



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

September 14, 2016

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

Re: Elizabeth House III at Elizabeth Square
Site Plan No. 820160160

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The bedroom mix for Elizabeth House III is acceptable given the current bedroom mix for the overall project. DHCA will need to review the bedroom mix of subsequent phases to ensure that the overall bedroom mix continues to be in compliance with Chapter 25A.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Ryan White, Rodgers Consulting, Inc.
Christopher Donald, Housing Opportunities Commission (HOC)
Hyunsuk Choi (Wilson), Housing Opportunities Commission (HOC)

S:\Files\FY2014\Housing\MPDU\Lisa Schwartz\Elizabeth House III DHCA Letter 9-14-2016.doc

Division of Housing			
Affordable Housing Program FAX 240-777-3709	Multifamily Housing Programs FAX 240-777-3691	Landlord-Tenant Affairs FAX 240-777-3691	Licensing & Registration Unit 240-777-3666 FAX 240-777-3699

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-0311 • www.montgomerycountymd.gov/dhca



FIRE MARSHAL COMMENTS

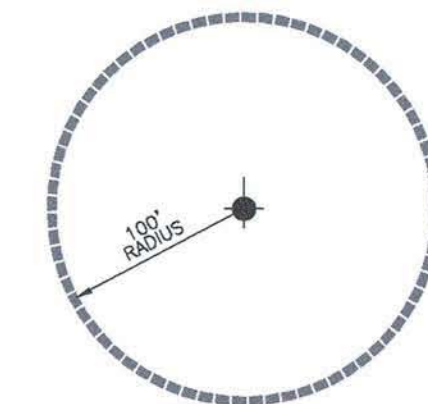
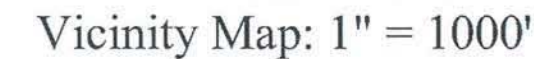
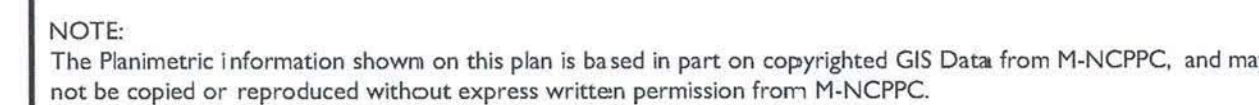
DATE: 01-Jul-15
TO: Ryan White - rwhite@rodgers.com
Rodgers Consulting, Inc.
FROM: Marie LaBaw
RE: Elizabeth Square
920150010 120150030

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **09-Jun-15**. 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.

Condition: GC2s is not an acceptable surface. Alternative surface to be reviewed and approved prior by MCFRS Office of the Fire Marshal prior to installation.

***** See Statement of Performance Based Design on plan sheet FRS-1 *****



CONNECTION

**HOSE
PULL**

1. FDC SIGNAGE TO BE PROVIDED FOR EACH BUILDING.
2. GRASSCRETE TO BE INSTALLED PER MANUFACTURER STANDARDS AND SPECIFICATIONS, FOR EMERGENCY/FIRE ACCESS LOADING.
3. COLLAPSIBLE BOLLARDS TO BE INSTALLED PER MANUFACTURER STANDARDS AND SPECIFICATIONS.

1. MAXIFLORE COLLAPSIBLE BOLLARDS:
 - Acceptable Manufacturer: Blue Ember Technologies, LLC
 - Maxiflore Bollards line of products, Skyville, MD 21784
 - Website: <http://www.maxifloresbollards.com>
 - Used: Operated Unit: Hydrant Nut Type P-180 Standard
 - 5-kid AWWA Hydrant Nut with a 1-3/8 inch face (standard),
 - Breakaway Feature (Standard): Bollard will shear off from the nut when pushed on by vehicle at low speeds, the bollard will breakaway when impacted at any angle without causing operational damage to the bollard. To be P-145 Standard Aluminum (standard)
2. GRASSCRETE PAVING:
 - Acceptable Manufacturer: Sustainable Paving Systems LLC - Grimsby, Alaska 95746.
 - Website: <http://www.sustainablepaving.com>
 - Grasscrete GC225: Best product to support fire and emergency access. Contract to equal with Sustainable Paving Systems LLC to ensure specific Grasscrete application meets the local Montgomery County Fire & Rescue design load regulations.

