

Attachment B

Mandatory Referral

MR2023015

for the

Wheaton Arts and Cultural Center

Located within the MHP-Amherst Project
(Sketch Plan No. 320230030)
11507 Georgia Avenue, Wheaton, Maryland

Office of Planning and Development



March 2023

Montgomery County Department of General Services

Montgomery County, Maryland

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1. General Project Description

This Mandatory Referral includes the site selection of the Wheaton Arts and Cultural Center (“WACC”) and the corresponding disposition of the land at 11507 Georgia Avenue (“Subject Property”). The County is co-locating the WACC with an affordable housing development by Montgomery Housing Partnership (“MHP”) at the Subject Property in the Wheaton Arts and Entertainment District. MHP will develop the Subject Property and the adjacent property MHP currently owns with affordable rental and for sale housing units, as well as a parking garage. The WACC will be included on the ground floor of the multifamily building fronting on Georgia Avenue. The center will include two performance spaces, classrooms, gallery space, back of house support space, and administrative offices.

The multifamily building that includes the WACC is included in Sketch Plan Application No. 320230030 (“Sketch Plan”). This Mandatory Referral should be reviewed concurrently with the Sketch Plan. Uploads required as part of the Mandatory Referral for the project such as plan drawings are included in the Sketch Plan Application. See 02-LOCAL-MR2023015-001 for a map of the location of the MHP project.

2. Site Selection

2.1 Background

Arts facilities planners were retained by the County in March 2018 to conduct a comprehensive analysis that assessed the vision for a new arts and cultural space and provide recommendations on the type, size and scope of the proposed arts facility. The first task for the consultants was to undertake a community engagement process to discover the community and cultural sector’s arts space needs. The consultants kicked off this task in April 2018 with tours of Wheaton and County-wide cultural arts facilities, forty-four one-on-one interviews and two focus groups, as well as a presentation to the Wheaton Urban District Advisory Committee at its April 2018 meeting. Click [here](#) to review that presentation. The consultants then held public meetings to hear from community members on April 30, 2018 and May 1, 2018 with Spanish translation. The consultants circulated two online surveys in both English and Spanish, one for artists and arts organizations and another for members of the community, receiving nearly 400 responses. After conducting this preliminary research, the consultants completed a market analysis and benchmarking study, which

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can be found [here](#). In June 2019, the consultants completed a preliminary program plan and business plan for the proposed facility. Please find that report [here](#), with an accompanying presentation [here](#).

In February 2020, a [Program of Requirements \(POR\)](#) was completed. The POR includes detailed information about the specific space needs of the facility such as square footage and equipment requirements. The architect and a specialty theatre consultant used the 2019 facility planning reports as a basis for the POR. The Department of General Services (“DGS”) worked throughout 2020-2022 test fitting the facility on various sites within Wheaton.

2.2 Other Sites Considered

The following sites were considered for the WACC facility: Parking Lot District (“PLD”) Lot 13 Remnant site, Wheaton HQ Retail space, incorporation within the Wheaton Gateway housing project, Westfield Wheaton Mall, PLD Lot 14 and PLD Lot 17. These sites were not ideal for the WACC for a variety of reasons including too small to accommodate the full facility program, lack of onsite parking, economic infeasibility of providing underground parking, lack of frontage of the WACC on a main thoroughfare, operational and financial impacts of constructing the facility on multiple floors, challenging site constraints, lack of interest from property owner, and the site being located outside Arts and Entertainment District.

2.3 Selection of the Subject Property

At the Subject Property, the entire WACC program fits on one floor, with certain spaces such as the lobby/art gallery being oversized. The shared parking garage allows parking above ground, onsite with direct access into the WACC. The facility will front Georgia Avenue, is within the Wheaton Arts and Entertainment District boundary, is 0.4 miles from the Wheaton Metro and accessible by numerous WMATA and Ride On bus stops. The Subject Property is located just south (0.3 miles) of the Wheaton Library and Recreation Center, continuing the connection of that facility to Downtown Wheaton. Finally, the County is required to consider the inclusion of affordable housing with any new facility. At many of the previously considered sites listed above, the provision of affordable housing could not be accommodated. Co-locating the WACC with MHP’s affordable housing project meets multiple objectives and enhances both projects.

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3. Disposition

As part of the Mandatory Referral DGS is requesting a Mandatory Referral review for the disposition of the Subject Property, approximately 3.83 acres of County-owned property located at 11507 Georgia Avenue, Wheaton, Maryland, 20902.

3.1 Property Description

The Subject Property the County will dispose of is described in the Deed of Dedication recorded among the land records of Montgomery County at Book 60230, page 1. The Tax Account Number is 13-00964876; Tax Map JQ12; Parcel P920. See 02-LOCAL-MR2023015-002 for a map of the Subject Property.

3.2 Background

The Subject Property was acquired in 2020 from WMATA. While the Subject Property is titled to the County, it was expressly purchased for the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) for a new urban recreational park in Wheaton as part of a land exchange with MHP (see Attachment A: Montgomery County Planning Board Resolution No. 19-103). The Subject Property was purchased with Legacy Open Space funds (see Attachment B: Montgomery County Council Resolution No. 19-322) and a special appropriation to the M-NCPPC Department of Parks Acquisition: Non-Local Parks (see Attachment C: Montgomery County Council Resolution No. 19-323). The land exchange with MHP is further explained in Attachment D: Wheaton WMATA Site – Amherst Square Land Exchange Letter of Intent (“LOI”).

As further explained in the Attachments, while M-NCPPC wished to acquire land for a new urban park in Wheaton, MHP concurrently wanted to update its residential apartment buildings known as Amherst Square. MHP and M-NCPPC therefore agreed to a land swap of the Subject Property and MHP’s property known as Parcel B; approximately 3.3 acres with Tax Account No. 13-01396574. According to the LOI, MHP would agree to use the Subject Property for a multi-family, mixed-income development project to replace the current Amherst Square apartments and M-NCPPC would use Parcel B for a public park with recreational amenities and open space.

The Department of Parks will be going to the Planning Board separately for review of the agreement between Parks and MHP.

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- Attachments:
- A – Montgomery County Planning Board Resolution No. 19-103
 - B – Montgomery County Council Resolution No. 19-322
 - C – Montgomery County Council Resolution No. 19-323
 - D – Wheaton WMATA Site – Amherst Square Land Exchange Letter of Intent



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Attachment A

MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 19-103

Acquisition of the WMATA Property to create the future Wheaton Urban Recreational Park

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission ("Commission") is authorized by Md. Code Ann., Land Use, §17-101 (formerly Article 28, Section 5-101), to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Commission identifies properties that are eligible for acquisition and recommends that the County acquire such properties; and

WHEREAS, the Washington Metropolitan Area Transit Authority ("WMATA") owns certain property identified by Tax Account #13-00964876, containing 3.83 acres, more or less, unimproved (the "WMATA Property"), located at 11507 Georgia Avenue, Wheaton Maryland 20902, and which property meets parkland acquisition criteria, for the purpose of creating a new urban recreational park in Wheaton; and

WHEREAS, acquisition is consistent with the recommendations in the 2012 Approved and Adopted Wheaton CBD and Vicinity Sector Plan; and

WHEREAS, the Montgomery County Planning Board on behalf of the Commission recommends that the County acquire the WMATA Property from WMATA all as described above; and

WHEREAS, there are sufficient monies available in the County's FY-20 Non-Local Park Acquisition Program CIP to pay for the acquisition of the Property; and

WHEREAS, while the WMATA Property would support creating a new urban recreational park in Wheaton, the Commission has identified a property owned by the Montgomery Housing Partnership Landing's Edge ("MHP Landing's Edge"), identified by Tax Account #13-01396574, containing 3.3 acres, more or less, improved ("Amherst Parcel B"), located at 11504 Amherst Avenue, Wheaton Maryland 20902, which property also meets parkland acquisition criteria; and

WHEREAS, the Commission has further identified that an exchange of the WMATA Property and Amherst Parcel B would provide the most benefit to the public by supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton; and

WHEREAS, for the reasons stated above, the Montgomery County Planning Board on behalf of the Commission recommends that, after settlement on the acquisition of the WMATA Property, the County conduct a Land Exchange with MHP Landing's Edge to exchange the WMATA Property for

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MCPB No. 19-103

Acquisition of the WMATA Property to create the future Wheaton Urban Recreational Park

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Amherst Parcel B to best meet the need for expanded affordable housing and of creating a new urban recreational park in Wheaton.

NOW THEREFORE BE IT RESOLVED that the Montgomery County Planning Board recommends that the County execute the Purchase and Sale Contract, on such terms acceptable to the Commission, to acquire the Property from WMATA for the purchase price of Eight-Million, Seven Hundred Sixty Thousand Dollars (\$8,760,000) and other valuable consideration; and BE IT FURTHER RESOLVED that the Montgomery County Planning Board recommends that the County execute a Definitive Land Exchange Agreement with MHP or MHP Landing's Edge, on such terms acceptable to the Commission and County, to exchange the WMATA Property for Amherst Parcel B, for the purposes of supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton.

* * * * *


This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Tina Patterson, seconded by Commissioner Gerald R. Cichy, with Commissioners Patterson, Cichy, and Commission Chair Anderson voting in favor of the motion, with Commission Vice-Chair Norman Dreyfuss and Commissioner Natali Fani-Gonzalez being absent, at its regular meeting held on Thursday, July 18th 2018 in Silver Spring, Maryland.



Chair Casey Anderson
Montgomery County Planning Board

LEGAL SUFFICIENCY

M-NCPPC Legal Department

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department
Date 7/19/2019

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Resolution No.: 19-322
Introduced: October 29, 2019
Adopted: December 10, 2019

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: County Council

SUBJECT: Amendment to the FY19-24 Capital Improvements Program
Maryland-National Capital Park and Planning Commission
Department of Parks
Legacy Open Space (No. 018710)

Background

1. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
2. Section 18-115, Section 18-116, and Section I 8-117 of the Maryland Land Use Code provide that the Council may amend, revise, or modify the M-NCPPC 6-year capital improvements program by an affirmative vote of six of its members.
3. Section 18-108 of the Maryland Land Use Code provides that after adoption of the M-NCPPC budget by the Council, the budget may be amended by resolution by the Council on their initiative or at the request of the Commission. Before adopting a budget amendment, the Council must receive recommendations from the County Executive and hold a public hearing on reasonable notice to the public.
4. On October 22, 2019, the Montgomery County Planning Board requested amendment of the FY20 Capital Budget and the FY 19-24 Capital Improvements Program (CIP) to provide funding for acquisition of the WMATA Property in the Wheaton CBD through the transfer of \$6.8 million in GO Bond Appropriation from Legacy Open Space (P018710) to Acquisition: Non-Local Parks (P998798).
5. This amendment is needed because the acquisition would support development of new and expanded affordable housing, create a new urban recreational park in Wheaton, implement key goals of the Wheaton CBD and Vicinity Sector Plan to create more affordable and workforce housing and to provide appropriate parks, and provide a rare opportunity to support two major public priorities with one project. The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity which will be lost if not taken at this time.

