

ELIZABETH SQUARE

Mixed-Use Project
Silver Spring, Maryland

BRIEF DESCRIPTION OF PLANS

Lee Development Group, Inc. (“LDG”) and the Housing Opportunities Commission of Montgomery County (“HOC”) are co-applicants (together, the “Applicant”) for the development of a mixed-use, optional method of development project (mostly multi-family residential, some ground level retail, and a portion of one building for a government operated recreation and service facility) to be constructed on the block bordered by Second Avenue on the east, Fenwick Lane on the north, Apple Avenue on the south, and the railroad right-of-way on the west, all in the Silver Spring Central Business District (the “CBD”).

HOC is the owner of property located at 1400 Fenwick Lane and 8560 Second Avenue in Silver Spring Maryland (collectively, the “HOC Property”). LDG, Inc. is the owner of the property adjacent to the HOC Property and located at 1315 Apple Avenue (the “LDG Property”) (the HOC Property and the LDG Property are hereinafter referred to collectively as the “Property”). The HOC Property is currently developed with two high-rise multi-family residential buildings: Elizabeth House and Alexander House. Elizabeth House, constructed in approximately 1966 and located in the northeast corner of the Property, is a 14-story building containing 160 affordable senior multi-family units. Alexander House, constructed in 1992 and located in the southeast corner of the Property, is a 16-story building containing 312 multi-family units. LDG’s Fenwick Professional Park, constructed in 1953 and located on the west side of the Property, consists of three two-story commercial buildings in an office townhouse configuration. The offices in the buildings are occupied by commercial tenants.

The Elizabeth House is more than 40 years old, and is home to 194 senior citizens who occupy all 160 dwelling units and who qualify for public housing. Due to the age of the structure and its need to be modernized, Elizabeth House is in need of replacement. Alexander House is approximately 22 years old and is home to a mixed-income population – 40% of the residents are income restricted households. The remaining 60% of the units are rented to residents who pay market rate rent.

Recent changes in public housing allow agencies such as HOC to leverage private financing and other affordable housing subsidies to serve the same families and individuals in a financially sustainable business model. Currently, public housing is a deficit funded program, which provides limited subsidy across a portfolio of approximately 1,000 units. By converting the housing development out of public housing through the Rental Assistance Demonstration program (“RAD”), HOC can transform Elizabeth Square into a vibrant, mixed income, transit-oriented, amenity rich community. Through a creative public/private partnership, HOC and LDG will assemble their respective properties and develop a two-phase project that will be called Elizabeth Square.

The HOC Property consists of four (4) lots and associated rights-of-way containing a total of 89,137 square feet of gross tract area. The LDG Property consists of one (1) lot and associated rights-of-way containing 46,895 square feet of gross tract area and is located adjacent to and between the HOC Property and the railroad right-of-way to the west. The combined gross tract area is 136,032. Approximately 22,410 square feet of the Property has been or is proposed to be dedicated for roadways. Therefore, the net tract area of the combined Property will be 113,622 square feet.

Phase I of the redevelopment will be the demolition of Fenwick Park and the construction of a new, modern multi-family building as a replacement for the existing Elizabeth House, to be known as Elizabeth House III. Phase II of the project will be the demolition of the existing Elizabeth House building and the construction of a second new, modern, multi-family building on that site, to be known as Elizabeth House IV. Alexander House will remain as a part of the overall project and will not be replaced. The senior citizens currently living in the Elizabeth House will remain in place during the demolition of Fenwick Park and the construction of the Phase I replacement building (Elizabeth House III). The senior residents will have the option to move into the new building. They will be able to select their new units and move next door to the new building (Elizabeth House III) prior to the demolition of Elizabeth House. Under this phasing plan, multiple moves for the senior residents will be avoided and they will have the opportunity to remain in the same community without interruption.

The proposed mixed-use project will consist of three buildings: the new Elizabeth House senior housing building (Phase I or Elizabeth House III), the new Phase II building (Elizabeth House IV), and Alexander House (that is already constructed and that will remain on the Property). There will be a total of approximately 771,005 gross square feet on the Property, including: (1) approximately 761,619 square feet of residential use; (2) approximately 9,386 square feet of non-residential use; and (3) 556 parking spaces (collectively, the "Project"). Of the total 771,005 gross square feet, 278,045 square feet is attributable to the existing Alexander House and the remainder will be new construction. However, of that 530,490 gross square feet of new construction, only 314,410 square feet is an actual increase over existing conditions. There will be a total of 908 residential units in the Project; at least 31% will be MPDUs and 10% will be WFHUs.

The Project includes several areas of public use space that will foster a sense of health, wellness and community. The indoor public use space will be the government operated recreation and service facility (managed and operated by the Montgomery County Department of Recreation) that includes the pool, fitness center and lockers, meeting/class space, the Wellness Center, and the Bistro Kitchen. The facilities will be open to the public. Part of the existing outdoor public use space from the Alexander House will also be included as part of the public use space. In addition, a community meeting room will be located in Phase II.

The outdoor public amenity spaces for the Project will have several components that include: (1) a main central plaza area and gardens framed by existing residences and the Phase I building; (2) the streetscape and entry court along the south side of Fenwick Lane between the Phase I and Phase II buildings; (3) the entry court at the terminus of Apple Avenue; (4) pedestrian connections to the bike trail; and (5) distance-measured walking circuits on the Property and in the public right-of-way.

A single garage will be below ground to serve the entire Project. The Project will have 556 parking spaces on-site. Public Parking Garage No. 7 with over 1,300 public parking spaces is conveniently located directly across the street with entrances at the corner of Second Avenue and Cameron Street and 1318 Fenwick Lane.

Access into the underground parking area for the Project will be located along Fenwick Lane and Apple Avenue. Two loading areas for the Project will be located off Fenwick Lane and one additional loading area (the existing loading area for Alexander House), will remain along Apple Avenue.



ideas that work

Attorneys at Law

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Bethesda, MD 20814-5367

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William Kominers

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Fax (301) 347-1783

wkominers@lerchearly.com

NOTICE OF APPLICATIONS
APPLICATIONS TO BE CONSIDERED BY
THE MONTGOMERY COUNTY PLANNING BOARD

PROJECT PLAN # 920150010; PRELIMINARY PLAN #120150030

Date: September 26, 2014

Name of Plans: Elizabeth Square

Current Zoning: CBD-1 and CBD 2

Number of Proposed Lots/Area Included: One Lot is Proposed/113,622 square feet

Geographical Location: Block bordered by Second Avenue on the east, Fenwick Lane on the north, Apple Avenue on the south, and the railroad right-of-way on the west, in Silver Spring, Md.

Description of Project: Proposed Mixed-Use (908 multi-family residential units, 9,386 square feet of ground level retail and restaurant, and a portion of one building will contain a government operated recreation and service facility)

The above-referenced plan applications have been filed with the Montgomery County Planning Board and are being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the *Manual of Development Review Procedures for Montgomery County, Maryland*.

Copies of the proposed plans are enclosed. The plans may change because of specific reviews and changes suggested by Maryland-National Capital Park and Planning Commission (M-NCPPC) and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Application and Regulatory Coordination Division, DARC: MNCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the M-NCPPC lead reviewer. Contact information for the lead reviewer is available by linking to the Development Activity Information Center (DAIC) on the M-NCPPC website at www.montgomeryplanning.org/development.

Copies of the plan applications have also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

The Montgomery County Planning Board will hold a public hearing on the above-referenced plan applications to obtain public comment. Written notification of the public hearing date will be sent to you no later than ten days before the hearing.

If you have any questions pertaining to the applications, please contact the lead reviewer. If you have general questions about M-NCPPC's process, please contact the Information Counter at (301) 495-4610.

