage easements and perpetual easements for supporting structures be recorded prior to January 1, 2018. If it is not possible to record the plat prior to this date, the applicant should, prior to January 1, 2018, grant a right-of-entry to MTA/PLTP for construction of the CCT and associated retaining walls and drainage systems, as well as additional access that may be required on the Subject Property for construction equipment to enter the work area.
- C. The CCT cannot be constructed without a retaining wall to accommodate differences between existing and proposed grades at the rear of the Subject Property. Further, the height of the retaining wall must be increased to accommodate the Applicant's need to provide Fire and Rescue Access and the type of retaining wall and fill material behind the wall need to be changed to accommodate the proposed location of the Applicant's garage and to allow simultaneous construction of the CCT and the Applicant's improvements.

We recommend that the applicant be responsible for constructing retaining walls required to support the CCT and to accommodate Fire and Rescue access requirements. We further recommend that the Applicant either modify the garage design to eliminate any conflict with the required retaining walls or that the Applicant cooperate with MCDOT/MTA/PLTP on developing a technical solution that allow for construction of both the proposed garage and the retaining walls. The condition should further require that the Applicant reimburse the County for increased costs associated with the redesign and additional construction costs of the retaining wall and fill to accommodate the configuration of the proposed garage as well as simultaneous construction activities. If after further coordination between the Applicant and MCDOT/MTA/PLTP, it becomes necessary to delete this portion of the CCT from PLTP's scope of work, responsibility for construction of the CCT, including and storm drains and retaining walls, should revert to the Applicant.

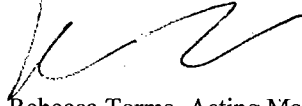
- D. We currently understand that the Applicant intends to commence construction of its proposed improvements during 2018 and that work in this area will occur simultaneously with construction of the CCT and Purple Line. PLTP needs to construct the CCT bridge over Colesville Road before constructing the Light Rail Vehicle (LRV) Bridge over Colesville Road, which must span above the CCT bridge. Construction of the abutment that will support the CCT bridge requires access from Apple Avenue. Therefore, it is imperative that construction of the retaining wall be completed to approximately Sta. 218+00 as indicated in the attached Auto-Turn analysis.

Ms. Stephanie Dickel
Preliminary Plan No. 12015003B- Elizabeth Square
November 22, 2017
Page 3

We recommend the applicant be allowed to commence construction of this Site Plan before commencement of construction of the CCT along the Property's west frontage, provided that such construction activity does not delay construction of the CCT or Purple Line in this area. We further recommend that the applicant be required to coordinate its phasing and construction operations with MTA, MCDOT and PLTP, modify its schedule as necessary to ensure that its construction does not result in delays to the CCT or Purple Line and to cease any construction activity in this area that has the potential to delay the CCT or the Purple Line.

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 or (240) 777-2194.