GC2s is not an acceptable surface. Surface to be reviewed and approved by the MCFRS Office of the Fire Marshal prior to installation

PLAN VIEW SCALE: 1"=30'



Fire Department Access Review

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

BY: SML* FM: 43 DATE: 7/1/2015

PRELIMINARY NOT FOR CONSTRUCTION

N/A MD: Montgomery Esquivel Professional Park (outdoor) Plot Plans: Eire Access Plot Plans: Eire Access (Plot du

DESIGN TEAM
Owner / Developer:
Lee Development Group
8601 Georgia Avenue
Suite 200
Silver Spring, Maryland
301.585.7000
Attn: Bruce Lee

Owner:
Housing Opportunity Commission
10400 Detrick Avenue
Kensington, Maryland 20895
240.627.9551
Attn: Christopher Donald

Legal:
Lerch, Early & Brewer, Chtd.
3 Bethesda Metro Center
Suite 460
Bethesda, Maryland 20814
301.841.3829
Attn: William Kominers

Architect:
KISHIMOTO | GORDON | DALAYA PC
1300 Wilson Boulevard
Suite 250
Rosslyn, Virginia 22209
202.338.3800
Attn: Tom Donaghy

Civil Engineering / Planning
Rodgers Consulting, Inc.
19847 Century Boulevard
Suite 200
Germantown, Maryland 20878
301.948.4700
Attn: Robert Graham

Landscape Architect:
OCULUS
114 Third Street NE
Charlottesville, Virginia 22902
434.220.9392
Attn: Don Hoover

Traffic Engineer:
Kimley-Horn
11400 Commerce Park Drive
Suite 400
Reston, Virginia 20191
703.674.1307
Attn: Edward Papazian

Mechanical Engineer;
A|H|A Consulting Engineers
3000 Wilson Boulevard
Suite 210
Arlington, Virginia 22201
571.451.1950
Attn: Rob Courson

Lighting Consultant:
CM Kling + Associates
1411 King Street
Alexandria, Virginia 22314
703.684.6272
Attn:

Structural Engineer:
Ellinwood-Machado Structural
4245 North Fairfax Drive
Suite 850
Arlington, Virginia 22203
703.835.9989
Attn: Phillip Antis

SEAL & SIGNATURE



6/9/15

ELIZABETH SQUARE
Preliminary Plan 120150030

LOTS 6, 7, 8, 17, & 116, BLOCK A
(L3728 F.37, L14682 F.35, L3093 F.82)

SILVER SPRING (13TH ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

KEY PLAN	
07/28/2014	INITIAL SUBMISSION MNCP&PC
09/24/2014	FINAL SUBMISSION MNCP&PC
03/30/2015	DRG AMENDED SUBMISSION MNCP&PC
05/22/2015	PCET DRG AMENDED SUBMISSION