Sincerely,

William Kominers



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CERTIFICATE OF COMPLIANCE

I do hereby certify, to the best of my knowledge, information, and reasonable belief, that all of the information and data provided with this application is accurate, and all of the features and elements provided on the plans is consistent with the standards of the applicable zone. The certification includes, but is not limited to boundary information, property information and ownership, topography, historic resources, etc. I agree that the submitted plans may be rejected or returned by the Maryland-National Capital Park and Planning Commission if the plans are found to be inaccurate, false or misleading.



Applicant or Applicant's Representative 7/18/14 Date

Print Name: Bruce H. Lee

Print Company: Lee Development Group, Inc.

Print Title: President

Plan Name: Elizabeth Square

Plan Number: 920150010



Enhancing the value of land assets

September 23, 2014

Attn: Angela Brown
Maryland-National Capital of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Elizabeth Square
Notice of Public Meeting
RCI Project No.:714B3

Dear Ms. Brown:

On behalf of our client(s), Lee Development Group and the Housing Opportunities Commission, we are submitting this notarized affidavit to state that the sign(s) have been posted on-site September 19, 2014 for the Elizabeth Square Development Application, per M-NCP&PC's Sign Posting Procedures. Please see the pictures enclosed. We placed (4) signs along the subject sites public right-of-way frontages; one at Second Street, one at Fenwick Lane, one at Apple Avenue, and one at the WMATA rail track.

Sincerely,
Rodgers Consulting, Inc.

Ryan D. White
Senior Planner / Associate

STATE OF MARYLAND

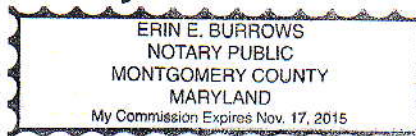
COUNTY OF Montgomery to wit:

I HEREBY CERTIFY that on this 23rd day of September, 2014, before me, a Notary Public in and for the State and County aforesaid, personally appeared Ryan D. White, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed instrument and acknowledged that said individual executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: Nov. 17, 2015

Encl.



Date & Time: Fri Sep 19 08:51:08 EDT 2014

Position: -098.99588°W -077.03255°

Altitude: 348ft

Azimuth/Bearing: 354° N06W 6293mils (True)

Elevation Angle: -13.1°

Horizon Angle: -00.6°

Zoom: 1X

DEVELOPMENT APPLICATION FOR:

Elizabeth Square

Combined Project & Preliminary Plan

Plan Number's 920150010 & 120150030

Proposed Mixed Use (908 Multi-Family Residential Units, 9386 sf. of ground floor Retail and Restaurant, & a portion of one building will contain a government operated recreation and service facility)

For process and hearing information please contact:

■ The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910
www.montgomeryplanning.org/development
(301) 495-4550

Date & Time: Fri Sep 19 08:31:32 EDT 2014

Position: +038.99601° / -077.03332°

Altitude: 383ft

Azimuth/Bearing: 215° S35W 3822mils (True)

Elevation Angle: -12.9°

Horizon Angle: -03.7°

Zoom: 1X

DEVELOPMENT APPLICATION FOR:

Elizabeth Square

Combined Project & Preliminary Plan

Plan Number's 920150010 & 120150030

Proposed Mixed Use (908 Multi-Family Residential Units, 9386 sf. of ground floor Retail and Restaurant, & a portion of one building will contain a government operated recreation and service facility)

For process and hearing information please contact:

■ The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910
www.montgomeryplanning.org/development
(301) 495-4550

Date & Time: Fri Sep 19 08:44:17 EDT 2014

Position: +038.99632° / -077.03233°

Altitude: 349ft

Azimuth/Bearing: 232° S52W 4124mils (True)

Elevation Angle: -11.2°

Horizon Angle: -01.3°

Zoom: 1X

DEVELOPMENT APPLICATION FOR:

Elizabeth Square

Combined Project & Preliminary Plan

Plan Number's 920150010 & 120150030

Proposed Mixed Use (908 Multi-Family Residential Units, 9386 sf. of ground floor Retail and Restaurant, & a portion of one building will contain a government operated recreation and service facility)

For process and hearing information please contact:

■ The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910
www.montgomeryplanning.org/development
(301) 495-4550

Date & Time: Fri Sep 19 06:32:37 EDT 2014

Position: +038.99827° / -077.93379°

Altitude: 342ft

Azimuth/Bearing: 152° S28E 2702mils (True)

Elevation Angle: +02.5°

Horizon Angle: -00.1°

Zoom: 1X

DEVELOPMENT APPLICATION FOR:

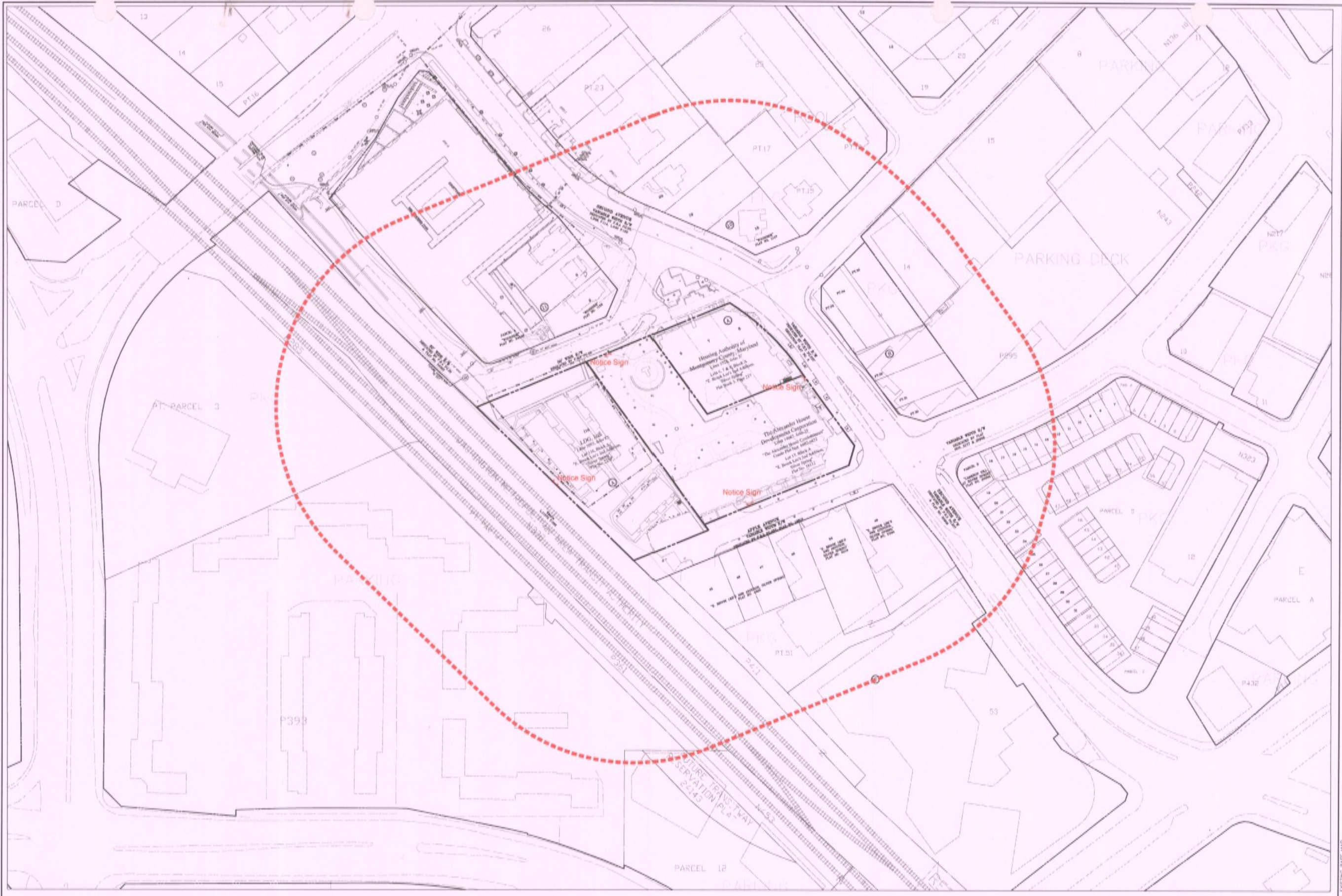
Elizabeth Square

**Combined Project & Preliminary Plan
Plan Number's 920150010 & 120150030**

**Proposed Mixed Use (908 Multi-Family Residential
Units, 9386 sf. of ground floor Retail and Restaurant,
& a portion of one building will contain a government
operated recreation and service facility)**