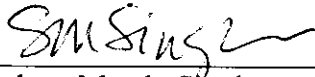
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Action

The County Council for Montgomery County, Maryland approves the following resolution:

The FY19-24 Capital Improvements Program of the M-NCPPC Department of Parks is amended as described above and as reflected on the attached project description form, and the transfer of \$6,800,000 in Montgomery County GO Bond Appropriation from Legacy Open Space to Acquisition: Non-Local Parks is approved.

This is a correct copy of Council action.



Selena Mendy Singleton, Esq.
Clerk of the Council

Attachment B

Attachment to Resolution No.: 19-322



Legacy Open Space (P018710)

Category	M-NCPPC	Date Last Modified	10/04/18
SubCategory	Acquisition	Administering Agency	M-NCPPC
Planning Area	Countywide	Status	Ongoing

	Total	Thru FY 18	Rem FY 18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
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EXPENDITURE SCHEDULE (\$000s)

Land	92,195	65,774	784	6,735	48,000	3,000	3,999	3,000	3,000	3,000	3,000	8,486
Other	7,805	5,848	357	17,151	1,500	250	215	250	250	250	250	100
TOTAL EXPENDITURES	100,000	71,622	7,092	18,651	49,500	3,250	3,260	3,250	3,250	3,250	3,250	4,786
			1,141	18,651		2,401						8,586

FUNDING SCHEDULE (\$000s)

Contributions	938	938	-	-	-	-	-	-	-	-	-	-
Current Revenue: General	11,934	9,824	380	14,151	1,500	250	1,651	250	250	250	250	230
G.O. Bonds	54,274	32,063	0	6,964	16,000	2,500	2,500	2,500	2,500	2,500	2,500	8,060
M-NCPPC Bonds	10,796	6,739	761	3,000	500	500	500	500	500	500	500	298
PAYGO	17,855	17,855	-	-	-	-	-	-	-	-	-	-
POS-Stateside (M-NCPPC Only)	200	200	-	-	-	-	-	-	-	-	-	-
Program Open Space	4,003	4,003	-	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	100,000	71,622	7,092	18,651	49,500	3,250	3,260	3,250	3,250	3,250	3,250	4,786
			1,141	18,651		2,401						8,586

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Request	2,401	3,260	Year First Appropriation		FY01
Cumulative Appropriation	75,164	81,964	Last FY's Cost Estimate		100,000
Expenditure / Encumbrances		71,805			
Unencumbered Balance		10,159			

PROJECT DESCRIPTION

The Legacy Open Space initiative identifies open space lands that should be acquired and interpreted because of exceptional natural or cultural value to current and future generations of Montgomery County residents. Legacy Open Space will acquire or obtain easements or make fee-simple purchases on open-space lands of countywide significance. Priorities are updated during each CIP cycle but remain flexible to allow the Montgomery County Planning Board to address development threats, opportunity acquisitions, and joint funding opportunities. The County Council encourages the Commission to seek supplemental appropriations if approved CIP funding is insufficient. Non-County funding sources are expected to contribute significantly to the Legacy Open Space program. Contributions only will appear in the PDF Expenditure and Funding Schedules if the contribution is spent by the County or M-NCPPC. Donations of land or non-County funded payments that go directly to property owners are not included. The combination of these non-County and County funds have resulted in the successful protection of over 5,300 acres of open space in the County, including over 3,800 acres of new parkland. Over 500 acres of parkland were received at no cost through dedication and donations by private landowners.

COST CHANGE

In FY19, FY18 Current Revenue decreased by \$100k to reflect FY18 Savings Plan; FY17 actuals updated based on actual billings
FY20 Amendment and transfer of \$6.8 million in GO Bond appropriation to Acquisition NL (P998798)

PROJECT JUSTIFICATION

The Vision 2030 Strategic Plan for Parks and Recreation in Montgomery County (2010) and the subsequent 2012 Park, Recreation and Open Space (PROS) Plan recommend placing priority on conservation of natural open spaces, protection of heritage resources, providing critical urban open spaces, and expanded interpretive activities in parks. Legacy Open Space: Open Space Conservation in the 21st Century, approved by the Montgomery County Planning Board in October 1999. Legacy Open Space Functional Master Plan adopted by the County Council in July 2001

OTHER

FISCAL NOTE

FY18 Current Revenue decreased by \$100k to reflect FY18 Savings Plan.

DISCLOSURES

Expenditures will continue indefinitely. M-NCPPC asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

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Attachment C

Resolution No.: 19-323
Introduced: October 29, 2019
Adopted: December 10, 2019

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: County Council

SUBJECT: Amendment to the FY19-24 Capital Improvements Program and Special Appropriation to the FY20 Capital Budget Maryland-National Capital Park and Planning Commission Department of Parks Acquisition: Non-Local Parks (No. 998798)

Background

1. Section 308 of the County Charter provides that a special appropriation is an appropriation which states that it is necessary to meet an unforeseen disaster or other emergency, or to act without delay in the public interest. Each special appropriation must be approved by not less than six Councilmembers. The Council may approve a special appropriation at any time after public notice by news release. Each special appropriation must specify the source of funds to finance it.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. Section 18-108 of the Maryland Land Use Code provides that after adoption of the M-NCPPC budget by the Council, the budget may be amended by resolution by the Council on their initiative or at the request of the Commission. Before adopting a budget amendment, the Council must receive recommendations from the County Executive and hold a public hearing on reasonable notice to the public.
4. Section 18-115, Section 18-116, and Section 18-117 of the Maryland Land Use Code provide that the Council may amend, revise, or modify the M-NCPPC 6-year capital improvements program by an affirmative vote of six of its members.
5. On October 22, 2019, the Montgomery County Planning Board requested a transfer of \$6,800,000 in GO Bond Appropriations from Legacy Open Space (P018710) to Acquisition: Non-Local Parks (P998798), and an additional appropriation of \$1,960,000 in GO Bond funding to Acquisition: Non-Local Parks as follows:

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<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Acquisition: Non-Local Parks	# P 998798	Land	\$1,960,000	GO Bonds
Total			\$1,960,000	

6. This increase is needed for an acquisition that supports the creation of a new urban recreational park in Wheaton and the development of new and expanded affordable housing. It implements key goals of the Wheaton CBD and Vicinity Sector Plan to create more affordable and workforce housing and to provide appropriate parks, as well as provides a rare opportunity to support two major public priorities with one project. The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity which will be lost if not taken at this time.
7. The County Council declares this request is in the public interest, to be acted upon without delay, as provided for under special appropriation requirements described in Article 3, Section 308 of the Montgomery County Charter.
8. Notice of public hearing was given and a public hearing was held.

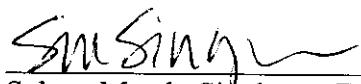
Action

The County Council for Montgomery County, Maryland approves the following resolution:

The FY19-24 Capital Improvements Program of the M-NCPPC Department of Parks is amended, as reflected on the attached project description form including the transfer from Legacy Open Space, and the special appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Acquisition: Non-Local Parks	# P 998798	Land	\$1,960,000	GO Bonds
Total			\$1,960,000	

This is a correct copy of Council action.



Selena Mendy Singleton, Esq.
Clerk of the Council

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Attachment to Resolution No.: 19-323



Acquisition: Non-Local Parks (P998798)

Category	M-NCPPC	Date Last Modified	05/21/19							
SubCategory	Acquisition	Administering Agency	M-NCPPC							
Planning Area	Countywide	Status	Ongoing							

	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,822	282	430	1,200	200	200	200	200	200	200	-
Land	27,783	18,823	894	23,683	4,788	10,605	2,050	2,050	2,050	2,050	-
TOTAL EXPENDITURES	29,605	1,186	3,636	46,123	4,988	2,436	2,250	2,250	2,250	2,250	-

	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	8,760	-	-	8,760	-	8,760	-	-	-	-	-
Contributions	353	-	-	353	353	-	-	-	-	-	-
Current Revenue: General	1,618	348	-	1,270	135	135	250	250	250	250	-
Program Open Space	18,974	838	3,636	14,500	4,500	2,000	2,000	2,000	2,000	2,000	-
TOTAL FUNDING SOURCES	29,705	1,186	3,636	46,123	4,988	2,436	2,250	2,250	2,250	2,250	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)											
Appropriation FY 20 Request		10,895	2,436		Year First Appropriation						FY99
Cumulative Appropriation			9,810		Last FY's Cost Estimate						18,092
Expenditure / Encumbrances			1,351								
Unencumbered Balance			8,459								

PROJECT DESCRIPTION

This project identifies capital expenditures and appropriations for non-local parkland acquisitions, including related costs for land surveys, appraisals, settlement expenses and other related acquisition costs. Non-local parks include Regional, Recreational, Conservation, Stream Valley, Special, and Historic Parks, including Urban Parks of county-wide significance. Acquisitions can include new parkland or additions to existing parks, and are pursued when they become available if sufficient funds exist. To the extent possible, the commission acquires parkland through dedication at the time of subdivision; however, to meet all parkland needs, this method must be supplemented by a direct land purchase program.

COST CHANGE

FY19 supplemental appropriation of \$2.85M including Program Open Space and Contributions. FY 20 Amendment and transfer of \$6.8 million in GO Bond appropriation from Legacy Open Space (P018710); and increase appropriation by \$1.96 million in GO Bond funding.

PROJECT JUSTIFICATION

2017 Park, Recreation and Open Space (PROS) Plan, approved by the Montgomery County Planning Board, area master plans, and functional master plans guide the non-local park acquisition program. This PDF provides latitude to acquire properties consistent with master plans and Commission policies.

OTHER

\$50,000 is budgeted annually to cover onetime costs to secure properties, e.g. removing attractive nuisances, posting properties, site clean-up, etc.

FISCAL NOTE

Prior year partial capitalization of expenditures through FY16 totaled \$40,009,000. FY13 supplemental appropriation of \$320K, Program Open Space. FY14 supplemental appropriation of \$1.706M, Program Open Space; FY19 supplemental appropriation of \$2.85M, Program Open Space and Contributions (concurrent FY20 reduction in \$2.5M in POS from Acquisition: Local Parks P767828).

DISCLOSURES

Expenditures will continue indefinitely. M-NCPPC asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Acquisition: Local PDF 767828, Legacy Open Space PDF 018710, ALARF PDF 727007

MHP Landing's Edge, Inc.

12200 Tech Road, Suite 250, Silver Spring, Maryland 20904-1983 Phone: 301-622-2400 Fax: 301-622-2800 www.MHPartners.org

October 16, 2019

Mr. Michael F. Riley, Director
Montgomery County Department of Parks
Maryland-National Capital Park and Planning Commission
9500 Brunett Avenue
Silver Spring, Maryland 20901

Mr. Artie Harris, Vice President of Real Estate
MHP Landing's Edge, Inc.
12200 Tech Rd, Suite 250
Silver Spring, MD 20904

Subject: Wheaton WMATA Site – Amherst Square Land Exchange

This non-binding Letter of Intent sets out the intent of MHP Landing's Edge, Inc., a Maryland nonstock corporation ("**MHP Landings Edge**"), and an entity affiliated with Montgomery Housing Partnership Inc., a Maryland nonstock corporation, to transfer ownership of a property that is part of Amherst Square in exchange for a property being acquired by Montgomery County, Maryland (the "**County**"), from Washington Metropolitan Area Transit Authority ("**WMATA**"), and to identify the basic terms and conditions of the desired exchange (the "**Contemplated Transaction**").