Sincerely,



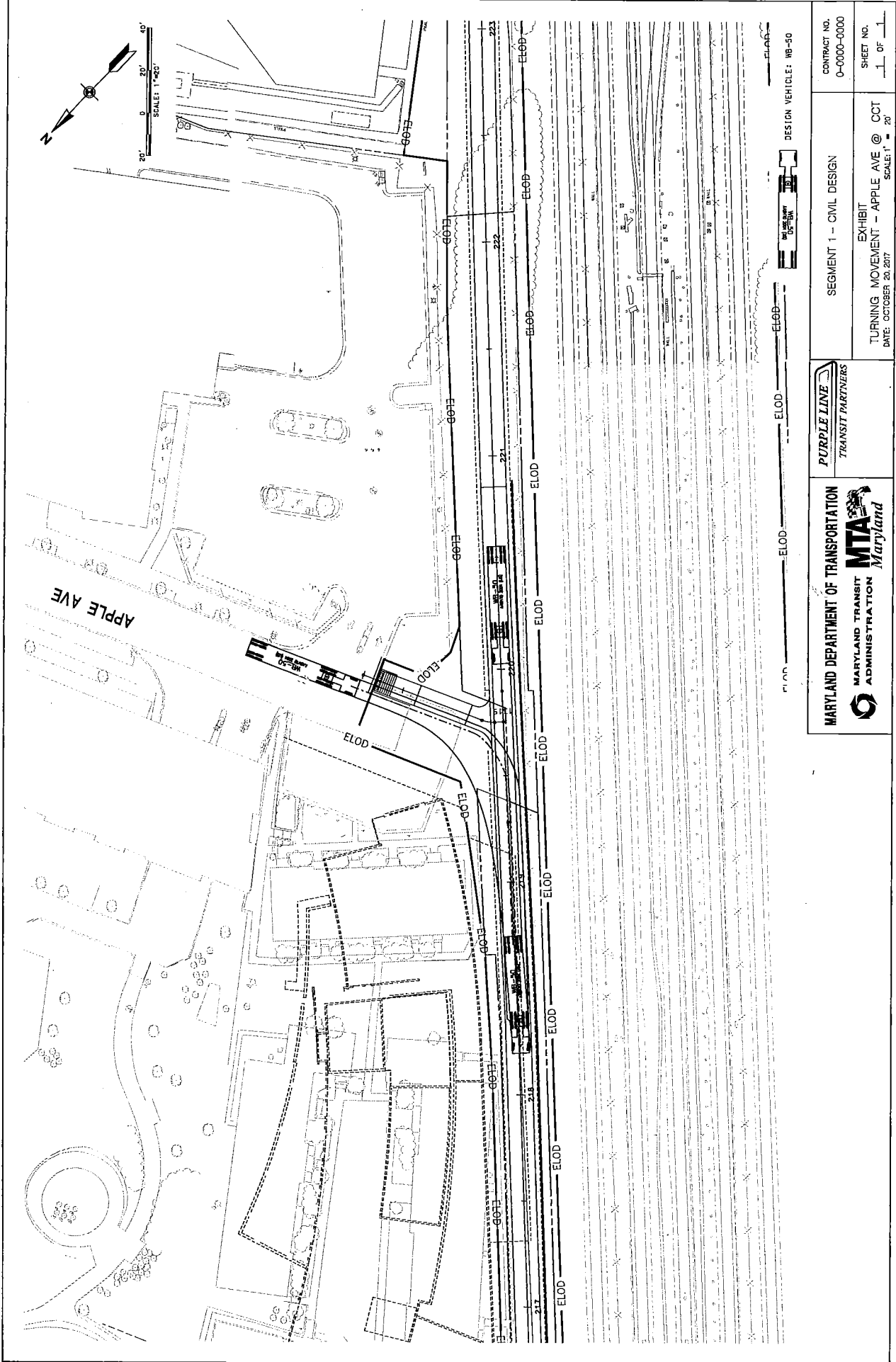
Rebecca Torma, Acting Manager
Development Review Team
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ Elizabeth Square\ 12015003B Elizabeth Square - Amended Prel Plan-DELetter 11.21.2017

Enclosure

cc:	Bruce Lee	Lee Development Group
	Stacy Spann	Housing Opportunities Commission
	William Kominers	Lerch, Early & Brewer, Chtd.
	Susan Reutershan	Lerch, Early & Brewer, Chtd.
	Robert Graham	Rodgers Consulting, Inc
	Ryan White	Rodgers Consulting, Inc
	Edward Papazian	Kimley Horn & Associates
	Preliminary Plan folder	
	Preliminary Plan letters notebook	

cc-e:	Matthew Folden	MNCP&PC Area 1
	Robert Kronenberg	MNCP&PC Area 1
	Michael Madden	MTA-Purple Line
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCFRS
	Christopher Conklin	MCDOT OTP/DTEO
	Seifu Kerse	MCDOT DTEO
	Tim Cupples	MCDOT DO
	Sandra Brecher	MCDOT OTP
	Beth Dennard	MCDOT OTP
	Deepak Somarajan	MCDOT OTP



PURPLE LINE TRANSIT PARTNERS		SEGMENT 1 - CIVIL DESIGN		CONTRACT NO. 0-0000-0000
MARYLAND DEPARTMENT OF TRANSPORTATION MARYLAND TRANSIT ADMINISTRATION		EXHIBIT TURNING MOVEMENT - APPLE AVE @ OCT		SHEET NO. 1 OF 1
MTA Maryland		DATE: OCTOBER 20, 2017		SCALE: 1" = 20'

Dickel, Stephanie

From: Somarajan, Deepak <Deepak.Somarajan@montgomerycountymd.gov>
Sent: Monday, October 09, 2017 11:17 AM
To: Smith, Andy
Cc: Papazian, Ed; Folden, Matthew; Leck, Gregory
Subject: RE: Preliminary Plan No. 12015003B Elizabeth Square Amended Plan Comment Response and Revised TIA

Good Morning Andy,

Based on the response to comments and Amended TIS dated August 29, 2017, we agree with the responses and the revised TIS provided.

Please contact me if you have any questions.