For process and hearing information please contact:

**■ The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910
www.montgomeryplanning.org/development
(301) 495-4550**



REVISION	DATE	REVISION	DATE	REVISION	DATE

Lee Development Group
 Fenwick Professional Park
 LDC, INC
 8601 Georgia Avenue
 Suite 200
 Silver Spring, MD 20910
 Phone: 301-383-7000
 Contact: Mr. Bruce Lee

**Notice of Application
 Sign Posting Location Plan
 for Combined Plan**

RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values

1987 Century Boulevard
 Suite 200
 Gaithersburg, Maryland 20878
 Ph: 301-948-4700 (Main)
 Ph: 301-283-8800 (Friedrich)
 Ph: 301-948-0070
 www.rodgers.com

DATE	BY	DATE

Lot 116, Block A, Plat No. 2250

Elizabeth Square

Liber 3093, folio 82
 WHEATON (13th) ELECTION DISTRICT,
 MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 50'
JOB NO.	71492
DATE	July 2014
SHEET NO.	1 of 1

\\M\Montgomery\Archie Professional Park\Subarea\Site Plans\Exhibit\development Applr Sign Location - Prelim.dwg Layout1 - Jul 25, 2014, 11:23pm

AFFIDAVIT OF BRUCE H. LEE

I, Bruce H. Lee, hereby certify that LDG, Inc. and the Housing Opportunities Commission of Montgomery County ("HOC") held a pre-filing community meeting prior to filing the Project Plan and Preliminary Plan Applications for the Elizabeth Square Project. The meeting was held on June 26, 2014 at 7:00 p.m. at the Lee Plaza, 1st floor, 8601 Georgia Avenue, Silver Spring, Maryland. Representatives from LDG and HOC and their development team were also present.

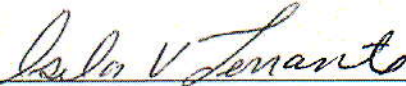
I declare that the foregoing is true and correct. Executed on ~~June~~ ^{July} 18, 2014, in Montgomery County, Maryland.

By: 
Bruce H. Lee, President
LDG, Inc.

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that on the 18 day of July, 2014, before me, the subscriber, a Notary Public in and for the aforesaid jurisdiction, personally appeared Bruce H. Lee, who acknowledged himself to me, and that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand, at office, this 18 day of July, 2014.


Notary Public

My Commission Expires: 12.26.2016

Isela Vanessa Ferrante
Notary Public
Prince George's County
Maryland



ideas that work

Attorneys at Law
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lerchearly.com

June 11, 2014

NOTICE OF PRE-SUBMISSION COMMUNITY MEETING FOR
PROJECT PLAN AND PRELIMINARY PLAN APPLICATIONS

Name of Plans:	Elizabeth Square
Project Plan No. / Preliminary Plan No.	To be determined after submission
Zoning:	CBD-1 and CBD-2
Proposal:	Mixed-use (mostly multi-family residential) Project
Location:	Silver Spring, Maryland

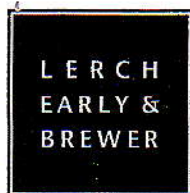
The above-referenced plans will be filed with the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in July, 2014.

You are invited to a pre-submission community meeting on Thursday, June 26, 2014, from 7:00-8:00 p.m. at 8601 Georgia Avenue, first floor, in Silver Spring, Maryland. The purpose of the meeting is to provide you an opportunity to review the above-referenced plans. Representatives from Lee Development Group and the Housing Opportunities Commission and their development team will be available to explain the proposal and to answer questions.

After the plans are filed, they will be reviewed under the provisions of the Montgomery County Code; the plans could change due to specific reviews and changes suggested by M-NCPPC and other County and State agencies. After the plans are filed, M-NCPPC will schedule a public hearing on the plans to obtain public comment. Notices of the public hearing will be sent to adjoining and confronting property owners and civic associations no later than ten (10) days before the hearing. After the plans are filed, questions may be directed to the M-NCPPC's Development Review Division at (301) 495-4595. Thank you.

LERCH EARLY & BREWER, CHTD.


William Kominers



ideas that work

Attorneys at Law
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lerchearly.com

June 17, 2014

CLARIFICATION

June 11, 2014

NOTICE OF PRE-SUBMISSION COMMUNITY MEETING FOR
PROJECT PLAN AND PRELIMINARY PLAN APPLICATIONS

Name of Plans:	Elizabeth Square
Project Plan No. / Preliminary Plan No.	To be determined after submission
Zoning:	CBD-1 and CBD-2
Proposal:	Mixed-use (mostly multi-family residential) Project
Location:	West side of Second Avenue between Fenwick Lane and Apple Avenue in Silver Spring, Maryland

The above-referenced plans will be filed with the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in July, 2014.

You are invited to a pre-submission community meeting on Thursday, June 26, 2014, from 7:00-8:00 p.m. at 8601 Georgia Avenue, first floor, in Silver Spring, Maryland. The purpose of the meeting is to provide you an opportunity to review the above-referenced plans. Representatives from Lee Development Group and the Housing Opportunities Commission and their development team will be available to explain the proposal and to answer questions.

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LERCH EARLY & BREWER, CHTD.

William Kominers
William Kominers *WKA*

c/o HOC
Alexander House Dev. Corp.
10400 Detrick Ave.
Kensington, MD 20895-2440

LDG Inc.
8601 Georgia Ave. , #200
Silver Spring, MD 20910

Housing Authority of Montgomery Co.
10400 Detrick Ave.
Kensington, MD 20895-2440

Washington Metro Area Transit Authority
600 Fifth St. NW
Washington, DC 20000

Washington Metro Area Transit Authority
950 S. L'Enfant Plaza SW
Washington, DC 20024

Washington Metro Area Transit Authority
950 S. L'Enfant Plaza SW
Washington, DC 20024

Washington Metro Area Transit Authority
950 S. L'Enfant Plaza SW
Washington, DC 20024

State of Maryland
300 W. Preston St., Ste 601
Baltimore, MD 21201-2308

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Baltimore, MD 21201-2308

State of Maryland
300 W. Preston St., Ste 601
Baltimore, MD 21201-2308

c/o The Comm Mngmt Group
Cameron Hill Owners Association Inc.
14435 Cherry Lane Ct #205
Laurel, MD 20707-4959

EOB
Montgomery County
101 Monroe Street
Rockville, MD 20850

Fenwick Silver Spring LLC
16220 Frederick Rd., Ste. 325
Gaithersburg, MD 20877

Nedan LLC
1906 Franwall Ave.
Silver Spring, MD 20902-2918

John H. Rossi
918 Stanley Ave.
Los Altos, CA 94024

c/o Stephen Yee
Brelu LLC
12009 Edgepark Ct.
Rockville, MD 20854-2138

David & D. Goren
8600 2nd Ave.
Silver Spring, MD 20910-3326

Fenwick Station Venture LLC
4601 N. Fairfax Drive, Ste. 1150
Arlington, MD 22203

8604 Second Ave. Associates LLC
13136 Brushwood Way
Potomac, MD 20854

Joyce L. Bosc
8606 2nd Ave.
Silver Spring, MD 20910-3326

8611 Second Avenue LLC
7420 Hayward Rd., Suite 203
Frederick, MD 21702

Baltimore Region Inc.
Easter Seals Greater Washington
1420 Spring St.
Silver Spring, MD 20910