Background

- A. MHP Landings Edge is the owner of the Amherst Parcel (See ¶ 3 below).
- B. The County, via its representative the Maryland-National Capital Park and Planning Commission (the "**Commission**"), acting through the Montgomery County Department of Parks ("**Montgomery Parks**"), is in the process of acquiring the WMATA Parcel (See ¶ 4 below).
- C. MHP Landings Edge desires to update its residential apartment buildings located at the Amherst Parcel and the Commission desires to construct a new urban recreational park on a parcel adjacent to the Amherst Parcel.
- D. MHP Landings Edge and Montgomery Parks have each studied their desired goal and determined that conducting the Contemplated Transaction would best meet each of their needs and provide significant benefits to the Wheaton community.
- E. Per an Agreement dated May 24, 1972, entered into by the County and Commission (the "**1972 Agreement**"), the Commission is authorized to plan, develop, operate, regulate and control all parkland titled in the County's name subject to the said 1972 Agreement.

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Purpose

1. This Letter of Intent (“LOI”) will establish the basic terms to be used in a definitive exchange agreement (“**Definitive Agreement**”) to be entered into between the Commission, the County, and MHP Landings Edge that will formalize the terms for transfer of properties and completion of other commitments between the parties. The terms contained in this LOI are not comprehensive and it is expected that additional terms may be added, and existing terms may be changed or deleted. The basic terms are set forth below.

Non-Binding

2. This LOI is non-binding. The terms and conditions of the Definitive Agreement will supersede any terms and conditions contained in this LOI.

Property Descriptions

3. MHP Landings Edge owns certain property located at 11504 Amherst Ave, Wheaton MD 20902, a portion of which is known as parcel B that consists of approximately 3.3 acres of land with approximately 72 multi-family apartment units (Tax ID No. [52-2063810]) (the “**Amherst Parcel**”).

4. The Commission, acting as the County’s representative, is acquiring from WMATA an approximately 3.83-acre unimproved parcel located at 11507 Georgia Ave, Wheaton, MD 20902 (the “**WMATA Parcel**”). It is the condition of the said acquisition that the WMATA Parcel will be subject to a perpetual easement to WMATA over a small designated area for a vent shaft and other mechanical equipment that supports subway system operations.

Contemplated Transaction

5. The County and MHP Landings Edge will conduct a property exchange pursuant to the terms of the Definitive Agreement whereby:

- a) MHP or MHP affiliate will own the fee-simple interest in the WMATA Parcel.
- b) The County will own the fee-simple interest in the Amherst Parcel.

6. Per the 1972 Agreement, Montgomery Parks will be responsible for the control and management of the WMATA Parcel after acquisition and prior to the land exchange, and for control and management of the Amherst Parcel after the completion of the Contemplated Transaction.

7. MHP Landings Edge agrees to use the WMATA Parcel for a multi-family, mixed-income development project to replace the current Amherst Square apartments.

8. The Commission agrees to use the Amherst Parcel for a public park with recreational amenities and open space.

9. The parties will work together cooperatively to achieve the mutually beneficial goals of the Contemplated Transaction, including assigning appropriate staff and maintaining open channels of communication.

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Due Diligence

10. The Commission will represent the County's interests to complete its acquisition of the WMATA Parcel from WMATA as expeditiously as possible.
11. Upon County's acquisition of the WMATA Parcel or during the County's study period on the WMATA Parcel, MHP Landings Edge will perform its due diligence studies on the WMATA Parcel including invasive testing if required, subject to MHP Landings Edge obtaining WMATA's consent to access the WMATA Parcel.
12. The Commission will perform due diligence as it deems necessary on the Amherst Parcel.

Definitive Agreement – Proposed Terms and Conditions

13. If the Commission, on the County's behalf, and MHP Landings Edge are satisfied with the results of their respective due diligence studies and tests, the Definitive Agreement for the land exchange will be finalized and executed by MHP Landings Edge and the County. General terms of the Definitive Agreement may include but are not limited to the following clauses.

13.1 MHP Landings Edge will file the regulatory applications with the Montgomery County Planning Board and other required agencies to obtain regulatory and development approvals and permits for its planned construction project on the WMATA Parcel. Although the County and Commission may be the owner and manager of the WMATA Parcel during the regulatory review process prior to the land exchange, the County and Commission will not be co-applicant for the MHP project and are not responsible for necessary regulatory approvals as the County and the Commission will enter into the Definitive Agreement as landowner and operator thereto.

13.2 The Contemplated Transaction will occur in two phases to accommodate the MHP Landings Edge new development project, Commission's future park, and minimize disruption to current Amherst Square residents. The WMATA Parcel will be transferred to MHP Landings Edge prior to the Amherst Parcel being transferred to the County according to the following general milestones:

(a) The WMATA Parcel will be conveyed to MHP Landings Edge prior to the financial closing on its new development transaction or prior to Certified Site Plan, exact timing to be determined prior to Definitive Agreement.

(b) To minimize impact on current residents, MHP Landings Edge will transfer residents in a phased manner to other facilities and the new apartment building as construction on the WMATA Parcel proceeds.

(c) MHP Landings Edge agrees to demolish the improvements on the Amherst Parcel, including all buildings, foundations, and pavement, either in a phased manner as residents vacates, or when all residents have been transferred to other facilities or the new building.

(d) The Amherst Parcel will be conveyed to the County for the Commission's use as parkland after that Parcel has been made free from all improvements (buildings, foundations, and pavement), trash, oil tanks, hazardous waste, and construction debris, and been stabilized with permanent seed/straw and tack.

Attachment B

14. Each party would pay its own costs and expenses associated with the Contemplated Transactions and there would be no additional consideration other than the real estate to be exchanged.
15. The parties shall be responsible for each of their own costs for any third-party experts and/or consultants.
16. Until the Definitive Agreement is executed, the parties agree that this LOI is an expression of intent and not a commitment by either the County, Commission, or MHP Landings Edge to any obligations, duties or responsibilities contemplated herein.
17. This Letter of Intent will be made effective on the last signature date below.

Sincerely,

MHP LANDING'S EDGE, INC.

**MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

By: 
Artie Harris, Vice President of Real Estate

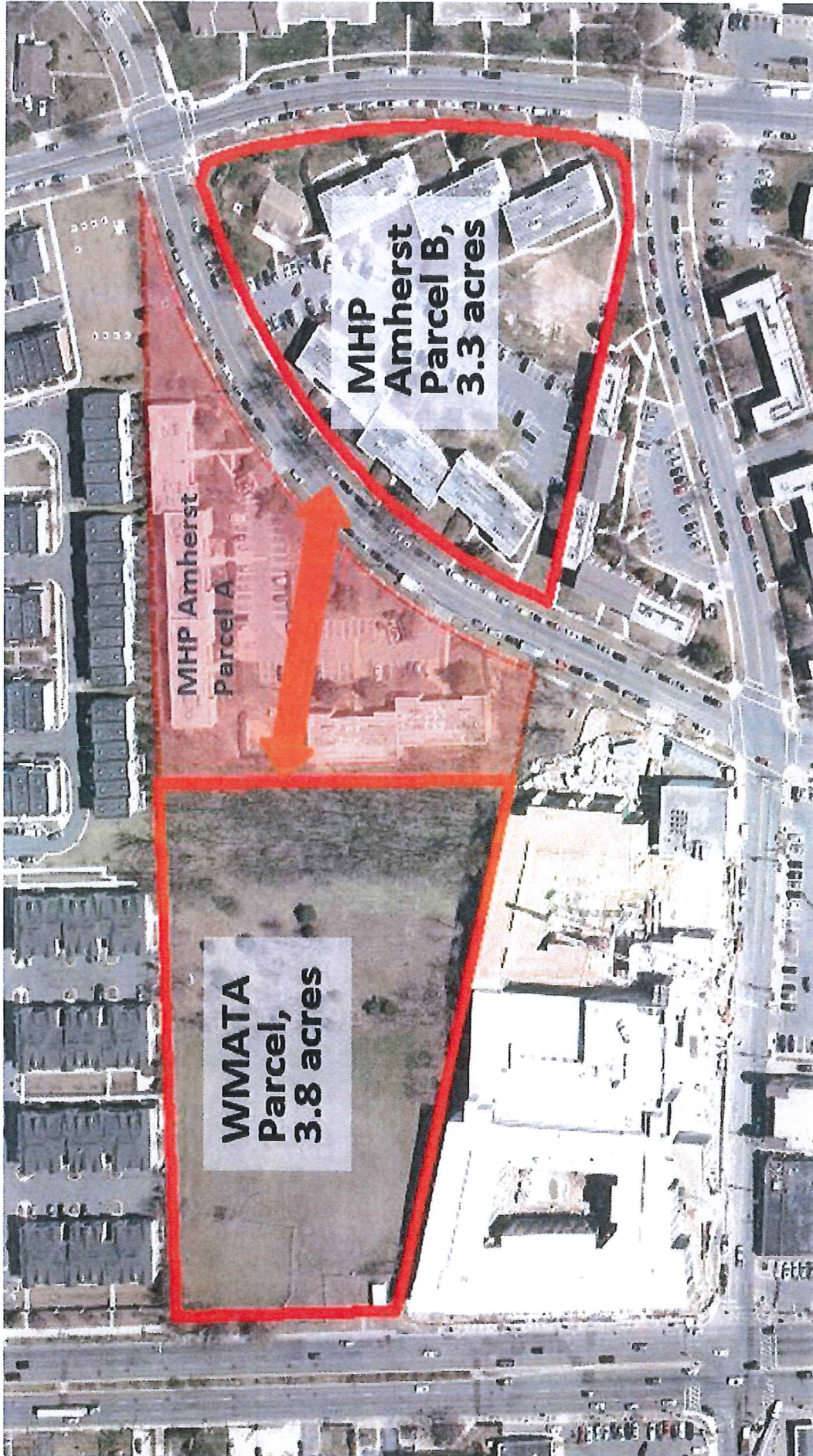
By: 
Montgomery County Department of Parks

Date: 10/08/19

Date: 11/15/19

Michael E. Rues, Director

Attachment B



Attachment C



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

October 30, 2023

Mr. Troy Leftwich
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: MHP Amherst
Sketch Plan # 320230030

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for the 323 total units including 82 (25.4%) MPDUs in Silver Spring, Maryland.

The applicant should work with DHCA through the relocation of existing units if any MPDU tenants are impacted.