Thank you

Deepak Somarajan

***** Check our new website for the new Development Review Application & Checklists *****
http://www.montgomerycountymd.gov/dot-dir/dev_review/development_review.html

Deepak Somarajan, P.E. LEED AP

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De_e e t Re_e Te
Tr r t
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dee r e t er t d

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From: Smith, Andy [mailto:andy.smith@kimley-horn.com]
Sent: Wednesday, August 30, 2017 4:54 PM
To: Somarajan, Deepak <Deepak.Somarajan@montgomerycountymd.gov>
Cc: Papazian, Ed <Ed.Papazian@kimley-horn.com>
Subject: Preliminary Plan No. 12015003B Elizabeth Square Amended Plan Comment Response and Revised TIA

ShareFile Attachments		Expires February 26, 2018
2017-08-29 Elizabeth Square - Amended Pla...ort.pdf		33.3 MB
2017-08-29_MCDOT_CRL_TIS Review Com...nse.pdf		516.7 KB

Andy Smith uses ShareFile to share documents securely. [Learn More.](#)

Please see the attached files for a comment response to MCDOT's comments, as well as the associated revised Traffic Study. Please let us know if you have any questions or comments, or if you require any hard copies.

Andrew T. Smith, P.E. □

certificatereferentefor RT-qPCR testresult for



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdieh
Director

October 6, 2017

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

RE: Preliminary Plan No. 12015003B
Elizabeth Square
AMENDED Preliminary Plan and
Design Exception Letter

Stephanie:
Dear Ms. Dickel:

We have completed our review of the amended preliminary plan submitted on May 2017 and revised design exception package dated October 5, 2017. An earlier version of this plan was reviewed by the Development Review Committee at its July 25, 2017 meeting. We appreciate the cooperation and additional information provided by the applicant and their consultant. 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.

Design Exception Requests

1. All previously approved design exceptions approved in the letter dated June 16, 2015 remain applicable unless modified in this letter.
2. The applicant requested two new design exceptions in the letter dated October 5, 2017 in addition to the previously approved design exceptions in the letter dated June 16, 2015.

Apple Avenue: The applicant requested the ability to place the following two new obstructions within the right-of-way of Apple Avenue:

Office of the Director

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

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- a) Freestanding Sign for Montgomery County Facility: The applicant proposes a free-standing sign to direct visitors and is a requirement for Montgomery County Facilities. The sign was placed at the proposed location because placing it elsewhere alongside the cul-de-sac would obstruct the five (5)-ft. clearance for pedestrian access from drop-off area.

Response: We recommend approval of the proposed location of the free-standing sign-ID113-Urban Monumental Sign per the Montgomery County Department of General Services-Manual of Exterior Sign Standards in the right-of-way of Apple Avenue as shown in the exhibit based on the following:

- i. The proposed location of the free-standing sign is in the landscape area and does not interfere with the five (5)-ft. sidewalk.
 - ii. The proposed free-standing sign is a requirement of the Montgomery County to identify the county facility within the site.
- b) Bicycle Rack: The applicant proposes the placement of bicycle racks within the public right-of-way to encourage alternate means of travel, and in return reducing additional vehicular traffic from the street. The location of the proposed bike racks will be in the street's hardscape zone, in line with the street trees and streetlights.

Response: We recommend approval of the location of the proposed bike rack in the right-of-way of Apple Avenue as shown in the exhibit based on the following:

- i. The provision for a five (5)-ft. clear sidewalk for pedestrian access should be provided.
- ii. The type of bike rack should be per the Montgomery County approved list of bike racks. Please refer to the below link for the approved type of bike racks:
http://www.montgomerycountymd.gov/dot-dte/Resources/Files/Types_of_Racks_Final.pdf

Preliminary Plan: Significant Plan Review Comments

1. All comments from the preliminary plan letter dated June 16, 2015 is applicable unless modified below.

2. The following comments from the Preliminary Plan letter dated June 16, 2015 are amended:

- a) **Comment#18** "*Study POI Existing 53:x34" HERCP from E-1 to E-2: Based on the storm drain report based on the flow under proposed conditions.*" shall be **DELETED**:

Based on the revised Storm Drain Drainage Area Map dated June 2017, we agree with applicant's finding that the existing outfall is adequately sized to handle the 10-year flow from the proposed development.

- b) **Comment #31 (a) to (e)** "*Prior to the issuance of any.....*" shall be **DELETED** and replaced with the following language:

- i. Prior to the issuance of any building permits by MCDPS, the applicant will need to enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and this Department. The applicant should coordinate with Ms. Sandra Brecher, Chief, Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. Facilitate TMAg review and revisions by revising the previously submitted draft redlined against the most recent TMAg template. The final TMAg may include but not be limited to the following:
- **Electric Car Charging.** Applicant is required to provide at least 5 electric car charging stations on site and comply with all applicable laws. Applicant has proposed to provide 7 such stations, which is preferable.
 - **Bicycle Facilities.** Significant bicycle activity will likely occur at this site due to its proximity to the bicycle trails and proposed bike lane improvements to Second Avenue. Locate some bicycle racks for use by the public in the outside public use space in addition to those provided

within the parking facility. Provide bike racks/lockers 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.

