

Item 8 - Correspondence

From: [Thomas Herndon](#)
To: [MCP-Chair](#)
Cc: [Ricco Davis](#); [Catherine Kao](#)
Subject: Introductions and Comments on Wheaton Arts and Cultural Center
Date: Wednesday, November 29, 2023 3:16:35 PM

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Good afternoon MCP Chair,

I'm writing to you as the President of the Leesborough Condo Association that is adjacent to the proposed Wheaton Arts and Cultural Center: Mandatory Referral No. MR2023015 MHP-Amherst: Sketch Plan No. 320230030. I realize the comment deadline was noon today, but I wanted to provide some modest feedback on the proposed sketch plan.

One note to start: the Leesborough community has both an HOA and a Condo Association, as we are a mixed community. There are a total of 45 condo units within the leesborough community, while the remainder are a mixture of townhomes and single family homes. When you are coordinating future outreach to address adjacent community concerns, I'd ask that you loop in myself as the Condo board president in addition to the Leesborough HOA president.

Our Condo community is generally excited about the development and supportive of the proposed plan. In addition to reiterating the concerns highlighted by the letter from the Leesborough community previously, we also want to highlight that there are places in the plan that seem to indicate potential connection to the streets/sidewalks in the Leesborough community. Given that our community consists of private roadways that are paid for and maintained by the Leesborough HOA and Condo boards, we are generally against street and sidewalk connectors to the internal roads in our neighborhood. We would like to note our strong support towards encouraging pedestrian traffic either to Georgia Ave or to Elkin street as the best way to route foot traffic.

With regard to the parking garage, we'd like to note that parking garages have potential for security concerns, so we'd like to note the need for some form of security measures, such as entry or stairwell cameras, to deter the kinds of crime that happen at the wheaton metro garages or the garage adjacent to veterans plaza in the CBD. I'm not aware of any issues with the garage at the new MCDPS garage in downtown Wheaton, so perhaps that is a good model to use going forward in this regard.

Finally, on the north side of the parcel adjacent to the Leesborough community, there are portions of the parcel that are below the grade of our neighborhood. In those areas, we would like to note that the land continues to settle in that area sloping away from our community, and would encourage the developer to take precautions during site development. Loss of soil/rock along the property line during development has the potential to cause structural issues to our Condo units, particularly those with addresses along Leesborough Circle, due to further changes in grade.

Thank you for your consideration, and we look forward to working with the planning commission and developers in the future to address our concerns.

-Thomas Herndon
Leesborough Condo Board President
254-366-7027

From: [Thomas Herndon](#)
To: [MCP-Chair](#)
Subject: Re: Thank you for your message
Date: Wednesday, November 29, 2023 3:26:14 PM

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My mailing address for the comments I just submitted is:

Thomas Herndon
2204 Highfly Terrace
Silver Spring, MD 20902

On Wed, Nov 29, 2023 at 3:16 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for this message. If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. You may provide this to MCP-Chair@mncppc-mc.org

For all other e-mails, Chair's Office staff will respond as soon as possible. If you need immediate assistance, please call our office at (301) 495-4605.