Sincerely,

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Affordable Housing

Division of Housing
Landlord Tenant Affairs

Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

montgomerycountymd.gov/311



240-773-3556 TTY

Attachment C



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

October 19, 2023

Mr. Troy Leftwich, Planner III
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Sketch Plan Letter
Plan No. 320230030
MHP Amherst

Dear Mr. Leftwich:

We have completed our review of the revised Sketch Plan uploaded in eplans dated October 12, 2023. This plan was reviewed by the Development Review Committee at its meeting on August 15, 2023. We recommend the following comments to be addressed at the preliminary plan:

Significant Comments:

1. Georgia Avenue (MD-97):
 - a. Per the Complete Streets Design Guidelines (CSDG); this roadway is classified as a Downtown Boulevard with planned Bus Rapid Transit (BRT); a proposed minimum right-of-way of 120-ft., 6 to 7 lanes travel lanes, including 1 or 2 transit lanes.
 - b. Per the Countywide Transitway Master Plan: A dedicated BRT Lane with a minimum 120-ft of right-of-way. Prior to submission of the preliminary plan or site plan, whichever comes first, we recommend that the applicant contact Mr. Corey Pitts of our Transportation Engineering Section at corey.pitts@montgomerycountymd.gov or at 240-777-7217 regarding the BRT.
 - c. Dimension the right-of-way and provide full roadway cross sections (ultimate and interim) to include a 15-ft wide sidewalk and a 13-ft transit lane per complete streets for both directions. The site may need additional dedication to include the above features.
 - d. Access and other improvements not mentioned above along Georgia Avenue (MD-97) as required by the Maryland State Highway Administration (MDSHA).

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Attachment C

Mr. Troy Leftwich
Sketch Plan No. 320230030
October 19, 2023
Page 2

2. Elkin Street:
 - a. Per the CSDG, this roadway is classified as a Neighborhood Connector and has a proposed right-of-way of 70-ft. with two (2) lanes.
 - b. A sidepath is proposed per the Bicycle Master Plan. The sidepath should be a minimum of 11 feet in width.
 - c. Dimension the existing and proposed right-of-way. The applicant may have to dedicate additional right-of-way to comply with the Master Plan.
 - d. The driveways shall be per MC-302.01.
 - e. The applicant should consider bumpouts along Elkin Street with approval from MCDOT.
3. Proposed Private Street:
 - a. The private street shall meet public road standards with a minimum pavement width of 21-ft and should comply with Chapter 50 and complete streets. Defer to P&P for any further comments.
 - b. Ensure intersection radii of 15 ft, or as small as practicable to accommodate design vehicles without intrusion into bicycle or pedestrian travelways.
 - c. Provide written justification for the proposed street to be privately maintained.
 - d. It should be in a parcel of its own.
 - e. It should meet the intersection spacing per 50-4.3. E.2.f for Elkin Street and Georgia Avenue.
4. Proposed Driveway:
 - a. The driveways shall be per MC-302.01.
 - b. The southernmost driveway entrance curb return/apron shall stay within the property line when extending out to the street.
5. The paved area labelled as "Pedestrian Walkway" is only for Emergency Access. The preliminary plan should provide details of how the vehicles are being kept out from accessing the alley.
6. Improvements in the County maintained rights-of-way will be determined at the preliminary plan stage and any improvements along the site frontages shall be the responsibility of the applicant.
7. Proposed street parking: We recommend proposed street parking should be a minimum of 35-feet away from the intersections with proper traffic signs per Montgomery County Code 31-17. Proposed street parking should be considered when evaluating the sight distance.

Standard Comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Attachment C

Mr. Troy Leftwich
Sketch Plan No. 320230030
October 19, 2023
Page 3

2. Applicant should design based on Complete Streets, particularly affecting the cross-sections and strategies toward achieving the target speeds.
3. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk / sidepath and roadway.
4. Sight Distance: Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval. We defer to MDSHA for the sight distance at the proposed site entrance to State maintained rights-of-way.
5. Storm Drain:
 - a. Submit a storm drain study if any portion of the subject site drains to the Montgomery County public storm drain system. Please see checklist <https://www.montgomerycountymd.gov/dot-dir/Resources/Files/StormDrainRevChecklist.pdf>
 - b. The portion of site draining to Georgia Avenue (MD-97) shall be approved by MDSHA.
6. Show the locations of the existing and proposed driveways on the plan.
7. No steps, retaining walls or door swings into county the right-of-way.
8. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). We have an online payment system for your use.
9. Permit and bond will be required as a prerequisite to DPS approval of the record plat.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-2194.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

M:\Subdivision\Deepak\Sketch Plan\ 320230030-MHP-Amherst\Letter\320230030-MHP-Amherst-Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY'24

Attachment C

Mr. Troy Leftwich
Sketch Plan No. 320230030
October 19, 2023
Page 4

cc-e:	Dylan Macro	MHG, P.A.
	Patricia Harris	Lerch, Early & Brewer
	Matthew Folden	MNCPPC
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Corey Pitts	MCDOT DTE
	Rebecca Torma	MCDOT OTP

Attachment D

Leftwich, Troy

From: Ellen Lutrey <elelutrey@gmail.com>
Sent: Wednesday, August 9, 2023 9:34 AM
To: Leftwich, Troy
Subject: Wheaton Arts and Cultural Center, 11507 Georgia Ave plans - comments

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

Mr Leftwich - My husband and I purchased the home at 2218 Highly Terrace in 2014. Our front door and our large front windows face the property in question, so we have been following development plans with great interest.

While we would love to see the field become a park, we also see the logic of using the space for housing and placing a neighborhood park further from Georgia Ave. The proposed development will really impact us, and our major request is that trees be placed between the current Leesborough community and the new development. There is a narrow band of trees in that area now and installation of a similar band of trees would ensure shade and privacy for our home. If you would like to get a feeling for the impact on Leesborough residents who live close to this lot, please reach out and we would be happy to arrange for a time for you to stop by.

As for the complaints that placing the Arts and Cultural Center in this location is "too far from Metro" and "too difficult and dangerous to walk". My husband and I - both seniors - are able to easily walk to the Metro along this route and do it regularly when going downtown. We find it simple to cross University - pushing the button and crossing on the walk signal is simple and everyone should be familiar with how to do this. Additionally, there are wonderful restaurants between the Metro Station and this property, on the east side of Georgia Ave. I also find it ironic that arguments during the planning for the development in the Triangle centered around the "critical" need for that parking lot because people needed to drive there, while many of the same people argue that everyone will take Metro to the Arts and Cultural Center.

We would be happy to have the Arts and Cultural Center in this area - our only request is to place as many trees as possible on the property, particularly along the boundary with the Leesborough community.

Thanks for listening!
Ellen and Scott Lutrey



Virus-free. www.avg.com

Attachment D

Leftwich, Troy

From: Leftwich, Troy
Sent: Thursday, November 2, 2023 5:03 PM
To: Jim Epstein ; 'Fani-Gonzalez, Natali'; 'Ali Oliver-Krueger'; 'Goldman, Robert'
Cc: Sanders, Carrie; Folden, Matthew; 'Julia Moran Morton'; 'John Poyer'; 'Ossont, Greg'; 'Cardona, Luisa'; Patricia Harris (paharris@lercheearly.com)
Subject: RE: Question for MHP Amherst project?

Hi Jim,

Planning Staff is looking forward to the meeting tomorrow and wanted to provide a response to your questions. See the responses in blue below:

- One of the current concerns is road access to the facility for School buses and other large vehicles regarding loading/unloading and parking during performances. We understand the number of “curb cuts” allowed on Georgia Avenue seems to be in question depending on whether the information is at the state or local level. Evidently the current plan is a singular opening/access on the north end of the project.

The current plans show one curb cut on Georgia Avenue to access the site by a private road. The private road is proposing a lay-by for building one. At this stage of Sketch Plan, Planning Staff is recommending approval of the proposed access point from Georgia Ave and the final cross-section for the proposed private road will be finalized at Preliminary Plan. It is to be determined how DSG/Wheaton Gateway Arts and Cultural Center intends to manage its operations of the loading and unloading during events. Planning will require a loading plan at the Preliminary & Site Plan phase of the development.

At this time, Planning Staff is not aware of buses and other large vehicles needing to load and unload from Georgia Ave. Also, the project is providing a loading dock from Elkin Street that can facilitate large vehicles entering the site.

- Additionally, another concern is the loading dock location, its access from either Georgia or Elkin, the separation of cultural center loading requirements from residential moving load-ins, access from Elkin, etc. I understand these issues should be resolved during the design review process, prior to Planning Board.

At Sketch Plan we are recommending the approval of high-level elements of the project ea: overall density, site access, building location, open space location, max height, street grid etc... Details regarding how the loading for the cultural center and move-in occur for future residents is not a part of this review. Planning will direct this question to the applicant at this time. The future Site Plan will provide more details on accessing the parking garage and loading dock.

- What is the current access plan from Elkin?

The plans show three access points along Elkin. One (1) is the Private Street that is the primary access through the site and connects to Georgia Ave. Second (2) access is center to the site and is a fire access lane only and will be a pedestrian path align with open space between building 2 and the townhouses. Three (3) is the loading dock access which does not connect through the site and terminates to the rear of the parking garage and loading area.

Please see current plans vis this link:

Attachment D

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=320230030&projname=MHP-Amherst>

- Will there be adequate parking to accommodate both resident requirements as well as attendees of cultural events? Is the proposed parking garage sufficient?

The project is currently proposing 590 spaces in the parking garage and 673 total for the project (this includes the townhouses) . The minimum requirement at this time is 325 to a max of 797 spaces. The Parking calculations will be finalized at Site Plan.

- Is there a possibility of adding an additional floor for the cultural center within the current FAR?

Planning Staff is recommending approval of the density not the floor design details. The Project is expected to provide 42,000 sf for the Art and Cultural Center

- Has a potential walkway along the southern edge of the sloping project been removed/eliminated?

The plan is to improve this access point based on conversations with the applicant and expected conversations with AVA (the adjacent property owner). Planning Staff understands the concerns and the need to enhance this space.

- What are the current proposals for highly visible marquee or other artist feature identifying the building?

The Project is at Sketch Plan and Staff have not finalize nor discussed the building façade, hardscape, and open space details at this time.

- Has the project now moved from a 2 phased approach to a full 1 phase proposal?

Planning Staff is only aware of one phase, based on the information stated within the Sketch Plan application. The construction phases within the one phase is tbd based on funding allocation as stated from the applicant.

- What is the impact of the pending tax credit application timeframe for MHP to the state potentially due in December 2023?

Planning Staff is working to hold the November 30th Planning Board hearing to assist the applicant on being able to submit the tax credit application. Any details regarding the tax credit should be directed to the applicant.

- Who will be the lead for this project from MHP since Artie Harris is now the Planning Board Chair?

John Poyer Senior Project Manager MHP (contact person based on application)
Pat Harris (Attorney)

- Is Planning/MHP/DGS/County aware of some new potential funding sources including MSAC's new Capital Grant program with \$3M total allocated for recipients beginning FY25, or Senator Kagan's bill for Green Construction for nonprofit orgs, etc.?

Planning Staff will defer to MHP and DSG regarding funding opportunities.

We can discuss the responses in more detail tomorrow at the meeting.

Attachment D

Thanks,

Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: Leftwich, Troy

Sent: Tuesday, October 31, 2023 9:07 AM

To: Jim Epstein <epis@comcast.net>; 'Fani-Gonzalez, Natali' <Natali.Fani-Gonzalez@montgomerycountymd.gov>; 'Ali Oliver-Krueger' <ali@interactstory.com>; 'Goldman, Robert' <rgoldman@mhpartners.org>

Cc: Sanders, Carrie <Carrie.Sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; 'Julia Moran Morton' <jmoranmorton@mhpartners.org>; 'John Poyer' <jpoyer@mhpartners.org>; 'Ossont, Greg' <Greg.Ossont@montgomerycountymd.gov>; 'Cardona, Luisa' <Luisa.Cardona@montgomerycountymd.gov>

Subject: RE: Question for MHP Amherst project?