- Car Share Spaces. Applicant is required to provide at least 5 car share spaces but has proposed to provide 7 such spaces, which is preferable.
- Real Time Transit Information: Provide opportunity and connections for monitors showing Real Time Transit Information in each residential lobby for use by building residents (Elizabeth House III, Elizabeth House IV and the renovated Alexander House), employees and visitors to the residential buildings. A Real Time Information display monitor should also be installed in the lobby of the South County Regional Recreation and Aquatic Center (SCRRAC), the government-operated recreation and service facility. Real Time information feeds can be incorporated into all planned lobby display software programs. If Applicant chooses to use County-provided monitors, Applicant will pay for five years of maintenance; otherwise, there is no cost for the Real Time information feed.
- Bikesharing Station. The Silver Spring bikeshare service area is one of the most widely used in the County so increasing the number of bikeshare stations in the CBD will be necessary to keep up with the growing demand fed by development in the pipeline and in construction. Given the proposed project's size and its focus on "rebranding" the Silver Spring CBD area with a new, transit-oriented, mixed use, inter-generational residential community with a full-size recreation and aquatic center, a bikeshare station on the project site is an appropriate amenity. The Project as proposed (Phase I and II) is projected to generate enough demand to support more than one 19-dock bikeshare station in this location. A 19-dock bikeshare station on-site requires a space that is 53' x 12' in dimension, in a highly-

visible location which receives 4 hours of daily solar access. The nearby existing bikeshare station located at Spring Street and 2nd Avenue (at the Fenwick Station development), along with a new one at Elizabeth Square, will be able to combine to meet the demand from these two developments as well as the surrounding area. Therefore, we recommend that the Preliminary Plan Amendment include a bikeshare station at the corner of 2nd Avenue and Apple Street to take advantage of proximity to the existing Capital Crescent bike trail. This Department will coordinate with the Applicants, including HOC, to fully evaluate this site and any other potential sites in the immediate vicinity, to ensure that the location meets criteria, including but not limited to, solar access and visibility. In the event a location cannot be found on-site that meets all criteria, the Department will identify a location for a bikeshare station nearby. The Applicant will be required to pay the capital cost of either the on-site or off-site station. Applicant should coordinate with MCDOT/Commuter Services to implement bikeshare provisions.

- ii. We recommend the following design elements be incorporated into the building designs to facilitate the use of non-auto modes of transportation:
 - Design building frontages/lobbies to provide two-way visibility for transit vehicles, shuttles and taxis
 - Provide concierge/reception desk with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.
 - Provide space in residential lobby and parking garage for information on alternative modes of transportation to be displayed.
 - Provide water and electricity connection in the outdoor plaza area/public amenity space to facilitate transit marketing and outreach events.

3. The proposed underground parking structure conflicts with the retaining wall required to support the Capital Crescent Trail. We recommend that the applicant redesign the parking structure to eliminate this conflict and/or develop and implement support of excavation and sequence of construction methods to facilitate construction and maintenance of the Capital Crescent Trail wall in a manner that does not delay or increase costs associated with the Capital Crescent Trail. We also recommend that the applicant dedicate perpetual easements for the supporting structures as may be necessary along the Capital Crescent Trail and that such dedication occurs at time required by the Maryland Transit Administration so as not to delay construction of the Purple Line or Capital Crescent Trail. In addition, the Purple Line requires timely access to construct the portion Capital Crescent Trail east of Apple Avenue, which must be constructed before bridges for the Capital Crescent Trail and Purple Line can be constructed over Colesville Road. It is understood that the applicant wishes to construct is proposed development during the same time as construction of the Purple Line. We recommend that the applicant coordinate all construction activity with the Purple Line and that the applicant not impact the schedule or cost of the Purple Line. We recommend that the applicant coordinate with Mr. Timothy Cupples, the Purple Line Implementation Manager for Montgomery County and Mr. Michael Madden of the Maryland Transit Authority regarding the Purple Line and Capital Crescent Trail projects. Mr. Cupples can be reached at timothy.cupples@montgomerycountymd.gov or at 240-777-7214. Mr. Michael Madden may be reached at mmadden@mta.maryland.gov or at 410-767-3694.
4. The plan view on the Certified Preliminary Plan for Fenwick Avenue and Apple Avenue should reflect the roadway cross sections dimensions approved in the design exception letter dated June 16, 2015.
5. Right-of-way abandonment (by County Council action) is required per the Montgomery County Code Section 49-62 for the property at Fenwick Road and Second Avenue.
6. The revised Sight distance certificates for Fenwick Avenue have been accepted. A copy of the accepted Sight Distances Evaluation certification forms is enclosed for your information and reference.