Pea Meng Carter
Brent a. Carter
8501 Cameron St.
Silver Spring, MD 20910-3466

James D. Oliver 3rd Trustee
8503 Cameron St.
Silver Spring, MD 20910-3901

Lee Ama S. Bekoe
8505 Cameron St.
Silver Spring, MD 20910-3466

Rebecca Margulies
Johnathan Margulies
8507 Cameron St.
Silver Spring, MD 20910-3466

Chabi C. & M. Kalita
8509 Cameron St.
Silver Spring, MD 20910-3901

Rebecca Ashley Cohen
Bret Steven Cohen
8511 Cameron St.
Silver Spring, MD 20910-3466

& E. D. Cato
George L. Cato Jr.
9334 Harvey Dr.
Silver Spring, MD 20910-1639

Edward K. Wells
Shipra G. Wells
1321 Cameron Hill Court
Silver Spring, MD 20910

Jerry L. Bashore
1319 Cameron Hill Court
Silver Spring, MD 20910-3467

Garfield Heard
1735 Peachtree St. NE, Unit 133
Atlanta, GA 30309-7004

Arun G. Jayakumar
8533 2nd Ave.
Silver Spring, MD 20910-3378

Nancy M. Toy
8531 2nd Ave.
Silver Spring, MD 20910-3378

Ian C. Kelly
8529 2nd Ave.
Silver Spring, MD 20910-3378

Kathryn M. Holland
8527 2nd Ave.
Silver Spring, MD 20910-3378

Patricia Anne Bruns Deporter Trust
8525 2nd Ave.
Silver Spring, MD 20910-3378

BKL Properties LLC
12009 Edgepark Ct.
Rockville, MD 20854-2138

Deanna Buck
8521 2nd Ave.
Silver Spring, MD 20910-3378

c/o William F. Peel Jr.
Summit Building LLC
4401 E. West Hwy, Fl. 5
Bethesda, MD 20814-4523

Falkland Road Residential LLC
4445 Willard Ave., Ste. 500
Chevy Chase, MD 20815

c/o Finmarc Management Inc.
8501 Georgia LLC et al.
4733 Bethesda Ave.
Bethesda, MD 20814

c/o MIB Associates
8609 Second Ave. LTD Partnership
8609 2nd Ave., Suite 307B
Silver Spring, MD 20910

AMH Commercial LLC
19921 White Ground Road
Boysds, MD 20841-9460

AMH Commercial LLC
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Boysds, MD 20841-9460

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19921 White Ground Road
Boysds, MD 20841-9460

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Boysds, MD 20841-9460

AMH Commercial LLC
19921 White Ground Road
Boysds, MD 20841-9460

AMH Commercial LLC
19921 White Ground Road
Boysds, MD 20841-9460

Ban Properties LLC
8609 2nd Ave., Suite 401B
Silver Spring, MD 20910-6361

Ban Properties LLC
8609 2nd Ave., Suite 401B
Silver Spring, MD 20910-6361

Bonbright LLC
9607 Culver St.
Kensington, MD 20895-3631

Bonbright LLC
9607 Culver St.
Kensington, MD 20895-3631

Lavern Benth
Colin Bruce &
7611 Maple Ave., Apt. 407
Takoma Park, MD 20912-5530

Colin A. Bruce et al Tr.
7611 Maple Ave., Apt. 407
Takoma Park, MD 20912-5530

Butternut Partners No. 1
8609 2nd Ave., Ste. 506B
Silver Spring, MD 20910-3362

Butternut Partners No. 1
8609 2nd Ave., Ste. 506B
Silver Spring, MD 20910-3362

COGC Property Management LLC
8609 2nd Ave., Ste. 304B
Silver Spring, MD 20910-3361

COGC Property Management LLC
8609 2nd Ave., Ste. 304B
Silver Spring, MD 20910-3361

COGC Property Management LLC
8609 2nd Ave., Ste. 304B
Silver Spring, MD 20910-3361

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Silver Spring, MD 20910-3361

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Silver Spring, MD 20910-3361

COGC Property Management LLC
8609 2nd Ave., Ste. 304B
Silver Spring, MD 20910-3361

COGC Property Management LLC
8609 2nd Ave., Ste. 304B
Silver Spring, MD 20910-3361

Ashok & R. Goel
16505 Harbour Town Dr.
Silver Spring, MD 20905-4042

Ashok & R. Goel
16505 Harbour Town Dr.
Silver Spring, MD 20905-4042

Harold D. Goodman
3620 Dustin Road
Burtonsville, MD 20866-1010

Jata Holdings LLC
2420 Astrid Ct.
Brookeville, MD 20833-3254

MIB Associates
8609 2nd Ave., Ste. 307B
Silver Spring, MD 20910-3361

Lisa M. Newell
8609 2nd Ave., Ste 403B
Silver Spring, MD 20910

Lisa M. Newell
8609 2nd Ave., Ste 403B
Silver Spring, MD 20910

Ravi & Anita Passi
12409 Bacall Ln.
Potomac, MD 20854-1026

Ravi & Anita Passi
12409 Bacall Ln.
Potomac, MD 20854-1026

Pediatric Professionals of Silver Spring LLC
8609 2nd Ave., Ste. 407-B
Silver Spring, MD 20910-3362

Melvin & Linda G. Rische
1208 Burton St.
Silver Spring, MD 20910

Melvin & Linda G. Rische
1208 Burton St.
Silver Spring, MD 20910

Jalil & Sylvia Shoraka
15108 Westbury Rd.
Rockville, MD 20853-1762

SLG Properties LLC
3822 Village Park Dr.
Chevy Chase, MD 20910

SLG Properties LLC
3822 Village Park Dr.
Chevy Chase, MD 20910

Jong I. Talbert et al
5614 54th Ave.
Riverdale, MD 20737

Jong I. Talbert et al
5614 54th Ave.
Riverdale, MD 20737

Schavez L. Tidwell
8609 2nd Ave., Ste. 504B
Silver Spring, MD 20910-3362

Schavez L. Tidwell
8609 2nd Ave., Ste. 504B
Silver Spring, MD 20910-3362

Allied Civic Group
Michael Diegel
P.O. Box 13238
Silver Spring, MD 20911

Allied Civic Group
William Anderson, Jr.
160 Norwood Road
Silver Spring, MD 20905

Bonaire Homes Assn.
Melinda Wilkins
P.O. Box 1041
Silver Spring, MD 20910-0041

Cameron Hill Homeowners Assn.
Robert Middleton
8517 Second Avenue
Silver Spring, MD 20910

Chevy Chase Crest Homeowners Assn.
Contact
6935 Wisconsin Ave. Ste. 400
Chevy Chase, MD 20815

East County Citizens Advisory Board
Chair
3300 Briggs Chaney Road
Silver Spring, MD 20904

East Silver Spring Citizens Assn.
Robert Colvin
841 Gist Avenue
Silver Spring, MD 20910

Elizabeth House Residents Assn.
Manager
1400 Fenwick Lane
Silver Spring, MD 20910

Friends of Sligo Creek
Bruce Sidwell
P O Box 11572
Takoma Park, MD 20913

Friends of Sligo Creek
Laura Mol
P O Box 11572
Takoma Park, MD 20913

Friends of Sligo Creek
Michael Wilpers
P O Box 11572
Takoma Park, MD 20913

Hartford-Thayer Condo.
Board of Directors
500 Thayer Avenue
Silver Spring, MD 20910

Lofts24 Condo Association
Gloria Weissman
8316B Fenton Street
Silver Spring, MD 20910

Lofts24 Condo Association
Katherine Nelson
902D Bonifant Street
Silver Spring, MD 20910

Lyttonsville Citizens Association
Patricia Tyson
2300 Michigan Avenue
Silver Spring, MD 20910

Lyttonsville Citizens Association
Charlotte Coffield
2304 Michigan Avenue
Silver Spring, MD 20910