Hi Jim,

I have updated the meeting invite to include the additional attendees.

If anyone has not received the invite please let me know. Also, if anyone has any questions they would like to share before the meeting please send them to me. This will allowed Planning Staff to be better prepared to respond at the meeting.

Thanks,

Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department

2425 Reedy Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553

prepared prior to meeting please send

From: Jim Epstein <epis@comcast.net>

Sent: Monday, October 30, 2023 9:18 AM

To: 'Fani-Gonzalez, Natali' <Natali.Fani-Gonzalez@montgomerycountymd.gov>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; 'Ali Oliver-Krueger' <ali@interactstory.com>; 'Goldman, Robert' <rgoldman@mhpartners.org>

Cc: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; 'Julia Moran Morton' <jmoranmorton@mhpartners.org>; 'John Poyer' <jpoyer@mhpartners.org>; 'Ossont, Greg' <Greg.Ossont@montgomerycountymd.gov>; 'Cardona, Luisa' <Luisa.Cardona@montgomerycountymd.gov>

Subject: RE: Question for MHP Amherst project?

Attachment D



LerchEarlyBrewer

7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

Patricia A Harris

Attorney

301-841-3832

paharris@lerchearly.com

February 17, 2023

RE: MHP-Amherst
11507 Georgia Avenue and 11500 Elkins Street, Wheaton, Maryland
Sketch Plan Application Pre-Submission Community Meeting

Dear Neighbor:

On behalf of MHP (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the development of the property located 11507 Georgia Avenue and the redevelopment of the property located at 11500 Elkins Street in Wheaton, Maryland (collectively, the "Property"). The Property is zoned Commercial/Residential 2.0, CR-2.0, C-1.5, R-1.5, H-75. The total net lot area is approximately 6.22 acres. The Applicant will be submitting Sketch Plan application in the near future. The Applicant is proposing the development of two mixed use buildings containing up to 40,000 sf of cultural center, 15,000 sf of office; and 320 units and up to 40 townhouses. Total residential density is 420,000 square feet. (the "Application").

Date/Time: Tuesday, March 7, 2023 at 7:00 PM¹

Virtual Location: <http://bit.ly/3kwag65>

Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Presentation slides available: on March 2nd at <https://bit.ly/3Wzw91J>

Comments can be made during the meeting via noted methods, or submitted by e-mail to paharris@lerchearly.com outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting comment box.

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Application will be assigned application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <http://bit.ly/3Hr0iMi>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available noon on March 8th. We look forward to meeting with you (virtually) on March 7th.

Sincerely,

Patricia A. Harris

¹ You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.

Attachment D

Sketch Plan
 March 7, 2023 Pre-submittal Area Meeting
 Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	PEMBRIDGE SQUARE APTS LP		12200 TECH RD STE 250	SILVER SPRING	MD	20904		3	13-00966487
2	PEMBRIDGE SQUARE APTS	ATTN: PROPERTY MANAGEMENT	2315 BLUERIDGE AVE.	SILVER SPRING	MD	20902		3	13-00966487
3	2401 BLUERIDGE LLC	C/O MILES REALTY CO INC	2401 BLUERIDGE AVE STE 308	WHEATON	MD	20902		P8	13-00983460
4	ZHUOZHAO MEI	GA CHOY	11514 GEORGIA AVE	SILVER SPRING	MD	20902	27	7	13-01177622
5	ROSAURA ANTONIA CRUZ-DIAZ		11516 GEORGIA AVE	WHEATON	MD	20902	27	6	13-01177690
6	JENNILYN APRIL-ESTELL MCENROE	RYAN TREVOR MCENROE	11520 GEORGIA AVE	SILVER SPRING	MD	20902	27	4	13-01178056
7	BFS RETAIL & COMM OPERATIONS LLC	C/O TAX DEPT 123080	535 MARRIOTT DR	NASHVILLE	TN	37214	27	31	13-01179905
8	MEQUANENET HAREGEWOINE		11522 GEORGIA AVE	SILVER SPRING	MD	20902	27	3	13-01184252
9	ROSAURA A CRUZ		316 OPERA CT	SILVER SPRING	MD	20901	27	5	13-01184308
10	SAMARIUM LLC	C/O EMPIRE LEASING	1627 K ST NW LOWER LEVEL	WASHINGTON	DC	20006	27	32	13-01185198
11	WHEATON HOLDING CORP		11524 GEORGIA AVE	SILVER SPRING	MD	20902	27	2	13-01185906
12	MILEYDE JEN HERNANDEZ BAUTISTA	ORLANDO HERNANDEZ ET AL	11600 ELKIN ST	SILVER SPRING	MD	20902	1	18	13-01396426
13	MHP LANDING'S EDGE INC		12200 TECH RD STE 250	SILVER SPRING	MD	20904		PARCEL B	13-01396574
14	Amherst Square Apartments	ATTN: PROPERTY MANAGEMENT	11509 ELKIN ST	SILVER SPRING	MD	20904		PARCEL B	13-01396574
15	THEA HEM		2110 ARCOLA AVE	SILVER SPRING	MD	20902		UN 12 PH 1	13-02416703
16	BLANCA L HERNANDEZ MOLINA	LIDIA DEL CARMEN MOLINA	11503 AMHERST AVE APT 101	SILVER SPRING	MD	20902		UN 13 PH 1	13-02416714
17	LIYA M KETEMA		11503 AMHERST AVE UNIT 14	SILVER SPRING	MD	20902		UN 14 PH 1	13-02416725
18	DENISE C HASNEH		11503 AMHERST AVENUE #2	WHEATON	MD	20902		UN 15 PH 1	13-02416736
19	MARK J FREEMAN	JOSHUA PRICE	11503 AMHERST AVE APT 102	SILVER SPRING	MD	20902		UN 16 PH 1	13-02416747
20	OSCAR HERNANDEZ ET AL		11503 AMHERST AVE APT 202	SILVER SPRING	MD	20902		UN 17 PH 1	13-02416758
21	TONY CONRAD		11503 AMHERST AVE #18	SILVER SPRING	MD	20902		UN 18 PH 1	13-02416760
22	REEM ACKALL		430 OLD GEORGETOWN RD	ROCKVILLE	MD	20852		UN 19 PH 1	13-02416771
23	MICHEL E HAYES	LIBERTY V DE CASTRO HAYES	11503 AMHERST AVE APT 203	SILVER SPRING	MD	20902		UN 20 PH 1	13-02416782
24	ANNIE FRANCO ET AL		11503 AMHERST AVE APT 4	SILVER SPRING	MD	20902		UN 21 PH 1	13-02416793
25	THUAN THI NGUYEN	TUNG THANH DO ET AL	11503 AMHERST AVE #104	WHEATON	MD	20902		UN 22 PH 1	13-02416805
26	ROSALIE T PECKEROL		11503 AMHERST AVE #204	WHEATON	MD	20902		UN 23 PH 1	13-02416816
27	OLIVIER NSENGIYUMVA		11505 AMHERST AVE #24	WHEATON	MD	20902		UN 24 PH 1	13-02416827
28	MARIA M UMANZOR		11505 AMHERST AVE # 25	SILVER SPRING	MD	20902		UN 25 PH 1	13-02416838
29	CHARLES A BOOTH JR		11505 AMHERST AVE APT 26	SILVER SPRING	MD	20902		UN 26 PH 1	13-02416840
30	SANIA HASNATH		11505 AMHERST AVE APT 27	WHEATON	MD	20902		UN 27 PH 1	13-02416851
31	HENRY HERNANDEZ	SOLEDAD DEL CARMEN HERNANDEZ	11505 AMHERST AVE #28	SILVER SPRING	MD	20902		UN 28 PH 1	13-02416862
32	ARMY OFCHILE		2174 WISCONSIN AVE NW	WASHINGTON	DC	20007		UN 29 PH 1	13-02416873
33	MOMINUL HAQUE	SHAHIN AKTER	11505 AMHERST AVE #30	SILVER SPRING	MD	20902		UN 30 PH 1	13-02416884
34	RACHEL HUNT		11505 AMHERST AVE APT 103	SILVER SPRING	MD	20902		UN 31 PH 1	13-02416895
35	LIZA A JOHNSON		11505 AMHERST AVE	WHEATON	MD	20902		UN 32 PH 1	13-02416907
36	JANET HARGROVE		11505 AMHERST AVE APT 33	SILVER SPRING	MD	20902		UN 33 PH 1	13-02416918
37	NICHOLAS ROSHAN CURRAN	ANA KAREN CACERES	11505 AMHERST AVE #34	SILVER SPRING	MD	20902		UN 34 PH 1	13-02416920
38	FRANCINE WILLIAMS		100 GALLERIA PKY STE 1400	ATLANTA	GA	30339		UN 35 PH 1	13-02416931
39	SANDRA M FERNANDEZ &	VICENTE TORALEZ	11507 AMHERST AVE APT 1	SILVER SPRING	MD	20902		UN 36 PH 1	13-02416942
40	JUAN ATILES		PO BOX 2835	SILVER SPRING	MD	20902		UN 37 PH 1	13-02416953
41	GETAHUN GEBREAMANUEL	JAMANEH MENBERE	11507 AMHERST AVENUE APT 38	WHEATON	MD	20902		UN 38 PH 1	13-02416964
42	RAXY MARK REGO		11507 AMHERST AVE #39	SILVER SPRING	MD	20902		UN 39 PH 1	13-02416975
43	DAVID M MAGED ETAL	MARCI L MAGED	205 PRETTYMAN DR	ROCKVILLE	MD	20850		UN 40 PH 1	13-02416986
44	THAVIL AMPHANTHONG		11507 AMHERST AVE APT 3	WHEATON	MD	20902		UN 41 PH 1	13-02416997
45	JAMES T TROPPEMAN		PO BOX 10	AVENUE	MD	20609		UN 42 PH 1	13-02417002
46	DENNIS M LORD		11507 AMHERST AVE APT 203	SILVER SPRING	MD	20902		UN 43 PH 1	13-02417013
47	AMALIA PEREZ		11507 AMHERST AVE #4	WHEATON	MD	20902		UN 44 PH 1	13-02417024
48	NICOLAS OLMEDO		11507 AMHERST AVE #104	WHEATON	MD	20902		UN 45 PH 1	13-02417035