Ms. Stephanie Dickel
Preliminary Plan No. 12015003B– Elizabeth Square
October 6, 2017
Page 7

Thank you for the opportunity to review the design exception requests. 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 or (240) 777-2194.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ Elizabeth Square\12015003B Elizabeth Square - Amended Prel Plan-DELetter 10.02.2017 -Final

Enclosures (2)

cc: Bruce Lee Lee Development Group
Stacy Spann Housing Opportunities Commission
William Kominers Lerch, Early & Brewer, Chtd.
Susan Reutershan Lerch, Early & Brewer, Chtd.
Robert Graham Rodgers Consulting, Inc
Ryan White Rodgers Consulting, Inc
Edward Papazian Kimley Horn & Associates
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Matthew Folden MNCP&PC Area 1
Robert Kronenberg MNCP&PC Area 1
Michael Madden MTA-Purple Line
Atiq Panjshiri MCDPS RWPR
Sam Farhadi MCDPS RWPR
Marie LaBaw MCFRS
Christopher Conklin MCDOT DTEO
Seifu Kerse MCDOT DTEO
Tim Cupples MCDOT DO
Sande Brecher MCDOT OTP
Beth Dennard MCDOT OTP
Deepak Somarajan MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Elizabeth Square

Preliminary Plan Number: 1-2015003B

Street Name: Fenwick Lane

Master Plan Road

Classification: Secondary *Business District*

Posted Speed Limit: (Not Posted) 30 mph

Street/Driveway #1 (Loading Phase One)

Street/Driveway #2 (Loading Phase Two)

Sight Distance (feet)

OK?

Right 236'

YES

Left 77'

NO *gml*

Sight Distance (feet)

OK?

Right 118'

NO *gml*

Left 268'

YES

Comments: Non-signalized intersection with stop condition approximately 273 feet to the right.

Clear sight to the left, approx. 77 feet to the terminus of Fenwick Lane.

Comments: Non-signalized intersection with stop condition approximately 72 feet to the right.

Sight to the left approximately 268' feet to the terminus of Fenwick Lane.

GUIDELINES

Classification or Posted Speed
(use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required
Sight Distance
in Each Direction*

150'
200'
200'
250'
325'
400'
475'
550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

Date

13970
PLS/P.E. MD REG. NO.

13970
REGISTERED

PROFESSIONAL ENGINEER

Montgomery County Review:

☒ Approved

☐ Disapproved:

By:

Date:

Form Reformatted:
March, 2000



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Elizabeth Square

Preliminary Plan Number: 1-2015003B

Street Name: Ferwick Lane

Master Plan Road

Classification: Secondary Business District
gmc

Posted Speed Limit: (Not Posted) 30 mph

Street/Driveway #1 (Garage Entry Phase I & II)

Street/Driveway #2 (_____)

Sight Distance (feet)

OK?

Right 253'

NO

Left 50'

YES *gmc*

Sight Distance (feet)

OK?

Right _____

Left _____

Comments: Non-signalized intersection with stop

condition approximately 300 feet to the right.

Clear sight to the terminus of Ferwick Lane approximately

50 feet to the left.

Comments: _____

GUIDELINES

Classification or Posted Speed
(use higher value)

Tertiary - 25 mph

Secondary - 30

Business - 30

Primary - 35

Arterial - 40

(45)

Major - 50

(55)

Required
Sight Distance
in Each Direction*

150'

200'

200'

250'

325'

400'

475'

550'

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

Date

PLS/P.E. MD Reg. No.

Montgomery County Review:

☒ Approved

☐ Disapproved:

By: *gmc*

Date: 10/6/17

Form Reformatted:
March, 2000

September 25, 2017

Mr. Edward Papazian
Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, suite 400
Reston, VA 20191

Dear Mr. Papazian:

Thank you for the opportunity to review the **Amended Traffic Impact Study (TIS)** for the proposed **Elizabeth Square – 14APMO040XX on MD – 97 Georgia Avenue (Mile Point 0.13)** in **Montgomery County**. The State Highway Administration (SHA) has reviewed the TIS and we are pleased to respond.