Montgomery County Air Park
John Luke
7940 Air Park Road
Gaithersburg, MD 20879

Montgomery County Civic Federation
Jim Humphrey
5104 Elm Street
Bethesda, MD 20814

Montgomery County Civic Federation
Carol Ann Barth
10602 Lockridge Drive
Silver Spring, MD 20910

Montgomery County Renters Alliance Inc.
Matthew Losak
1001 Spring Street #316
Silver Spring, MD 20910

Montgomery County Renters Alliance Inc.
Hermoine Freeman
1001 Spring Street #316
Silver Spring, MD 20910

Montgomery Preservation, Inc.
Judith Christensen
6 Walker Avenue
Gaithersburg, MD 20877

Montgomery Taxpayers League
Joan Fidler
7400 Pyle Road
Bethesda, MD 20817

North Hills of Sligo Civic Assn.
Michael Welsh
9505 Dallas Ave.
Silver Spring, MD 20901

North Hills of Sligo Civic Assn.
Dale Tibbitts
9511 St. Andrews Way
Silver Spring, MD 20901

North Takoma Citizens Assn.
Jim Evans
703 New York Avenue
Takoma Park, MD 20912

North Woodside-Montgomery Hills
Jean Teichroew
P.O. Box 8022
Silver Spring, MD 20910

North Woodside-Montgomery Hills
President
P.O. Box 8022
Silver Spring, MD 20907-8022

North Woodside-Montgomery Hills
Laurie Berger
P.O. Box 8022
Silver Spring, MD 20910

Northern Montgomery County Alliance
Julius Cinque
22300 Slidell Road
Boysd, MD 20841

Park Hills Civic Assn.
Alan Bowser
409 Deerfield Avenue
Silver Spring, MD 20901

Park Sutton Condo.
Steve Butler
1900 Lyttonsville Road
Silver Spring, MD 20901

Presidents Council of Silver Spring CA
Andrew Kleine
9417 Worth Avenue
Silver Spring, MD 20901

PROGRESS
Mike Kraft
120 Dale Drive
Silver Spring, MD 20910

Rock Creek Forest Citizens Assn.
Judith Koenick
2714 Washington Avenue
Chevy Chase, MD 20815

Rock Creek Gardens Condo.
Tobi Suarez
2224A Washington Ave
Silver Spring, MD 20910

Rosemary Hills Neighbors' Association
Mark Mendez
2222 Richland Street
Silver Spring, MD 20910

Rosemary Hills Neighbors' Association
Valarie Barr
2209 Richland Street
Silver Spring, MD 20910

Saddle Ridge Condominium
Bob Elks
12701 Fairlake Circle #400
Chantilly, VA 20153

Saddle Ridge Condominium
Board of Directors
PO Box 221350
Chantilly, VA 20153

Seven Oaks-Evanswood Citizens Assn.
Jean Cavanaugh
9207 Worth Avenue
Silver Spring, MD 20901

Sierra Club - Montgomery County Group
Jim Fary
2836 Blue Spruce Lane
Silver Spring, MD 20906-3166

Silver Spring Historical Society
Jerry McCoy
800 Thayer Avenue
Silver Spring, MD 20910-4504

Silver Spring-Takoma Traffic Coalition
Charles Wolff
635 Bennington Drive
Silver Spring, MD 20910

South Silver Spring Neighborhood Assn.
Brian Savoie
7984 Eastern Avenue #317
Silver Spring, MD 20910

Spanish Speaking People of Montgomery
Pedro Porro
5729 Bradley Boulevard
Bethesda, MD 20814

Takoma Park Community Center
Rosalind Grigsby
7500 Maple Avenue
Takoma Park, MD 20912

Takoma Park Community Center
Bruce Williams, Mayor
7500 Maple Avenue
Takoma Park, MD 20912

Takoma Park Community Center
Erkin Ozberk
7500 Maple Avenue
Takoma Park, MD 20912

Washington Metro Area Transit Authority
Shyam Kannan
600 Fifth Street NW
Washington, DC 20001

Woodside Civic Assn.
Peter Murtha
8710 Second Avenue
Silver Spring, MD 20910

Woodside Civic Assn.
John Dittmeier
9910 Georgia Avenue
Silver Spring, MD 20910

Woodside Forest Citizens Assn.
Phil Curtin
9407 Crosby Road
Silver Spring, MD 20910

Woodside Mews Homeowners Assn
Emiroglu Management Services, LLC
673 Potomac Station Drive NE Ste 618
Leesburg, VA 20176

Woodside Park Civic Assn.
Barbara Ditzler
1225 Noyes Drive
Silver Spring, MD 20910

Woodside Park Civic Assn.
Brian Ditzler
1225 Noyes Drive
Silver Spring, MD 20910

Woodside Park Civic Assn.
Christine Morgan
1008 Woodside Parkway
Silver Spring, MD 20910

Woodside Park Civic Assn.
Jim Burke
1422 Highland Drive
Silver Spring, MD 20910

Woodside Park Civic Assn.
Robert Oshel
9114 Crosby Road
Silver Spring, MD 20910

Woodside Park Homeowners Assn.
Jeff Secunda
8804 Alton Parkway
Silver Spring, MD 20910

Woodlin Elementary School
Mrs. Shoua Moua, Principal
2101 Luzerne Avenue
Silver Spring, MD 20910

Sligo Middle School
Mr. Eric Wilson, Principal
1401 Dennis Avenue
Silver Spring, MD 20902

Albert Einstein High School
Mr. James Fernandez, Principal
11135 Newport Mill Road
Kensington, MD 20895

Silver Spring Library
Fran Ware, Branch Manager
8901 Colesville Road
Silver Spring, MD 20910

MNCPPC-DARC
Angela Brown
8787 Georgia Avenue
Silver Spring, MD 20910

Lerch, Early & Brewer, Chtd.
William Kominers
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Lerch, Early & Brewer, Chtd.
Susan M. Reutershan
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Lee Development Group
Bruce H. Lee
8601 Georgia Ave., Lee Plaza, Suite 200
Silver Spring, MD 20910

Montgomery County Housing
Opportunities Commission
Christopher Donald
10400 Detrick Avenue
Kensington, MD 20895

KGD
Ben Kishimoto
1300 Wilson Blvd., Suite 250
Rosslyn, VA 22209

Rodgers Consulting, Inc.
Robert Graham
19847 Century Blvd., Suite 200
Germantown, MD 20874

Oculus
Don Hoover
2410 17th St. NW, Suite 201
Washington, DC 20009

Kimley-Horn and Associates, Inc.
Edward Y. Papazian
11400 Commerce Park Dr., Suite 400
Reston, VA 20191

**Elizabeth Square
Pre-Submission Community Meeting: Sign-in Sheet
June 26, 2014
Location: 8601 Georgia Avenue, Silver Spring, Md.**

Name *	Address	Phone Number	E-mail Address
ANDRA DE MORAES	8560 2nd ^{Ave} Ave #906	301 547 5839	_____
Laura Bernstein	8560 Second Ave. #906	240-274-1702	
Barbara Sanders	1710 Noyes Ln 20910	301-587-323	sandersb@verizon.net
Angelo Couli	8704 2nd Ave 20810	301-589-0215	
WEBB SMEDLEY	" " " "	" "	wsmedley@gmail.com
Mel Tull	8601 Georgia Ave	301-585-7000	mel@leedg.com
Michelle Blanc	8390 8580 Second Ave	301-557-1232	blancm@holycrosshealth.org
Mary Ann Nyamwaya	1701 Noyes Ln	301-589-9000	_____
Ethan M. Balis	1414 Fenwick Lane	240-650-8142	ethan@el-pianenergy.com
Lucy Scott	8601 Georgia Ave	301-585-5120	lscottus@gmail.com
Jeheyis Neguer	8604 2nd Ave	240 585 1232	Neguerje@youth-clinic.org
Fusan Reutershan	3 Britz de Micholentes	301-841-3830	smreutershan@verizon.net
Paul D. +ko	11330 Hollowstone Dr Rockville, MD 20852	202-669-7156	pwdot@yahoo.com
Bruce H. Lee	4165 Franklin Street Kensington, MD 20785	301-545-7000	bruce@leedg.com
Christopher Donald	10400 Beltrich Ave Hensington, MD	240 627 9561	christopher.donald@hame.org

* Please put a check next to your name if you wish to be a party of record.