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49	PHILIP SHERIDAN		11507 AMHERST AVE UNIT 46	SILVER SPRING	MD	20902		UN 46 PH 1	13-02417046
50	ESTEBAN V & Z D AGUSTIN		11509 AMHERST AVE #1	WHEATON	MD	20902		UN 47 PH 1	13-02417057
51	EMILY SCHNEIDER		11509 AMHERST AVE UNIT 101	SILVER SPRING	MD	20902		UN 48 PH 1	13-02417068
52	LUIS EDUARDO HERNANDEZ POLANCO	ARIELIS A URENA DOMINGUEZ	11509 AMHERST AVE #201	SILVER SPRING	MD	20902		UN 49 PH 1	13-02417070
53	JIMMY I SANCHEZ ET AL		11509 AMHERST AVE APT 102	SILVER SPRING	MD	20902		UN 50 PH 1	13-02417081
54	LEE W BALLARD	JENNIFER N BALLARD	11509 AMHERST AVE #202	SILVER SPRING	MD	20902		UN 51 PH 1	13-02417092
55	JOHN BOOKER &	AVA LYNN HUGHES-BOOKER	1924 BLUERIDGE AVE	SILVER SPRING	MD	20902		UN 52 PH 1	13-02417104
56	JOHN A BOOKER		1924 BLUERIDGE AVE	SILVER SPRING	MD	20902		UN 53 PH 1	13-02417115
57	YOLANDA SANTIAGO-SMITH	MARIA T PAIGE	11509 AMHERST AVE #203	SILVER SPRING	MD	20902		UN 54 PH 1	13-02417126
58	GABRIELA L LA MADRID TAPIA		11509 AMHERST AVE APT 4	SILVER SPRING	MD	20902		UN 55 PH 1	13-02417137
59	AMANDA J COOPER		11509 AMHERST AVE APT 104	WHEATON	MD	20902		UN 56 PH 1	13-02417148
60	PIERRE EMMANUEL CHARLES ET AL		11509 AMHERST AVE APT 204	SILVER SPRING	MD	20902		UN 57 PH 1	13-02417150
61	THUAN THI NGUYEN	TUNG THANH DO ET AL	11501 AMHERST AVE UNIT 1	SILVER SPRING	MD	20902		UN 1 PH 2	13-02417161
62	MORGAN HALVORSEN		11501 AMHERST AVE UNIT 101	SILVER SPRING	MD	20902		UN 2 PH 2	13-02417172
63	XIANG LI &	YABEI ZHANG	11910 TILDENWOOD DR	ROCKVILLE	MD	20852		UN 3 PH 2	13-02417183
64	YOLANDA K AGUILERA		11501 AMHERST AVE APT 4	SILVER SPRING	MD	20902		UN 4 PH 2	13-02417194
65	JACQUELINE M LEWIS		11501 AMHERST AVE	WHEATON	MD	20902		UN 5 PH 2	13-02417206
66	DEBORAH J SHERRILL		10216 TENBROOK DR	SILVER SPRING	MD	20901		UN 6 PH 2	13-02417217
67	ZENEBECH DESSU		11501 AMHERST AVE #103	SILVER SPRING	MD	20902		UN 7 PH 2	13-02417228
68	JENNIFER JO DOSTAL		11501 AMHERST AVE APT 203	SILVER SPRING	MD	20902		UN 8 PH 2	13-02417230
69	LUIS GALEAS		11501 AMHERST AVE APT 9	WHEATON	MD	20902		UN 9 PH 2	13-02417241
70	CLAUDE RODRIGUES	MATHILDE RODRIGUES	11501 AMHERST AVE APT 104	SILVER SPRING	MD	20902		UN 10 PH 2	13-02417252
71	ROBYN M BISHOP		11501 AMHURST AVENUE#204	WHEATON	MD	20902		UN 11 PH 2	13-02417263
72	PHAYARIN NANTABUTR		6450 KATHERINE ANN LANE	SPRINGFIELD	VA	22150		UN 58 PH 2	13-02417274
73	JAISKA J VAN OMMEREN		11601 ELKIN ST APT 101	SILVER SPRING	MD	20902		UN 59 PH 2	13-02417285
74	ALI JAAFAR	CHASISTY JAAFAR	11601 ELKIN ST #201	SILVER SPRING	MD	20902		UN 60 PH 2	13-02417296
75	TERESA BERNAL		11601 ELKIN ST # 102	SILVER SPRING	MD	20902		UN 61 PH 2	13-02417308
76	VICTOR J MORROW		11601 ELKIN ST UN 202	WHEATON	MD	20902		UN 62 PH 2	13-02417310
77	CHERYL A PRENTICE		11601 ELKIN ST # 2	WHEATON	MD	20902		UN 63 PH 2	13-02417321
78	DIANA LEDESMA ET AL		11601 ELKIN STREET #103	SILVER SPRING	MD	20902		UN 64 PH 2	13-02417332
79	ARMY OF CHILE		2174 WISCONSIN AVE NW	WASHINGTON	DC	20007		UN 65 PH 2	13-02417343
80	AVNISH H MCGREGOR	EDEN MCGREGOR	11601 ELKIN ST UNIT 66 APT 4	SILVER SPRING	MD	20902		UN 66 PH 2	13-02417354
81	KESHIA M MCKITTY		11601 ELKIN ST APT 104	WHEATON	MD	20902		UN 67 PH 2	13-02417365
82	LYNNE C SENDEJO	VINCENT A SANTOMARTINO	11601 ELKIN ST #204	SILVER SPRING	MD	20902		UN 68 PH 2	13-02417376
83	RUBY F NEWSOME ET AL		11506 BUCKNELL DR #1	WHEATON	MD	20902		UN 69 PH 2	13-02417387
84	JOSE S BONILLA		11506 BUCKNELL DR APT 70	SILVER SPRING	MD	20902		UN 70 PH 2	13-02417398
85	HUE M YU		11506 BUCKNELL DR APT 201	SILVER SPRING	MD	20902		UN 71 PH 2	13-02417401
86	ERICK H GARCIA		11506 BUCKNELL DR # 72	SILVER SPRING	MD	20902		UN 72 PH 2	13-02417412
87	GHADA ACKALL &	PAUL G MONTALTO	11506 BUCKNELL DR APT 202	WHEATON	MD	20902		UN 73 PH 2	13-02417423
88	DINESH K MARAPPULI &	HIMALI RUWANGALA GEDARA	11506 BUCKNELL DR APT 3	SILVER SPRING	MD	20902		UN 74 PH 2	13-02417434
89	KHANDAKER N ISLAM &	HAFIZA KHUTON	11506 BUCKNELL DR #103	WHEATON	MD	20902		UN 75 PH 2	13-02417445
90	CARLOS ALFREDO LAZARY TEIXEIRA	JULIA DE CAMPOS TEIXEIRA	11506 BUCKNELL DR APT 76	SILVER SPRING	MD	20902		UN 76 PH 2	13-02417456
91	NOLA W PEACE		11506 BUCKNELL DR #77-4	SILVER SPRING	MD	20902		UN 77 PH 2	13-02417467
92	MOHAN HEMNANI	KAMLESH HEMNANI	1349 ATWOOD RD	SILVER SPRING	MD	20906		UN 78 PH 2	13-02417478
93	MITCHELL D FLEMING		11506 BUCKNELL DR APT 79	SILVER SPRING	MD	20902		UN 79 PH 2	13-02417480
94	JOSE ANTONIO QUIJANO	JORGE RAMON FERREIRA	11508 BUCKNELL DR # 1	WHEATON	MD	20902		UN 80 PH 2	13-02417491
95	MARLEN TRONCOSO CASTELLON		11508 BUCKNELL DR #81	SILVER SPRING	MD	20902		UN 81 PH 2	13-02417503
96	KATRINA MARIA TRIPP		11508 BUCKNELL DR # 201	SILVER SPRING	MD	20902		UN 82 PH 2	13-02417514
97	RICHARD G MANCO		11508 BUCKNELL DRIVE #102	SILVER SPRING	MD	20902		UN 83 PH 2	13-02417525
98	JUAN C ATILES		11508 BUCKNELL DR APT 202	WHEATON	MD	20902		UN 84 PH 2	13-02417536