- The proposed development is an increase from a previously approved development.
- The proposed site will consist of 907 apartments, a 64,000 square-foot community center, and 6,000 square feet of retail.
- Access will be provided via stop controlled entrances along Fenwick Lane and Apple Avenue.

The key studied intersections for the development are:

- MD 390 (16th Street) @ Spring Street
- Spring Street @ 2nd Avenue
- MD 97 (Georgia Avenue) @ Spring Street
- US 29(Colesville Road)/MD 384 @ Spring Street
- MD 97 (Georgia Avenue) @ Cameron Street
- MD 97 @ US 29 (Colesville Road)/MD 384
- MD 97 (Georgia Avenue) @ Wayne Avenue
- US 29 (Colesville Road)/MD 384 @ Wayne Avenue
- US 29 (Colesville Road)/MD 384 @ MD 410 (East-West Highway)
- Fenwick Lane (East) @ 2nd Avenue
- Fenwick Lane (West) @ 2nd Avenue

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

Traffic Forecasting and Analysis Division Comments (Provided by Scott Holcomb):

1. TFAD concurs with the traffic counts.
2. TFAD concurs with the growth rate.
3. TFAD concurs with the trip generation.
4. TFAD concurs with the trip distribution.
5. TFAD concurs with the corridor LOS.

Traffic Development & Support Division (TDSD) Comments (Provided by: Minseok Kim):

1. We have no additional comment.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to Mr. Brian Young at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Kwesi Woodroffe. 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 Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

Mr. Edward Papazian
SHA Tracking No.:14APMO040XX
Page 3 of 3
September 25, 2017

If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-531-7347, by using our toll-free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@sha.state.md.us

Sincerely,



Brian W. Young
District Engineer

BWY/jrg

cc: Mr. Matt Baker, SHA – RIPD
Mr. Eric Beckett, SHA - RIPD
Ms. Samantha Biddle, SHA – RIPD
Mr. Peter Campanides, SHA District #3 Traffic
Ms. Rola Daher, SHA – TFAD
Mr. Matthew Folden, Montgomery County Planning
Mr. Scott Holcomb, SHA – TFAD
Ms. Kandese Holford, SHA – RIPD
Mr. Minseok Kim, SHA – TDSD
Ms. Shadija Maddox, SHA District #3 Traffic
Ms. Elisa Mitchell, SHA – TFAD
Mr. Greg Leck, Montgomery Planning
Ms. Thomasina Saxon, SHA – TFAD
Mr. Errol Stoute, SHA – TDSD
Mr. William Stroud, SHA – TDSD
Mr. Kwesi Woodroffe, SHA District #3 Regional Engineer

820170140 Elizabeth Square

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-SITE-820170140-SP-5.pdf V4” uploaded on/ dated **“9/12/2017”** and
“08-LL-820170140-L5.00.pdf V3” uploaded on/ dated **“9/12/2017”** and

The followings need to be addressed prior to the certification of site plan:

1. Revise note 5 on sheet SP-5 to read: “All frontages to provide a minimum 5’-0” public free and clear path.”
2. Provide dual handicap ramps (aligned with the receiving ramps) at the NW corner of the intersection of Second Ave and Apple Ave.
3. The proposed handicap ramp at the Apple Ave cul-de-sac should be located entirely inside ROW/ PIE and have a receiving ramp. Alternatively, it can be deleted and other ADA compliant means of drop-off access can be provided.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 18-Sep-17
TO: Robert Graham - rgraham@rodgers.com
Rodgers Consulting, Inc.
FROM: Marie LaBaw
RE: Elizabeth Square
820170140 12015003B 320170090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **18-Sep-17** .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 *****



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

September 6, 2017

Ms. Stephanie Dickel
Area 1 Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Elizabeth Square
Preliminary Plan Amendment No. 12015015B
Site Plan No. 820170140

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the applicant's revisions to the above referenced Preliminary Plan Amendment and Site Plan and recommends Approval. The enclosed bedroom mix for the project submitted by the applicant meets the requirements of Chapter 25A. If the bedroom mix changes at certified site plan, DHCA will need to review and approve the new bedroom mix.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

Enclosure: Elizabeth Square Campus – Unit Matrix

cc: Ryan White, Rodgers Consulting, Inc.
Robert Graham, Rodgers Consulting, Inc.
Brian Kim, Housing Opportunities Commission (HOC)
Hyunsuk Choi (Wilson), Housing Opportunities Commission (HOC)

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Elizabeth Square DHCA Letter_9-6-2017.docx

