

MCP-Chair

From: Cabin Branch Manager <cabinbranchmanager@comsource.com>
Sent: Monday, July 27, 2020 2:37 PM
To: Server, Jeffrey; MCP-Chair
Cc: Michael Eckloff; snardella@classicgroupmd.com; Margo Ball
Subject: RE: Village at Cabin Branch Letter of Support
Attachments: Letter of Support.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Server,

Attached you will find the signed letter of support from Cabin Branch HOA for the Village at Cabin Branch Active Adult Community in Clarksburg.

Thank you,

Holly Morton, CMCA® AMS®
On-site Community Manager

22201 Fulmer Avenue
Clarksburg, MD 20871
P: [301-540-6010](tel:301-540-6010)

Please take advantage of our new management tool, SOURCELINK. Sourcelink enables you as a homeowner to look up your account information and receive e-mails about your associations' events and services. By signing up today, this will save your association in postage, printing as well as mailing costs. Please contact your client services representative to register by e-mailing rrosas@comsource.com

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CABIN BRANCH

July 27, 2020

Mr. Jeffrey Server
Planner Coordinator, Area 3
Montgomery County Planning Department
8787 Georgia Avenue,
Silver Spring, MD 20910
Jeffrey.Server@montgomeryplanning.org
o: 301.495.4513

Re: Village at Cabin Branch
Plan # 820200150

Dear Mr. Server,

On behalf of the Cabin Branch community, we would like to offer our support of Classic Group, LLC's proposed project known as the Village at Cabin Branch that will be heard by the Montgomery County Planning Board on July 30.

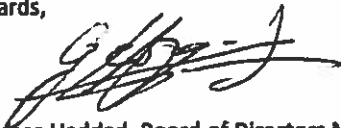
On January 15th Classic Group and their development team presented their plans to the community prior to its formal plan filing which plan proposes 375 senior housing units in a mix of attached townhouse, villa and for sale condominium multifamily buildings. The plan also includes up to 16,000 sq. ft. of office/retail or other non-residential uses that are intended to serve the new community as well as the greater Cabin Branch neighborhood. At the meeting residents of the community and members of the board of directors of the home owners association were able to review plans and ask detailed questions of the development team. The plans and proposal were favorably received and there were no material issues identified by the community.

Classic Group, LLC, the developers of the Village at Cabin Branch will have its community managed by the same home owners association management company as the greater Cabin Branch community and have committed to working with the existing Cabin Branch community to allow its age qualified residents to join their proposed fitness center and similarly, Cabin Branch will be extending guest pool passes to the residents of the Village subject to capacity limitations. There will therefore be great synergies and mutual benefit between the two communities.

We look forward to seeing the remaining undeveloped land in Cabin Branch come to fruition to complete the community. The inclusion of senior housing will be an attractive addition to Cabin Branch that will offer Montgomery County a full lifecycle community that includes first time home buying opportunities in townhouses, to move up single family homes of a variety of sizes and prices to a final independent right sized home for active adults and aging seniors. Our residents expressed a desire for this type of housing to be developed that could serve extended family members who have existing family living in Cabin Branch or existing age qualified residents of Cabin Branch who could not find other age appropriate housing choices in the county.

Thank you for your kind consideration.

Regards,



Georges Haddad, Board of Directors Member at Large
Signing on behalf of the Cabin Branch Homeowners Association

22201 FULMER AVENUE, CLARKSBURG, MD 20871
Office: 301.540.6010 cabinbranchmanager@comsource.com

PROFESSIONALLY MANAGED BY COMSOURCE MANAGEMENT INC. 3414 MORNINGWOOD DRIVE, OLNEY, MD 20832 O: 301-924-7355 info@comsource.com

MCP-Chair

From: Server, Jeffrey
Sent: Wednesday, July 22, 2020 5:04 PM
To: MCP-Chair; Coello, Catherine
Cc: Pereira, Sandra
Subject: FW: Cabin Branch
Attachments: Cabin branch.pdf

Good evening,

Please see the attached letter provided by Adventist, the original property owner for the Village at Cabin Branch site plan application. Although the staff report is posted, please distribute this to all of the Board members in advance of the hearing next Thursday, July 30th. Please let me know if there are any questions or concerns.

Best regards,
Jeff

Jeff Server
Planner Coordinator, Area 3
Montgomery County Planning Department
o: 301.495.4513

From: Michele Lester <MLESTER@adventisthealthcare.com>
Sent: Wednesday, July 22, 2020 1:39 PM
To: Server, Jeffrey <Jeffrey.Server@montgomeryplanning.org>
Cc: Pereira, Sandra <sandra.pereira@montgomeryplanning.org>
Subject: RE: Cabin Branch

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Thank you

From: Server, Jeffrey <Jeffrey.Server@montgomeryplanning.org>
Sent: Wednesday, July 22, 2020 1:35 PM
To: Michele Lester <MLESTER@adventisthealthcare.com>
Cc: Pereira, Sandra <sandra.pereira@montgomeryplanning.org>
Subject: RE: Cabin Branch

THIS EMAIL IS FROM AN EXTERNAL SENDER!
DO NOT click any links or open any attachments unless you recognize the sender AND are expecting this email.

Hi Michelle,

Thanks for your email this morning. This email is to confirm receipt of the correspondence. Please do not hesitate to let me know of any questions or concerns.

Best regards,
Jeff

Jeff Server

Planner Coordinator, Area 3
Montgomery County Planning Department
o: 301.495.4513

From: Michele Lester <MLESTER@adventisthealthcare.com>
Sent: Wednesday, July 22, 2020 8:12 AM
To: Server, Jeffrey <Jeffrey.Server@montgomeryplanning.org>
Subject: Cabin Branch

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Server,

Good morning. The attached letter is from Terry Forde, President and CEO.

Thank you,
Michele

Michele Lester
Executive Assistant with
Terry Forde
President & CEO
Adventist HealthCare



820 W. Diamond Ave., Suite 600
Gaithersburg, MD 20878
Office-301-315-3033

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820 West Diamond Avenue, Suite 600
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July 21, 2020

Mr. Jeffrey Server
Planner Coordinator, Area 3
Montgomery County Planning Department
8787 Georgia Avenue,
Silver Spring, MD 20910
Jeffrey.Server@montgomeryplanning.org
o: 301.495.4513

Re: Village at Cabin Branch
Plan # 820200150

Dear Mr. Server,

On behalf of Adventist Health Care, the property owner in the referenced case, we would like to offer our support of Classic Group, LLC's proposed project known as the Village at Cabin Branch that will be heard by the Montgomery County Planning Board on July 30.

Nearly 20 years ago, Adventist Health Care purchased the property as part of a strategic growth plan to bring additional health care facilities and services to Montgomery County. Unfortunately, we are unable to achieve required state approvals to build a hospital and associated support services at this location. It is critical to Adventist HealthCare to sell this property since it is a non-core asset.

The approval of Classic's proposal and subsequent closing on the property will help release Adventist from ongoing financial burdens associated with the ownership of the property and allow us to deploy the capital to essential health care services which will benefit our community.

The provision of senior housing at this location helps support the growing need of housing designed for an aging population in the county. We intend to coordinate on site community health care related education and services that may include screenings, immunizations, health and wellness and other services for the residents through Adventist's community-based health care resources. These relatively affordable units can also provide housing for our older workers among our 6000 county employees as a work force housing resource. Many of these employees drive long distances from outside of the county.

Thank you for your kind consideration.

A handwritten signature in blue ink that reads 'Terry Forde'.

Terry Forde
President & CEO