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99	SATURNINA UMANA MOLINA ET AL		11508 BUCKNELL DR APT 3	SILVER SPRING	MD	20902		UN 85 PH 2	13-02417547
100	RAYMOND BRITCH		11508 BUCKNELL DRIVE #103	SILVER SPRING	MD	20902		UN 86 PH 2	13-02417558
101	RANDLOPH NICKLAS	LISA NICKLAS	8004 PARK OVERLOOK DR	BETHESDA	MD	20902		UN 87 PH 2	13-02417560
102	GIRLEY A WRIGHT		11508 BUCKNELL DR APT 4	WHEATON	MD	20902		UN 88 PH 2	13-02417571
103	FERNANDO A LOPEZ-ESPINOZA	ESTEPHANY A CHOQUE MOLLO	11508 BUCKNELL DR	SILVER SPRING	MD	20902		UN 89 PH 2	13-02417582
104	JUAN ATILES		PO BOX 2835	SILVER SPRING	MD	20915		UN 90 PH 2	13-02417593
105	JALAIKA ABDUL-ALI		11510 BUCKNELL DR #1	WHEATON	MD	20902		UN 91 PH 3	13-02417605
106	ROBERTO & V MALESPIN		11510 BUCKNELL DR #101	SILVER SPRING	MD	20902		UN 92 PH 3	13-02417616
107	ALEXANDRA J HEMMER		11510 BUCKNELL DR APT 201	SILVER SPRING	MD	20902		UN 93 PH 3	13-02417627
108	MEGAN LEWIS		11510 BUCKNELL DR APT 102	WHEATON	MD	20902		UN 94 PH 3	13-02417638
109	ASHLEY E DEAN	HECTOR A CARMONA LOPEZ	11510 BUCKNELL DR APT 202	SILVER SPRING	MD	20902		UN 95 PH 3	13-02417640
110	MORENA G CARBALLO		9915 DAMERON DR	SILVER SPRING	MD	20902		UN 96 PH 3	13-02417651
111	PATRICIA T BAKER ET AL L/E		11510 BUCKNELL DR APT 103	SILVER SPRING	MD	20902		UN 97 PH 3	13-02417662
112	YFANIA B LEDESMA		11510 BUCKNELL DR APT 203	SILVER SPRING	MD	20902		UN 98 PH 3	13-02417673
113	DENNIS ALEXIS AVILES FIGUEROA	ANA CRISTINA FIGUEROA ALBERTO	11510 BUCKNELL DR APT 4	WHEATON	MD	20902		UN 99 PH 3	13-02417684
114	CHRISTOPHER ROSS WILHELM	OLGA MORALES	11510 BUCKNELL DR APT 104	SILVER SPRING	MD	20902		UNIT 100 PH 3	13-02417695
115	LIN LUO		11510 BUCKNELL DR UNIT 101	SILVER SPRING	MD	20902		UN 101 PH 3	13-02417707
116	TRDS LLC		11140 ROCKVILLE PIKE STE 100	ROCKVILLE	MD	20852		UN102 PH 3	13-02417718
117	SARANTOS GEORGOPOULOS &	JENNIFER D GEORGOPOULOS	7006 CRACKLIN CT	LAYTONSVILLE	MD	20882		UN 103 PH 3	13-02417720
118	MELINDA SCOTT		11512 BUCKNELL DR	SILVER SPRING	MD	20902		UN 104 PH 3	13-02417731
119	OMAR A GUTIERREZ		11512 BUCKNELL DR APT 2	SILVER SPRING	MD	20902		UN 105 PH 3	13-02417742
120	SIENNA RUSH		11512 BUCKNELL DR #106	SILVER SPRING	MD	20902		UN 106 PH 3	13-02417753
121	HELEN HEINRICH		11512 BUCKNELL DR #202	SILVER SPRING	MD	20902		UN 107 PH 3	13-02417764
122	MICHELLE ANNE MAGIN		11512 BUCKNELL DR #108	SILVER SPRING	MD	20902		UN108 PH 3	13-02417775
123	RACHEL GRANT ADJIRI		11512 BUCKNELL DR UNIT 103	SILVER SPRING	MD	20902		UN 109 PH 3	13-02417786
124	KEITH KONECNIK		11512 BUCKNELL DR #110	SILVER SPRING	MD	20902		UN 110 PH 3	13-02417797
125	EVER JOSUE LEMUS-CEDILLO	DELM I BRIZUELA HERNANDEZ	11512 BUCKNELL DR #111	SILVER SPRING	MD	20902		UN 111 PH 3	13-02417800
126	SUMATI MEHTA		11512 BUCKNELL DR # 104	SILVER SPRING	MD	20902		UN112 PH 3	13-02417811
127	DEMETRE GEORGOPOULOS ET AL		2020 FRANWALL AVE	WHEATON	MD	20902		UN 113 PH 3	13-02417822
128	CARLOS J GARCIA		1717 WILCOX LANE	SILVER SPRING	MD	20906		UN 114 PH 3	13-02417833
129	SANDOVAL DIOMEDES A SALGUERO		12706 TURKEY BRACH PKWY	ROCKVILLE	MD	20853		UN 115 PH 3	13-02417844
130	RICHARD E COLKER		11514 BUCKNELL DR #201	WHEATON	MD	20902		UN 116 PH 3	13-02417855
131	ALICE VICTORIA MUTTER		11514 BUCKNELL DR # 117	SILVER SPRING	MD	20902		UN117 PH 3	13-02417866
132	ELIZABETH J POWER		21585 AVENS CT	ASHBURN	VA	20148		UN 118 PH 3	13-02417877
133	TIMOTHY PATRICK HINTZ	MICHELLE LATASSA HINTZ	11514 BUCKNELL DR # 202	SILVER SPRING	MD	20902		UN 119 PH 3	13-02417888
134	BRIAN NGO	MY THI KIM HO	42832 CEDAR HEDGE STREET	CHANTILLY	VA	20152		UN 120 PH 3	13-02417890
135	SHRI N MALVIYA		12205 ACADEMY WAY UNIT 11	ROCKVILLE	MD	20852		UN 121 PH 3	13-02417902
136	ABRAHAM SILVERMAN		11514 BUCKNELL DR APT 203	SILVER SPRING	MD	20902		UN 122 PH 3	13-02417913
137	OKSANA ELGAMAL		11514 BUCKNELL DR APT 4	WHEATON	MD	20902		UN 123 PH 3	13-02417924
138	TANIA IRIZARRY	JUAN PABLO OROZCO	11514 BUCKNELL DR #124	WHEATON	MD	20902		UN 124 PH 3	13-02417935
139	BRIAN L HORST		11514 BUCKNELL DR APT 204	SILVER SPRING	MD	20902		UN 125 PH 3	13-02417946
140	ERIC BUTLER		11607 ELKIN ST UNIT 126	SILVER SPRING	MD	20902		UN 126 PH 3	13-02417957
141	RAHEMOON HALFMANN TRUSTEE	RAHEMOON H HALFMANN REVOCABLE TRUS	5600 WISCONSIN AVE # 1308	CHEVY CHASE	MD	20815		UN 127 PH 3	13-02417968
142	OCTAVIA MARIE GILMORE		11607 ELKIN ST #128	SILVER SPRING	MD	20902		UN 128 PH 3	13-02417970
143	THIEN H. NGO		11607 ELKIN ST #102	SILVER SPRING	MD	20902		UN 129 PH 3	13-02417981
144	JOSE MORALES	KRISTEN MORALES	9702 HASTINGS DRIVE	SILVER SPRING	MD	20901		UN130 PH 3	13-02417992
145	BONIFACIO A ALVAREZ		11607 ELKIN ST APT 3	SILVER SPRING	MD	20902		UN 131 PH 3	13-02418006
146	MIRNA L ROSALES-PARADA		11607 ELKIN ST APT 103	SILVER SPRING	MD	20902		UN 132 PH 3	13-02418017
147	SAMANTHA FERBISH		11607 ELKIN ST UN 133	SILVER SPRING	MD	20902		UN 133 PH 3	13-02418028

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148	JENELLE C COOPER		11607 ELKIN ST #4	SILVER SPRING	MD	20902		UN 134 PH 3	13-02418030
149	SAMUEL BRIAN LUM		11607 ELKIN ST #104	SILVER SPRING	MD	20902		UN 135 PH 3	13-02418041
150	LEWIS S OATES		11607 ELKIN ST UNIT 204	SILVER SPRING	MD	20902		UN 136 PH 3	13-02418052
151	LEESBOROUGH HOA INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PT PAR A	13-03622990
152	LEESBOROUGH H O A INC		3130 FAIRVIEW PARK DR #200	FALLS CHURCH	VA	22042		PAR M	13-03623004
153	LEESBOROUGH HOMEOWNERS ASSN INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR B	13-03623015
154	THOMAS RICHARD COOK	AKSANA CHABATAR	2200 LEESBOROUGH DR	SILVER SPRING	MD	20902		115	13-03623026
155	JI LI &	JING LUO	2202 LEESBOROUGH DR	SILVER SPRING	MD	20902		116	13-03623037
156	SUSIE MCGILL		2204 LEESBOROUGH DR	SILVER SPRING	MD	20902		117	13-03623048
157	ROBIN BELLE		2206 LEESBOROUGH DRIVE	SILVER SPRING	MD	20902		118	13-03623050
158	DAVID G KATZ	AMY E KATZ	2208 LEESBOROUGH DRIVE	SILVER SPRING	MD	20902		119	13-03623061
159	LIXU WANG	ZINING XIE	2210 LEESBOROUGH DR	SILVER SPRING	MD	20902		120	13-03623072
160	WILLIAM JOSEPH TRUITT ET AL		2212 LEESBOROUGH DR	SILVER SPRING	MD	20902		121	13-03623083
161	ROBERT MICA LONGANECKER	SARAH MOHSEN ABDELRAHIM	2214 LEESBOROUGH DR	SILVER SPRING	MD	20902		122	13-03623094
162	WILLIAM HICKS		2218 LEESBOROUGH DR	SILVER SPRING	MD	20902		123	13-03623106
163	ALAIN LY &	TO QUACH QUYNH	2220 LEESBOROUGH DR	SILVER SPRING	MD	20902		124	13-03623117
164	PATRICIA A JUBEARK		2222 LEESBOROUGH DR	SILVER SPRING	MD	20902		125	13-03623128
165	LESTER THOMPSON TRUSTEE	PAMELA THOMPSON TRUSTEE	21867 AMBAR DR	WOODLAND HILLS	CA	91364		126	13-03623130
166	KALANDRA LA-NETTE COLES		2226 LEESBOROUGH DR	SILVER SPRING	MD	20902		127	13-03623141
167	CHARLOTTE C WHITE		2228 LEESBOROUGH DR	SILVER SPRING	MD	20902		128	13-03623152
168	MEGAN ELIZABETH GILLESPIE		2230 LEESBOROUGH DRIVE	SILVER SPRING	MD	20902		129	13-03623163
169	YUNG FONG CHEUG	YING SAN YEUNG	2232 LEESBOROUGH DR	SILVER SPRING	MD	20906		130	13-03623174
170	LEESBOROUGH HOMEOWNERS ASSN INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR C	13-03623185
171	CIPING HE		11663 LEESBOROUGH CIR	SILVER SPRING	MD	20902		61	13-03623196
172	JOHN E CALLAHAN		11661 LEESBOROUGH CIR	SILVER SPRING	MD	20902		62	13-03623208
173	YASMIN SCHENKMAN	SETH OPEL	11659 LEESBOROUGH CIR	SILVER SPRING	MD	20902		63	13-03623210
174	KAMIL EDWARD & LAUREN ANN KUZA		17401 EVANGELINE LN	OLNEY	MD	20832		64	13-03623221
175	BRUCE D & EVA MARIA FRENCH		11655 LEESBOROUGH CIR	SILVER SPRING	MD	20902		65	13-03623232
176	MAMADOU THIAM		172 KENDRICK PL APT 24	GAITHERSBURG	MD	20878		66	13-03623243
177	RICHARD & SHIFEN FOX		11651 LEESBOROUGH CIR	SILVER SPRING	MD	20902		67	13-03623254
178	SIMONE P PORTER		11650 LEESBOROUGH CIR	SILVER SPRING	MD	20902		72	13-03623265
179	CHANDRANI K RAIGALA &	NIMAL K ALUTHGAMA	11652 LEESBOROUGH CIRCLE	SILVER SPRING	MD	20902		73	13-03623276
180	SCATTEREDSITE ONE DEV CORP		10400 DETRICK AVE	KENSINGTON	MD	20895		74	13-03623287
181	SHADHAN CHANDRA DAS &	ANJUSREE DAS	11656 LEESBOROUGH CIRCLE	SILVER SPRING	MD	20902		75	13-03623298
182	KEFALE BEKELE	TIGIST TADESSE MOTORA	11660 LEESBOROUGH CIR	SILVER SPRING	MD	20902		76	13-03623301
183	ABBA JOSEPH AWANO	BERHANE HIRIGO	11662 LEESBOROUGH CIR	SILVER SPRING	MD	20902		77	13-03623312
184	NICOLE Y LABRA ET AL		11664 LEESBOROUGH CIR	SILVER SPRING	MD	20902		78	13-03623323
185	ZI KENG CHEN &	LING WU YAN	11666 LEESBOROUGH CIR	SILVER SPRING	MD	20902		79	13-03623334
186	HOUSING UNLIMITED INC		12125 VEIRS MILL RD #201	SILVER SPRING	MD	20906		80	13-03623345
187	PHUC CHUNG TRUONG &	KIET LUU ANH	11670 LEESBOROUGH CIR	SILVER SPRING	MD	20902		81	13-03623356
188	ANDREW TOWNSEND	NISHI PAREKH	11677 LEESBOROUGH CIR	SILVER SPRING	MD	20902		82	13-03623367
189	MARTIN OBEMUJELLER		11675 LEESBOROUGH CIR	SILVER SPRING	MD	20906		83	13-03623378
190	LEIGHTON W ANGLIN		11673 LEESBOROUGH CIR	SILVER SPRING	MD	20902		84	13-03623380
191	JOSEPH HARRY MAR BORN ET AL		11671 LEESBOROUGH CIR	SILVER SPRING	MD	20902		85	13-03623391
192	BERNARD FOTSING	C/O LAURENA FOTSING	4713 RIMINI CT	DUBLIN	CA	94568		86	13-03623403
193	JOSEPH BREEMS	ANTHONY CARTER	11667 LEESBOROUGH CIR	SILVER SPRING	MD	20902		87	13-03623414
194	JEANNE H WAN		11665 LEESBOROUGH CIR	SILVER SPRING	MD	20902		88	13-03623425
195	NGOC BAO PHAM	THANH-TRUC THI DO	11711 LEESBOROUGH CIR	SILVER SPRING	MD	20902		109	13-03623436
196	YAGYADEEP SINGH GAUR	RASHMI SINGH-GAUR	1630 ADMIRALS HILL COURT	VIENNA	VA	22182		110	13-03623447
197	YAGYADEEP SINGH GAUR	RASHMI SINGH-GAUR	1630 ADMIRALS HILL COURT	VIENNA	VA	22128		111	13-03623458