**Elizabeth Square
Pre-Submission Community Meeting: Sign-in Sheet
June 26, 2014
Location: 8601 Georgia Avenue, Silver Spring, Md.**

Name *	Address	Phone Number	E-mail Address
Tom Donaghy	1300 Wilson Rosslyn VA	571-215-1096	tdonaghy@kadarchitects.com
WILLIAM KOMINBERG	3 BETHSDA METRO CENTER	301-841-3829	WKOMIN@USREHEARD.COM

* Please put a check next to your name if you wish to be a party of record.

Elizabeth Square
Pre-Submission Community Meeting: Sign-in Sheet
June 26, 2014
Location: 8601 Georgia Avenue, Silver Spring, Md.

Name *	Address	Phone Number	E-mail Address
Sandra Demoraes	8560 2 nd Avenue, #409	(301) 547-5839	
Laura Bernstein	8560 Second Avenue, #906	(240) 274-1702	
Barbara Sanders	1710 Noyes Lane	(301) 587-7323	sandersbh@verizon.net
Angela Couli	8704 2 nd Avenue	(301) 589-0215	
Webb Smedley	8704 2 nd Avenue	(301) 589-0215	wlsmedley@gmail.com
Mel Tull	8601 Georgia Avenue	(301) 585-7000	mel@leedg.com
Michelle Blanc	8580 Second Avenue	(301) 557-1232	blancm@holycrosshealth.org
Mary Ann Nyamweya	1701 Noyes Lane	(301) 589-9030	
Ethan M. Balis	1414 Fenwick Lane	(240) 650-8142	ethan@el_signergy.com
Lucy Scott	8601 Georgia Avenue	(301) 565-5420	lscott.us@gmail.com
Yeheyis Negussie	8604 2 nd Avenue	(240) 585-1232	negussie@ynclinic.org
Susan Reutershan	3 Bethesda Metro Center, #460 Bethesda, MD 20814	(301) 841-3830	smreutershan@lercheearly.com
Paul Dutko	11330 Hollowstone Drive Rockville, Maryland 20852	(202) 669-7956	pwdut@yahoo.com
Bruce H. Lee	4105 Franklin Street Kensington, Maryland 20898	(301) 565-7000	bruce@leedg.com

Elizabeth Square
Pre-Submission Community Meeting: Sign-in Sheet
June 26, 2014
Location: 8601 Georgia Avenue, Silver Spring, Md.

Christopher Donald	10400 Detrick Avenue Kensington, Maryland	(240) 627-9551	christopher.donald@hocmc.org
Tom Donaghy	1300 Wilson Blvd #250 Rosslyn Virginia 22209	(571) 215-1696	tdonaghy@kgdarchitecture.com
William Kominers	3 Bethesda Metro Center, #460 Bethesda, MD 20814	(301) 841-3829	wkominers@lercheearly.com

* Please put a check next to your name if you wish to be a party of record.

Pre-Submission Community Meeting Minutes
Lee Development Group, Inc. and
Housing Opportunities Commission of Montgomery County
Project Plan and Preliminary Plan Applications for Elizabeth Square

June 26, 2014

The pre-submission community meeting was held on the first floor of the Lee Building, 8601 Georgia Avenue, Silver Spring, Maryland on Thursday, June 26, 2014. The meeting commenced at approximately 7:00 p.m.

The following representatives of the Housing Opportunities Commission of Montgomery County ("HOC") and Lee Development Group, Inc. ("LDG") (together, the "Applicant") and its consultant team (the "Team") attended the meeting:

Christopher Donald	HOC
Bruce Lee	LDG
Mel Tull	LDG
Paul Dutko	LDG
Lucy Scott	LDG
Thomas Donaghy	KGD Architects
William Kominers	Lerch, Early & Brewer
Susan Reutershan	Lerch, Early & Brewer

In addition to the team members present at the meeting, nine (9) community members also attended. Please refer to the attached sign-in sheets for their contact information.

Christopher Donald from HOC introduced himself and then asked the development team to introduce themselves. He briefly explained how HOC and LDG became partners in the Elizabeth Square Project, located on the property bounded by Second Avenue on the east, Fenwick Lane on the north, Apple Avenue on the south, and the railroad right-of-way on the west, in Silver Spring (the "Property").

Mr. Donald described the purpose of the meeting as an opportunity to present the Project Plan and Preliminary Plan for the proposed Project to the community. He stated that the development team will provide information during the meeting and answer questions about the proposed plans.

Mr. Donald presented a PowerPoint that he referenced as he spoke. Pointing out the location of the Project, Mr. Donald identified the buildings currently on the Property that include: (1) the Elizabeth House multi-family public housing building that houses senior citizens of low income (public housing);

(2) the Alexander House multi-family building that houses a mixed income population (individuals of low to moderate income, as well as those who can afford to pay market-rate rent); and (3) the Fenwick Professional Park that consists of two-story commercial buildings. He briefly described the ages of the buildings and stated that both the Elizabeth House and the Fenwick Professional Park are at the end of their useful lives and need to be replaced.

Describing recent changes in public housing that allow agencies such as HOC to leverage private financing and other affordable housing subsidies to serve the same families and individuals in a financially sustainable business model, Mr. Donald advised the attendees that the Elizabeth Square Project could become a model for similar projects around the country. When completed, the Project will be a transit-oriented, mixed-use, mixed income, multi-generational project that will transform the urban block upon which it is located.

Mr. Donald explained that the Project will be constructed in two phases. Phase I will be the demolition of the Fenwick Professional Park structures and the construction of a new building to provide replacement for the Elizabeth House residents. All the senior citizens currently residing in the existing Elizabeth House (Phase I) will be eligible to move into the "new" Elizabeth House building. Phase II of the Project will be the demolition of the existing Elizabeth House and the construction of a new multi-family residential building on that part of the site. The Alexander House will remain in normal operation throughout.

The overall theme for the Project is "health, wellness, and art." The majority of the public use space for the Project is planned to be an indoor public facility, on the plaza level of the "new" Elizabeth House (Phase I). To that end, HOC and the Montgomery County Department of Recreation ("MCDR") are working together to plan for activities that MCDR will manage and operate in the space for the benefit of residents on the Property and members of the community at large. At this time, the preliminary plans for this public use space for the Project include a swimming pool, a Wellness Center (in partnership with Holy Cross Hospital), and the "Bistro", an educational kitchen that can be used to teach residents and community members how to prepare affordable, nutritious meals. Mr. Donald stated that HOC has recently engaged a pool consultant, but that the consultant's recommendations have not yet been completed.

Mr. Donald also stated that some of the roofs will be green roofs and that the Applicant will explore the possibility of providing some rooftop gardens for use by the residents.

The Project will contain public amenities that will further expand on the theme of health, wellness and art. A "central plaza" will be the large outdoor common area in the center of the Project. There will be walking circuits on the Property and in the public areas adjacent to the Property. There will also be a bike path along the Capital Crescent Trail route (the "CCT") to the west of the Property.

Mr. Donald invited the attendees to look at the 3-D model of the Project that the architects brought to the community meeting.

The presentation was followed by a question and answer period. The following questions and answers by the development Team were discussed at the meeting:

1. Question: What are you doing about the bike trail that is part of the CCT?

Answer: The CCT plans have not yet been designed but the plans for the Project will include an "easy" way to get the bicycles up the grade to Apple Avenue.

2. Question: How will you deal with the issue of noise from the "track side" of the Property so that residents in the building closest to the tracks are not disturbed?

Answer: We plan to have double pane windows along that side of the building and, perhaps, have a noise analysis prepared, if needed.