REVISIONS		
NO	DATE	DESCRIPTION

PROJECT NUMBER 712 DC

DATE MARCH 20, 2015

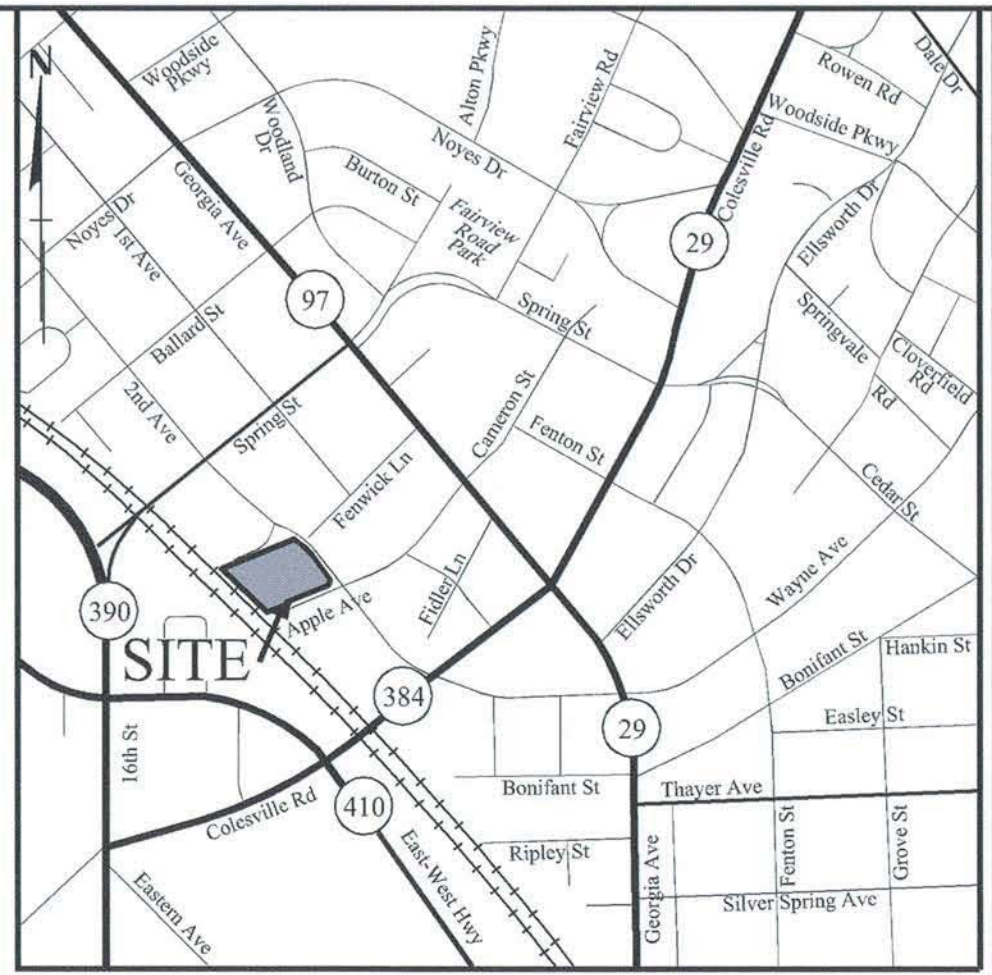
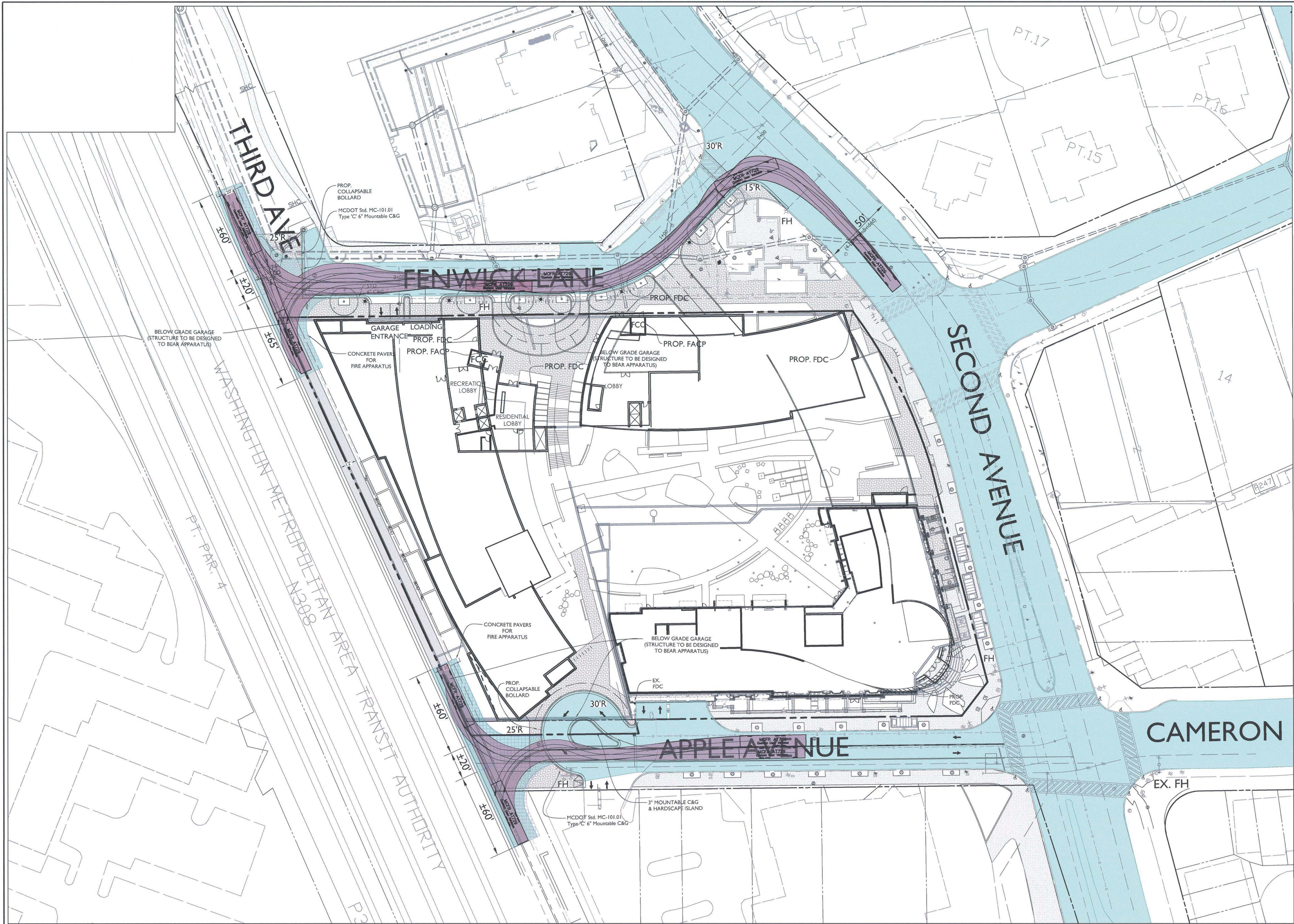
SCALE _____ A = Clear _____