Division of Housing

Affordable Housing

Common Ownership Communities

Landlord-Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

Elizabeth Square Campus - Unit Matrix
8/16/2017

<i>Unit Type</i>	<i>Market</i>	<i>MPDU</i>	<i>WFHU</i>	<i>Other Affordable</i>	<i>Total</i>	<i>Allocation</i>
Eff	24	4	3	-	31	3%
1 BD	407	98	64	85	654	72%
2 BD	149	37	25	10	221	24%
3 BD	-	-	-	-	-	-
	580	139	92	95	906	100%
	64.0%	15.3%	10.2%	10.5%		

Alexander House

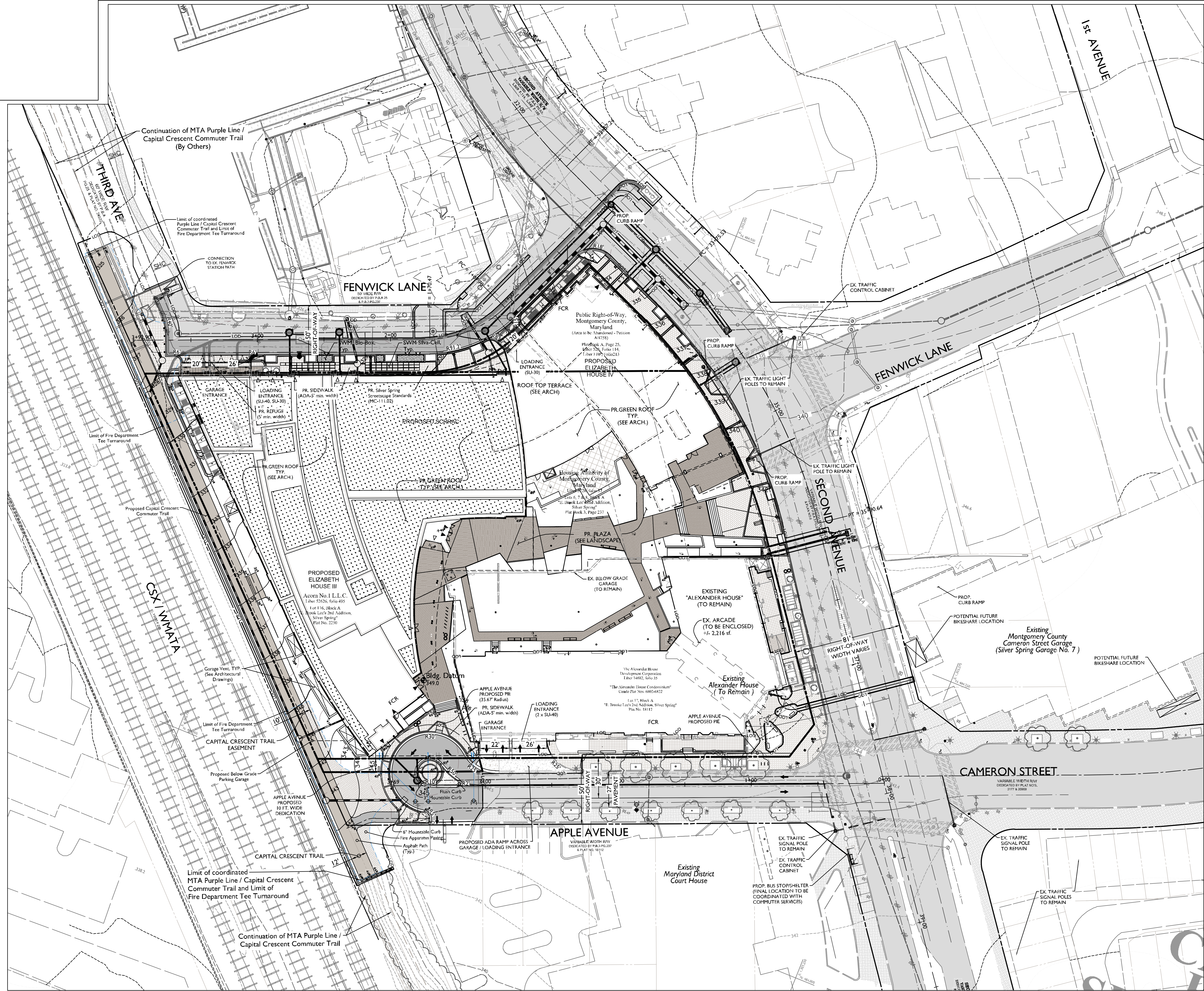
<i>Unit Type</i>	<i>Market</i>	<i>MPDU</i>	<i>WFHU</i>	<i>Other Affordable</i>	<i>Total</i>	<i>Allocation</i>
Eff	24	4	3	-	31	10%
1 BD	85	26	16	33	160	52%
2 BD	74	18	12	10	114	37%
3 BD	-	-	-	-	-	-
	183	48	31	43	305	100%
	60.0%	15.7%	10.2%	14.1%		