3. Question: What is the timing for the Project?

Answer: The Team plans to file the initial applications in mid-July and estimates that it will take approximately 18-24 months to obtain all required approvals (including site plan approval). The team estimates that the construction of Phase I will commence in 2016 and be completed in approximately 2018. Once Phase I is complete, HOC will determine the timing for Phase II.

4. Question: What is the height of Fenwick Station?

Answer: Approximately 6 stories.

5. Question: How many units in Alexander House?

- Answer: There are currently 312 units.
6. Question: What income group will the Alexander House serve?
- Answer: The Alexander House serves a diverse economic population, 40% of whom reside in affordable units (from very low to moderate level rentals) and 60% of whom reside in market rate units.
7. Question: Will there be a playground near the Alexander House? How many children live there?
- Answer: We are not sure how many children currently live in the Alexander House. The public amenities plan is conceptual at this point in time but the Applicant wants to provide amenities for all ages. Also, Woodside Park (Spring Street at Georgia Avenue) is very close by.
8. Question: Will the public spaces be constructed in Phase I or Phase II?
- Answer: The Applicant's intent is to deliver as much of the public space as possible early in the development, subject to physical limitations imposed by the need for construction of future phases.
9. Question: Do you have any plans for the property at the corner of Second Avenue and Fenwick Lane?
- Answer: We are currently studying that corner but neither HOC nor LDG currently owns it.
10. Question: How will you maintain the landscaping in the Elizabeth House space?
- Answer: The recent changes in public housing will result in more money being available for maintenance. HOC and LDG are very motivated about maintaining the Property.
11. Question: Has HOC ever done a project with a private developer before?
- Answer: The Executive Director of HOC, Stacy Spann, completed

some public/private projects in Howard County. HOC believes that the Elizabeth Square project could become a national model for a public/private partnership of this type.

The meeting was adjourned at approximately 8:10 p.m.

RODGERS
CONSULTING

Enhancing the value of land assets

June 11, 2014

Attn: Angela Brown
Maryland-National Capital of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Elizabeth Square
Notice of Public Meeting
RCI Project No.:714B3

Dear Ms. Brown:

On behalf of our client(s), Lee Development Group and the Housing Opportunities Commission, we are submitting this notarized affidavit to state that the sign(s) have been posted on-site, for the Elizabeth Square Community Public Outreach meeting, per M-NCP&PC's Sign Posting Procedures. Please see the pictures enclosed. We placed (4) signs along the subject sites public right-of-way frontages; one at Second Street, one at Fenwick Lane, one at Apple Avenue, and one at the WMATA rail track.

Sincerely,
Rodgers Consulting, Inc.

Ryan D. White

Ryan D. White
Senior Planner / Associate

STATE OF MARYLAND

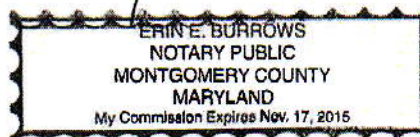
COUNTY OF Montgomery to wit:

I HEREBY CERTIFY that on this 11th day of June, 2014, before me, a Notary Public in and for the State and County aforesaid, personally appeared Ryan D. White, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed instrument and acknowledged that said individual executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires: Nov. 17, 2015

Encl.



Date & Time: Wed Jun 11 11:10:05 EDT 2014

Position: 038°59'44.9"N / 077°01'56.8"W

Altitude: 352ft

Azimuth/Bearing: 339° N21W 6027mils (True)

Elevation Angle: -07.5°

Horizon Angle: -02.8°

Zoom: 1X

NOTICE OF PUBLIC MEETING

THURSDAY JUNE 26, 2014, 7:00 PM

LEE PLAZA

**8601 GEORGIA AVENUE - 1ST FLOOR ATRIUM
SILVER SPRING, MD 20910**

**THIS IS AN OPPORTUNITY TO REVIEW THE
PROJECT AND PRELIMINARY PLANS FOR A
MIXED-USE PROJECT (MOSTLY MULTI-FAMILY RESIDENTIAL)
TO BE LOCATED ALONG SECOND AVENUE BETWEEN
APPLE AVENUE AND FENWICK LANE
IN SILVER SPRING, MARYLAND**

CALL 301-585-7000 FOR INFORMATION

NOTICE OF PUBLIC MEETING
THURSDAY JUNE 26, 2014, 7:00 PM

LEE PLAZA
8601 GEORGIA AVENUE - 1ST FLOOR ATRIUM
SILVER SPRING, MD 20910

**THIS IS AN OPPORTUNITY TO REVIEW THE
PROJECT AND PRELIMINARY PLANS FOR A
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TO BE LOCATED ALONG SECOND AVENUE BETWEEN
APPLE AVENUE AND FENWICK LANE
IN SILVER SPRING, MARYLAND**

CALL 301-585-7000 FOR INFORMATION

Date & Time: Wed Jun 11 11:32:50 EDT 2014
Position: 038°59'45.8"N / 077°02'1.1"W
Altitude: 328ft
Azimuth/Bearing: 115° S65E 2044mils (True)
Elevation Angle: -07.4°
Horizon Angle: +01.7°
Zoom: 1x

Date & Time: Wed Jun 11 11:45:24 EDT 2014

Position: 038°59'48.2"N / 077°01'55.1"W

Altitude: 352ft

Azimuth/Bearing: 250° S70W 4444mils (True)

Elevation Angle: +01.4°

Horizon Angle: -00.2°

Zoom: 1X

NOTICE OF PUBLIC MEETING

THURSDAY JUNE 26, 2014, 7:00 PM

LEE PLAZA
8601 GEORGIA AVENUE - 1ST FLOOR ATRIUM
SILVER SPRING, MD 20910

**THIS IS AN OPPORTUNITY TO REVIEW THE
PROJECT AND PRELIMINARY PLANS FOR A
MIXED-USE PROJECT (MOSTLY MULTI-FAMILY RESIDENTIAL)
TO BE LOCATED ALONG SECOND AVENUE BETWEEN
APPLE AVENUE AND FENWICK LANE
IN SILVER SPRING, MARYLAND**

CALL 301-585-7000 FOR INFORMATION

Date & Time: Wed Jun 11 12:04:13 EDT 2014

Position: 038°59'46.6"N / 077°02'1.7"W

Altitude: 335ft

Azimuth/Bearing: 122° S58E 2169mils (True)