DRAWING TITLE

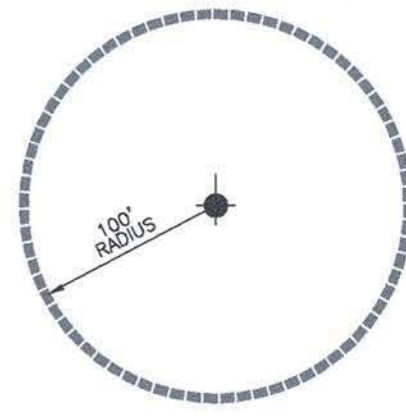
FIRE ACCESS PLAN

Printed by C. S. Ganesan at the Government Press, Madras.

FRS-



LEGEND



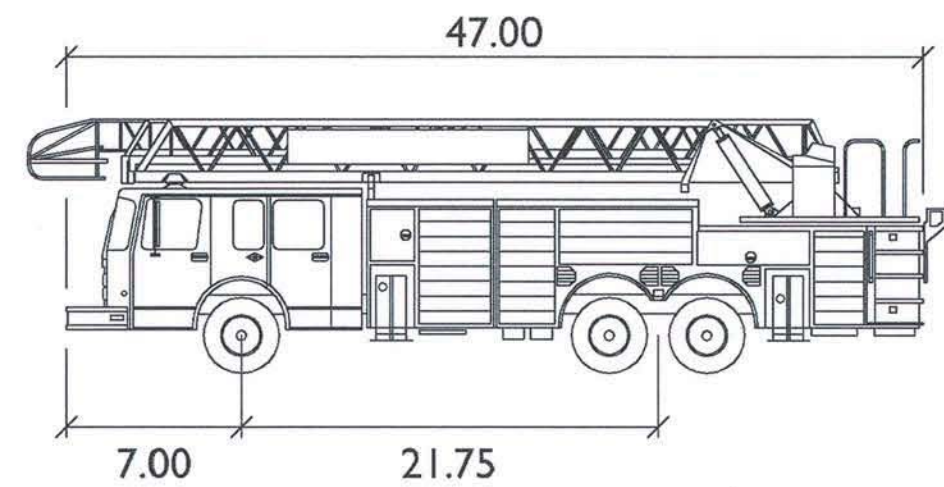
FIRE
HYDRANT

SIAMESE
CONNECTION

ACCESS
ROUTE

GENERAL NOTES

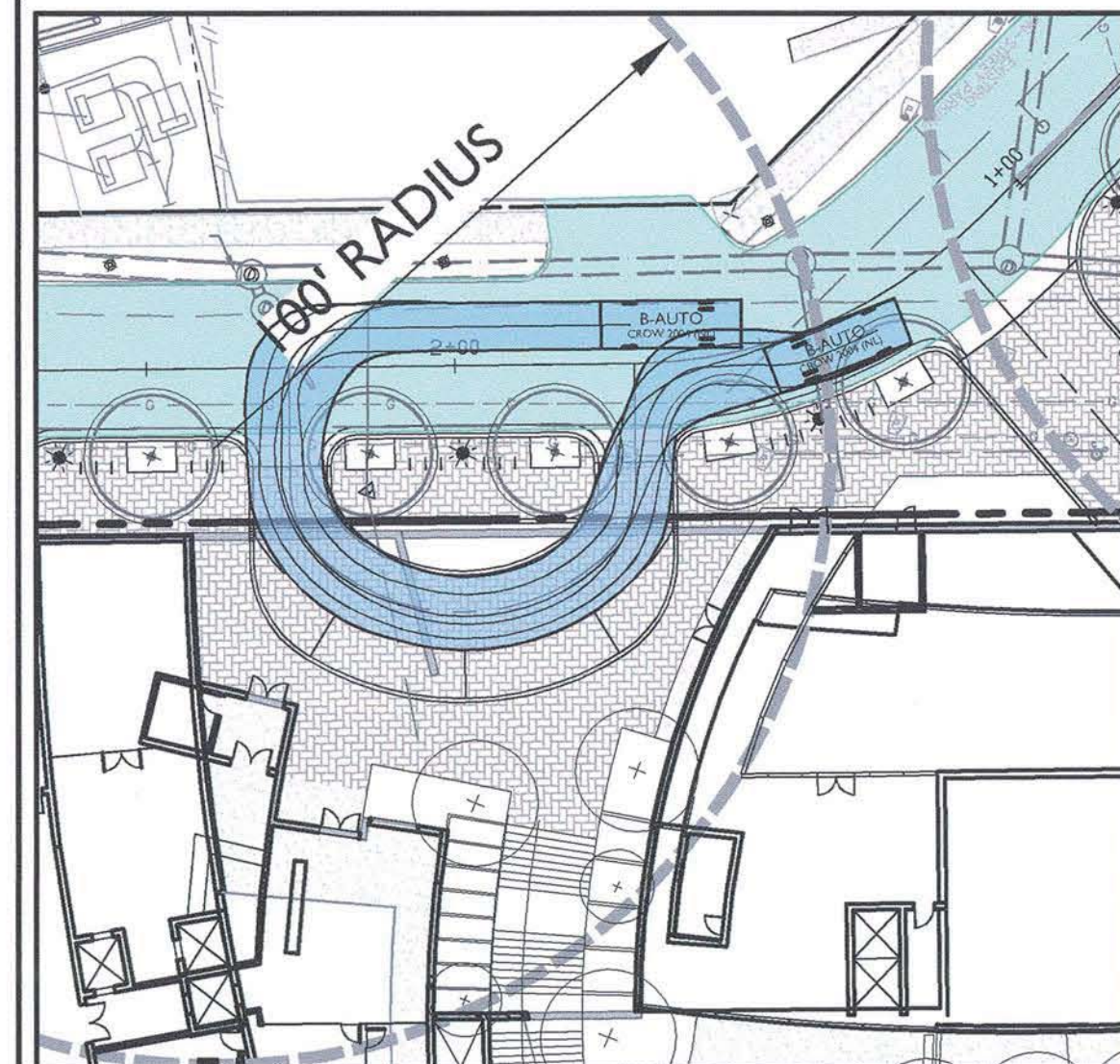
1. FDC SIGNAGE TO BE PROVIDED FOR EACH BUILDING.