EH III

<i>Unit Type</i>	<i>Market</i>	<i>MPDU</i>	<i>WFHU</i>	<i>Other Affordable</i>	<i>Total</i>	<i>Allocation</i>
Eff	-	-	-	-	-	0%
1 BD	139	41	27	52	259	97%
2 BD	8	-	-	-	8	3%
3 BD	-	-	-	-	-	-
	147	41	27	52	267	100%
	55.1%	15.4%	10.1%	19.5%		

EH IV

<i>Unit Type</i>	<i>Market</i>	<i>MPDU</i>	<i>WFHU</i>	<i>Other Affordable</i>	<i>Total</i>	<i>Allocation</i>
Eff	-	-	-	-	-	0%
1 BD	183	31	21	-	235	70%
2 BD	67	19	13	-	99	30%
3 BD	-	-	-	-	-	-
	250	50	34	-	334	100%
	74.9%	15.0%	10.2%	0.0%		



- SHEET NOTES**
- Proposed site frontage improvements to be constructed in conformance with the Silver Spring Streetscape Standards and maintenance and liability by the Silver Spring Urban District, except for the non-standard items approved per the MCDOT letter dated June 16, 2015, which are subject to a maintenance and liability agreement.
 - Refer to cover sheet for parking tabulations
 - Refer to cover sheet for recreation demand calculations
 - Refer to cover sheet for line type legend.
 - All Public Frontages to provide a minimum of 5'-0" free and clear path.

ELIZABETH SQUARE

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 (Main), Fx: 301.948.6256, www.rodgers.com

- Housing Opportunities Commission of Montgomery County**
10000 Old Columbia Road, Suite 200
Silver Spring, Maryland 20910
Attn: Brian Lee / Myralee Choi
443.538.4533
- Acorn Storage No. 1 LLC / Lee Development Group**
8401 Georgia Avenue, Suite 200
Silver Spring, Maryland 20910
Attn: Bruce Lee
- Montgomery County Maryland Department of General Services**
100 Potomac Street
Rockville, Maryland 20850
Attn: Janet E. Dine
240.772.6196
- Montgomery County Maryland Department of Recreation**
410 Rockwell Road
Silver Spring, Maryland 20905
Attn: Gabriel L. Alvarado
240.772.6886
- Lynch, Early & Brewer, Chd.**
1100 Potomac Street, Suite 400
Rockville, Maryland 20850
Attn: V. Brian Komar
- KISHIMOTO | GORDON | DALAY PC**
1100 Potomac Street, Suite 200
Rockville, Maryland 20850
Attn: Tom Donaghy
- Rodgers Consulting, Inc.**
19847 Century Boulevard, Suite 200
Germantown, Maryland 20874
Attn: Robert Graham
301.948.4700
- OCULUS**
114 Third Street NE
Charlottesville, Virginia 22902
Attn: Chris Horner
434.222.9999
- Kim King + Associates**
1411 K Street, Suite 200
Arlington, Virginia 22204
Attn: Sarah Richter
703.834.1200
- Kimley-Horn**
11400 Cornerstone Drive, Suite 400
Boulder, Colorado 80501
Attn: Edward Papathan



ELIZABETH SQUARE
SITE PLAN #8-20170140

KEY PLAN

ISSUE	DATE	DESCRIPTION
04.28.2017	04.28.2017	Initial Application Submission
06.15.2017	06.15.2017	Application Submission
08.08.2017	08.08.2017	Post DRC Submission
08.29.2017	08.29.2017	Post DRC Submission

REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

This plan is part of a concurrent application submittal for review and approval of:
• Sketch Plan (320170090)
• Preliminary Plan Amendment (120150038)
• Site Plan (820170140)

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. 820170140 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Housing Opportunities Commission of Montgomery County Company: Stacy L. Spinn Contact Person
Address: 10400 Detrick Avenue, Kensington, Maryland 20895
Phone: (240) - 627 - 9400
Signature: _____

Preliminary Not For Construction

PROJECT NUMBER: 071483A
DATE: September 2017
SCALE: 1"=30'
DRAWING TITLE: Site Plan

DRAWING NUMBER: SP-5
7/12/2017 9:28 PM

N:\MD\Montgomery\Fenwick Professional Post Lockout\PHD Plans\Site Plan - CR Amendment A\07-08-820170140-05.dwg