

Item 6 - Correspondence

From: [Hongkyu Kim](#)
To: [MCP-Chair](#)
Subject: ELP Bethesda at Rock Spring Phase 1A
Date: Tuesday, January 18, 2022 6:19:28 PM

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Dear Mr. Casey Anderson,

My family has been living across from Marriott International HQ in Fernwood Road, Bethesda.

My resident is in the Montgomery Row development.

I am writing this email regarding ELP Bethesda at Rock Spring construction and the scheduled planning board hearing on January 20, 2022.

I have a couple of questions on the parking waiver and other concerns on the new building plan and old building (Marriott).

ELP Questions for Jan. 20, 2022

1. The January 20th hearing is for a parking waiver to exceed the maximum parking spaces. How many more parking spaces would be needed beyond what the Marriott campus has currently?
2. Does the construction Phase 1A start before or after the deconstruction of the main Marriott building?

Other questions and concerns regarding ELP building construction:

1. Along Fernwood Road, the front setback of new ELP's building D is only 14ft. It seems to be a very short setback compared with the buildings on the north side of the road, and all other buildings in Rock Spring Drive and Rockledge Drive. Has the Rocksprings Park zoning rule been changed to bring new building structures close to the curbside, like Manhattan in NY?
2. Marriott International HQ was built in the late 1960s. If it had used asbestos as a part of office building materials, is there a plan in place to address the safety and environmental issues for the nearby neighborhood during deconstruction and demolition operations?
3. Crystalline silica is found in many construction materials such as concrete, masonry, and rock. When these materials are made into a cloud of fine dust and suspended in the air, breathing in these fine particles can produce lung damage, such as silicosis and COPD. Marriott HQ building is a massive concrete structure. Considering Montgomery Row residential development is in very close proximity with many young residents, what type of hazard mitigation process will be implanted during the removal of the huge building.

Thanks,

Hongkyu Kim

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