Mont Co-AT 729 feet
Width : 8.25
Track : 8.25
Lock to Lock Time : 6.0
Steering Angle : 33.2



PLAN VIEW SCALE: 1"=30'



Fenwick Lane Ambulance Access
Plan View Scale: 1"=30'

NOTE:
The Planimetric information shown on this plan is based in part on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

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SEAL & SIGNATURE



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(L-3728 F.37, L-14682 F.35, L-3093 F.82)
SILVER SPRING (13TH ELECTION DISTRICT)
MONTGOMERY COUNTY, MARYLAND

KEY PLAN

ISSUE	DATE	DESCRIPTION
07.28.2014	07.28.2014	INITIAL SUBMISSION MNC&P&C
09.24.2014	09.24.2014	FINAL SUBMISSION MNC&P&C
03.30.2015	03.30.2015	DRG AMENDED SUBMISSION MNC&P&C
03.22.2015	03.22.2015	POST DRG AMENDED SUBMISSION

REVISIONS	NO	DATE	DESCRIPTION
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PROJECT NUMBER: 713-B3

DATE: MARCH 30, 2015

SCALE: As Shown

DRAWING TITLE: FIRE ACCESS PLAN

DRAWING NUMBER

FRS-2

PRELIMINARY NOT FOR CONSTRUCTION

N:\MD-Montgomery\Fenwick Professional Park\Autocad\Plot Plans\Fire Access Plan\Fire Access Plan.dwg

820160160 The Elizabeth House III at Elizabeth Square

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820160160-004.pdf V3” uploaded on/ dated **“8/11/2016”** and

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

1. Label Capital Crescent Trail clearly: “Proposed Capital Crescent Trail”.
2. Provide labeling to indicate standard Silver Spring standard Streetscaping along the site frontage. Any deviation should be clearly specified for our review and approval. All proposed brick pavement sections should be per CR 16-931 and MC-111.02 (provide a label accordingly). M&L agreement may be required.
3. Sidewalks in ROW:
 - a. Provide sidewalk to ADA standards (five feet wide) along the site frontages and label it accordingly. This entire width should be contained in a PIE/ROW.
 - b. Clarify on the plan as who will maintain the proposed streetscape on site. If not by Urban District, public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ROW for the additional sidewalk is needed.
4. Coordinate with MCDOT-commuter Services on:
 - a. The Bike share station location;
 - b. Finalizing the TMAg.

Dickel, Stephanie

From: Robert Graham <RGraham@RODGERS.com>
Sent: Wednesday, October 05, 2016 11:52 AM
To: Dickel, Stephanie
Subject: FW: Elizabeth Square & Purple Line Capital Crescent Trail - Coordination

Stephanie

As a follow up to Bill Kominers email yesterday related to Site Plan conditions; please find below Joana Conklin's email related to trail responsibilities.

Bob

From: Conklin, Joana [mailto:Joana.Conklin@montgomerycountymd.gov]
Sent: Tuesday, October 4, 2016 10:06 AM
To: Robert Graham <RGraham@RODGERS.com>
Cc: Wolanin, Emil <Emil.Wolanin@montgomerycountymd.gov>; Henn, Hannah <Hannah.Henn@montgomerycountymd.gov>
Subject: RE: Elizabeth Square & Purple Line Capital Crescent Trail - Coordination

Bob,

Yes, the trail is being constructed as part of the Purple Line project (but the trail is funded by the County), so there is potential for delay claims under the provisions of that contract. Just FYI, the delay claim potential is significant for this project, so we really need to avoid delay. As I mentioned, the County is not in a position to incur any additional cost to the trail project, as our budget does not include a contingency. So any change to the cost of the trail that might result from the Elizabeth Square development would need to be borne by the developer.

Hope this clears things up a bit, but if you want to discuss further just let me know.

-Joana

Joana Conklin

Rapid Transit System Development Manager
Montgomery County Department of Transportation
Office of the Director
101 Monroe Street, 10th Floor
Rockville, MD 20850
240-777-7195



Montgomery County Department of Transportation

From: Robert Graham [mailto:RGraham@RODGERS.com]
Sent: Tuesday, October 4, 2016 9:23 AM
To: Conklin, Joana
Subject: Elizabeth Square & Purple Line Capital Crescent Trail - Coordination

Joana

Thank you for the meeting yesterday.

Please give me a call or email to confirm my understanding that the trail is a part of the Purple Line work; with concerns over the potential of a delay (claim) if for some reason our project impacted their ability to complete the

project on time. In addition, the concerns were expressed related to any possible expenses related to redesign of the trail due to our projects construction status.

Thank you
Bob

Robert A. Graham, IV
Team Leader / Principal

RODGERS | Knowledge
CONSULTING | Creativity
Enduring Values

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
d. 240-912-2109 o. 301.948.4700 c. 301-873-1171 www.rodgers.com

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