Elevation Angle: +05.4°

Horizon Angle: -00.6°

Zoom: 1X

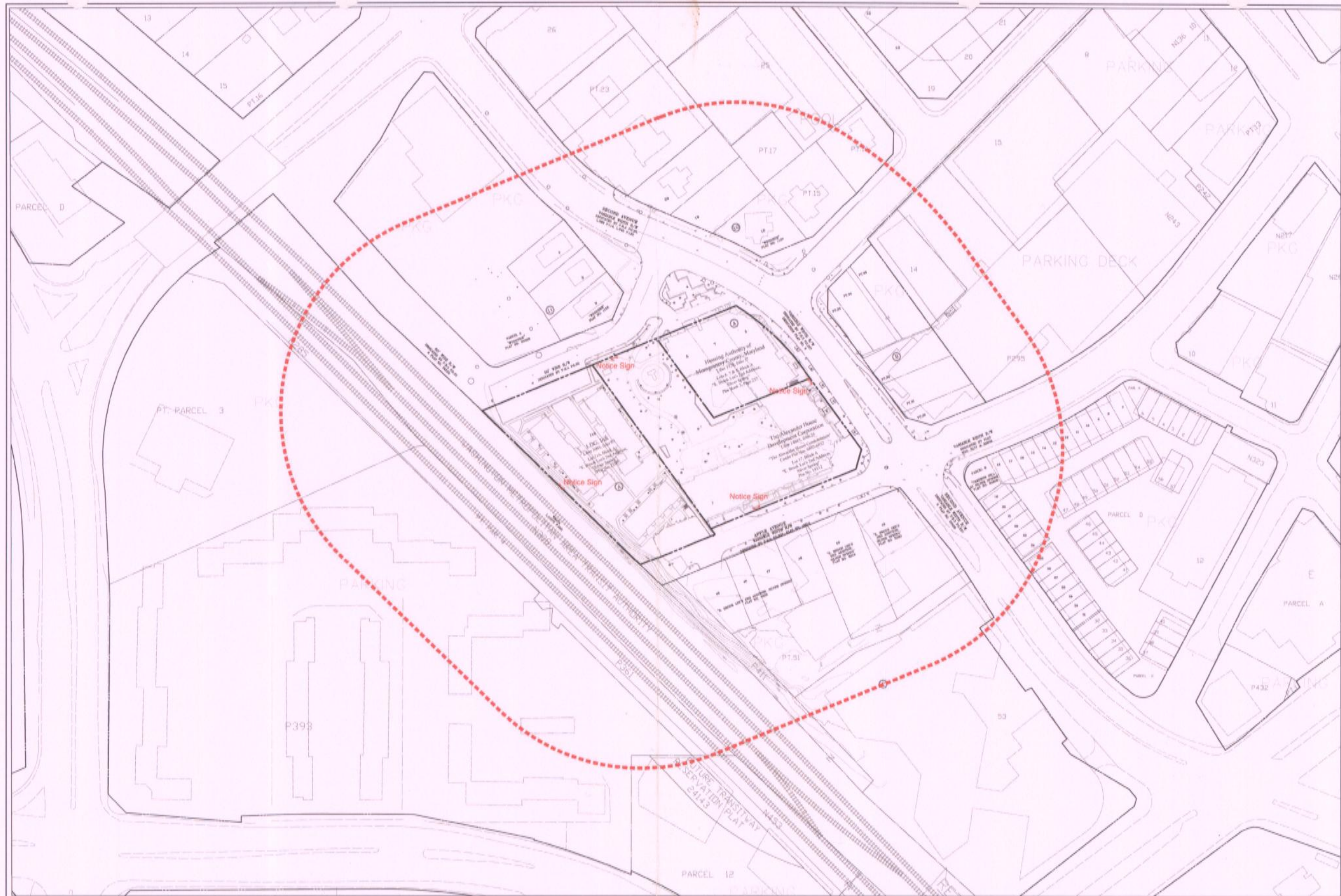
NOTICE OF PUBLIC MEETING

THURSDAY JUNE 26, 2014, 7:00 PM

LEE PLAZA
8601 GEORGIA AVENUE - 1ST FLOOR ATRIUM
SILVER SPRING, MD 20910

THIS IS AN OPPORTUNITY TO REVIEW THE
PROJECT AND PRELIMINARY PLANS FOR A
MIXED-USE PROJECT (MOSTLY MULTI-FAMILY RESIDENTIAL)
TO BE LOCATED ALONG SECOND AVENUE BETWEEN
APPLE AVENUE AND FENWICK LANE
IN SILVER SPRING, MARYLAND

CALL 301-585-7000 FOR INFORMATION



PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Law Development Group
 Farwick Professional Park
 LDG, INC
 8601 Georgia Avenue
 Suite 200
 Silver Spring, MD 20910
 Phone: 301-585-7000
 Contact: Mr. Bruce Lee

Community Meeting Sign Posting



10647 Century Boulevard
 Suite 400
 Germantown, Maryland 20874
 Tel: 301-248-4200 (Montgomery)
 Tel: 301-248-4200 (Frederick)
 Tel: 301-248-4200
 www.rodgers.com

DATE	BY	DATE
BASE DATA	CAAD	2014
DESIGNED		
DRAWN		
CHECKED		
PROJECT CONTACT		
RELEASE FOR		
BY		

Lot 116, Block A, Plat No. 2250
Elizabeth Square
 Liber 3093, folio 82
 WHEATON (138) ELECTION DISTRICT,
 MONTGOMERY COUNTY, MARYLAND

SCALE
1" = 50'
JOB No. 71482
DATE June 2014
SHEET No. 1 of 1

M:\2014-Montgomery\Farwick Professional Park\Architect\Plan Plans\Exhibits\Community Meeting Sign Location.dwg (copy1) Jan 04, 2014, 8:15pm

FARWICK PROFESSIONAL PARK - EXISTING BASE MAP

ELIZABETH SQUARE

Project Plan and Preliminary Plan Applications

Minutes of Meeting with Planning Board Staff

June 16, 2014

Applicant: LDG, Inc. and Housing Opportunities of Montgomery County (“HOC”) (together, the “Applicant”)

Project: Elizabeth Square

Property: Block bordered by Second Avenue on the east, Fenwick Lane on the north, Apple Avenue on the south, and the railroad right-of-way on the west (the “Property”)

Planning Board Staff Present: Robert Kronenberg, Elza Hisel-McCoy, Marco Fuster, Stephanie Dickle, Matt Folden

Applicant Representatives Present: Bruce Lee, Christopher Donald, Zack Marks, Mel Tull, Bill Kominers, Susan Reutershan, Bob Graham, Don Hoover, Ryan White, Tom Donaghy, (collectively, the “Development Team”)

Meeting Date: June 16, 2014

The Development Team met with Planning Board Staff to review conceptual plans for the project and preliminary plan applications for the mixed-use project (primarily residential with a small amount of ground level retail) (the “Project”) to be constructed on the Property. The Development Team expects to file the applications with M-NCPPC in July, 2014 (the “Applications”). The Project is expected to contain three residential multi-family buildings and a limited amount of ground level retail space.

Christopher Donald from HOC reviewed the conceptual plans for the Project. He stated that recent changes in public housing allow agencies such as HOC to leverage private financing and other affordable housing subsidies to serve the same families and individuals in a financially sustainable business model.

Mr. Donald stated that there are two HOC properties and one LDG property (that adjoins the HOC properties) that will be assembled to create the location for the Project. The HOC properties are each improved with a high-rise residential building (Elizabeth House and Alexander House). The Elizabeth House is occupied by senior citizens who qualify for public housing. The building itself is old and needs to be replaced. The Alexander House is occupied by a mixed-income population-- 40% of the residents are income restricted and 60% pay market

rate rent. The building itself does not need to be replaced. The LDG property is improved with commercial townhouses that are old and need to be replaced. The townhouses on the LDG property will be demolished, the existing Elizabeth House will be demolished, and the existing Alexander House will remain.

There will be two Phases to the Project. Phase I will be the removal of the commercial townhouses on the LDG Property and the construction of a new Elizabeth House on the LDG portion of the Property. All the senior citizens in the existing Elizabeth House will be able to relocate to the "new" Elizabeth House. The old Elizabeth House will be demolished after the relocation and a new multi-family residential building will be constructed on the site of the "old" Elizabeth House. The new multi-family building will be available to a mixed income, inter-generational population. The Project will contain more than 15% MPDUs and will also have Work Force Housing Units.

There will be both indoor and outdoor public use space. The "theme" for the Project will be health, wellness, and art. HOC is conferring with the Montgomery County Department of Recreation ("MCDR") about the possibility of MCDR managing and programming the indoor public use space that is expected to include a pool, a Bistro, and a senior Wellness Center (in partnership with Holy Cross). Upon completion of the Project, the new Elizabeth Square community will be a mixed age, mixed income, multi-generational community.

Tom Donaghy, the Project architect, gave a brief overview of the preliminary architectural and site plans for the Project. He reviewed the proposed siting and orientation of the buildings, the entry points to the buildings, the public use and public amenity spaces, and the vehicular and pedestrian circulation systems.

Planning Staff stated that the outdoor public use space should "invite" the public into the space and suggested that the Applicant consider rotating the Phase II building (which would result in it being partially in Rose Kramer Park) so that the Project opens up to Second Avenue. Staff recommended that the Applicant study the possibility of incorporating Rose Kramer Park into the Project.