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198	MANDEEP & KRITI JAIN SINGH REVOC T	MANDEEP SINGH TRUSTEE ET AL	11705 LEESBOROUGH CIR	SILVER SPRING	MD	20902		112	13-03623460
199	SANG JUN LEE	YOO JA LEE	16212 DEER LARK RD	ROCKVILLE	MD	20855		113	13-03623471
200	MARY A KAUTZ		11701 LEESBOROUGH CIR	SILVER SPRING	MD	20906		114	13-03623482
201	LEESBOROUGH HOMEOWNERS ASSN INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR D	13-03623493
202	LUCIUS E NWOSU	CHINELO J NWOSU	11630 LEESBOROUGH CIRCLE	SILVER SPRING	MD	20902		27	13-03623505
203	QI WANG		11632 LEESBOROUGH CIR	SILVER SPRING	MD	20902		28	13-03623516
204	PING WANG		11634 LEESBOROUGH CIR	SILVER SPRING	MD	20902		29	13-03623527
205	AHMED A RUSTOM	SAMAR A HASSAN	11636 LEESBOROUGH CIR	SILVER SPRING	MD	20902		30	13-03623538
206	WOUNDIM S DEMISSIE		11638 LEESBOROUGH CIR	SILVER SPRING	MD	20902		31	13-03623540
207	JACQUELINE RODRIGUES-FONTES &	ALEXANDRE GUILHERME V FONTES	11623 LEESBOROUGH CIR	SILVER SPRING	MD	20902		32	13-03623551
208	ANDREW C NOONAN	NICHOLAS M DEVINNEY	11621 LEESBOROUGH CIR	SILVER SPRING	MD	20902		33	13-03623562
209	AMADO MARTINEZ ROJAS &	VIRGINIA GARCIA MARTINEZ ET AL	11619 LEESBOROUGH CIR	SILVER SPRING	MD	20902		34	13-03623573
210	DMITRY SHLAPAKOVSKY	SURESHMI SHLAPAKOVSKY	23 WHITEWOOD DR	SUMMIT	NJ	7901		35	13-03623584
211	MICHAEL Y XIA	JENNIFER S LI	5615 HEARTWOOD CIR	DERWOOD	MD	20855		36	13-03623595
212	YUN YING LIN ET AL		1935 FLOWERING TREE TER	SILVER SPRING	MD	20902		37	13-03623607
213	LARRY LAFAYETTE POE JR		11611 LEESBOROUGH CIR	SILVER SPRING	MD	20902		38	13-03623618
214	SARAH L DUNSFORD		11642 LEESBOROUGH CIR	SILVER SPRING	MD	20902		39	13-03623620
215	KAN WANG		11644 LEESBOROUGH CIR	SILVER SPRING	MD	20902		69	13-03623631
216	ROBERT D LEVY	LYDIA K LEVY	11646 LEESBOROUGH CIR	WHEATON	MD	20902		70	13-03623642
217	XIAOHONG WANG		207 WATKINS CIR	ROCKVILLE	MD	20850		71	13-03623653
218	LEESBOROUGH HOMEOWNERS ASSN INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR E	13-03623664
219	MICHELLE SHARRON BLUITT TR		2130 LITTLE SORREL WAY	SILVER SPRING	MD	20902		59	13-03623766
220	ELIZABETH M GINEXI &	KURT ZWALLY	2132 LITTLE SORREL WAY	SILVER SPRING	MD	20902		60	13-03623777
221	VESSELIN TOLFANOV	ATANASKA KAMARTCHEVA	2140 LITTLE SORREL WAY	SILVER SPRING	MD	20902		89	13-03623788
222	DAVID AROMOKEYEMI		2142 LITTLE SORREL WAY	SILVER SPRING	MD	20902		90	13-03623790
223	LEESBOROUGH HOMEOWNERS ASSN INC	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR F	13-03623983
224	DEBBIE J KIM		11609 LEESBOROUGH CIR	SILVER SPRING	MD	20902		39	13-03624054
225	ENA CASTRO		11607 LEESBOROUGH CIR	SILVER SPRING	MD	20902		40	13-03624065
226	LEESBOROUGH HOMEOWNERS ASSOCIATION	C/O PAUL ASSOCIATES INC	6935 WISCONSIN AVE # 500	CHEVY CHASE	MD	20815		PAR G	13-03624167
227	LUIS H CORDEIRO	PREMA CORDEIRO	11510 AMHERST AVE	SILVER SPRING	MD	20906		1	13-03624178
228	GUANG ZHU	YAN ZHANG	2727 MERRILEE DR APT 614	FAIRFAX	VA	22031		2	13-03624180
229	YASHA M TABRIZY	AMANDA N JOHNSON	11514 AMHERST AVE	SILVER SPRING	MD	20906		3	13-03624191
230	JAMES R VALE		11516 AMHERST AVE	SILVER SPRING	MD	20906		4	13-03624203
231	MAMADOU SAIDOU BA		11518 AMHERST AVE	SILVER SPRING	MD	20902		5	13-03624214
232	NDEYE K FALL &	D DIAGNE EL HADJI	11606 LEESBOROUGH CIR	SILVER SPRING	MD	20902		16	13-03624260
233	KIM CASTELLINO	ARUNA NORONHA	33537 MUSTANG ST	FREMONT	CA	94555		17	13-03624271
234	JASON VERNON CALLENDER	YAN ZHANG CALLENDER	11610 LEESBOROUGH CIR	SILVER SPRING	MD	20902		18	13-03624282
235	MANUELA S BAMGBOSE-MARTINS		11612 LEESBOROUGH CIR	SILVER SPRING	MD	20902		19	13-03624293
236	APPALA NAIDU KARRI &	BURADA SRILAKSHMI KARRI	11614 LEESBOROUGH CIR	SILVER SPRING	MD	20902		20	13-03624305
237	CARLA J PALMER		11616 LEESBOROUGH CIR	SILVER SPRING	MD	20902		21	13-03624316
238	KEVIN GERARD BURT	SARAH BURT	11618 LEESBOROUGH CIR	SILVER SPRING	MD	20902		22	13-03624327
239	JAIME ROTZ	MICHELE STINE-ROTZ	11620 LEESBOROUGH CIR	SILVER SPRING	MD	20902		23	13-03624338
240	CLAUDIA VANESA CALDERON		11622 LEESBOROUGH CIR	SILVER SPRING	MD	20906		24	13-03624340
241	NICHLAS RAY FOX &	ELIZABETH SMELSER FOX	11624 LEESBOROUGH CIR	SILVER SPRING	MD	20902		25	13-03624351
242	INGRID M BAILEY		11626 LEESBOROUGH CIR	SILVER SPRING	MD	20902		26	13-03624362
243	THEODORE & MARIE CHRISTINE NKODO		11521 GEORGIA AVE	SILVER SPRING	MD	20902		UN 11521 PH A	13-03642064
244	HOUSING UNLIMITED INC		12125 VEIRS MILL RD #201	SILVER SPRING	MD	20906		UN 11523 PH A	13-03642075
245	RONALD J REGAN	PATRIK ANES	11525 GEORGIA AVE	SILVER SPRING	MD	20902		UN 11525 PH A	13-03642086
246	KEESHA M BROOKS		11527 GEORGIA AVE	SILVER SPRING	MD	20902		UN 11527 PH A	13-03642097

Attachment D

Sketch Plan

March 7, 2023 Pre-submittal Area Meeting

Mailing List

290	Branford Park Homeowners Association	c/o Evan Frasier Crowell, President	12002 Saw Mill Court	Gaithersburg	MD	20902		
291	Branford Park Homeowners Association	c/o Gilma Marquinez, Administrative Agent	18401 Woodfield Road Suite H	Gaithersburg	MD	20879		
292	Branford Park Homeowners Association	c/o Gwen Garrison, Owner	12014 Sawmill Court	Silver Spring	MD	20902		
293	Brownstones at Wheaton Metro HOA Inc	c/o D'Ambrosio John @Owner	2312 Cobble Hill Terrace	Wheaton	MD	20902		
294	Brownstones at Wheaton Metro HOA Inc	c/o Shawn Janzen, Corporation President	2342 Cobble Hill Terrace	Wheaton	MD	20902		
295	Brownstones at Wheaton Metro HOA, Inc	c/o Farida Umatan-Tyler , Summit Management	3383 Farragut Avenue	Kensington	MD	20895		
296	Clairmont Homeowners Association	c/o Nii-ama Alkuete, President	11514 Clairmont View Terrace	Wheaton	MD	20902		
297	East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904		
298	Friends of Sligo Creek	c/o Kit Gage, Board Member	8007 Park Crest Drive	Silver Spring	MD	20910		
299	Friends of Sligo Creek	c/o Mike Smith, President	P.O. Box 11572	Takoma Park	MD	20913		
300	Friends of Sligo Creek	c/o Wes Darden, Vice President	P.O. Box 11572	Takoma Park	MD	20913		
301	Glen Forest Neighbors Assn	c/o The Board,					glenmontforestnca@gmail.com	
302	Glenmont Exchange	c/o David Shaw, Director	14801 Pennfield Circle #205	Silver Spring	MD	20906		
303	Glenmont Exchange	c/o Ian Rothman, Treasurer	1465 Poplar Run Drive	Silver Spring	MD	20906		
304	Glenmont Exchange	c/o John Bogasky, Vice President	2308 Eagle Rock Place	Silver Spring	MD	20906		
305	Glenmont Exchange	c/o Joshua Goodman, President	14216 Piccadilly Road	Silver Spring	MD	20906		
306	Glenmont Forest Neighbors Civic Assn	c/o Carrie Hall, Treasurer	2917 Weisman Road	Wheaton	MD	20902		
307	Glenmont Forest Neighbors Civic Assn	c/o James Epstein, President	2603 Weisman Road	: Silver Spring	MD	20902		
308	Glenmont Forest Neighbors Civic Assn	c/o Jim Epstein, At Large	2603 Weisman Road	Wheaton	MD	20902		
309	Glenmont Forest Neighbors Civic Assn	c/o Mike Friedman, Vice President	12113 Livingston Street	Silver Spring	MD	20902		
310	Glenmont Forest Neighbors Civic Assn	c/o Zoe Ziliak, Community Affairs Public Outreach	12300 Judson Road	Silver Spring	MD	20902		
311	Glenview Neighborhood Association	c/o April Giandomenico, President	10705 Francis Drive	Silver Spring	MD	20902		
312	Glenview Neighborhood Association	c/o Byron Wild, Secretary	2001 Windham Lane	Silver Spring	MD	20902		
313	Glenview Neighborhood Association	c/o Catherine Soffronoff, Vice President	10407 Clinton Avenue	Silver Spring	MD	20902		
314	Glenview Neighborhood Association	c/o Kate Medina, Treasurer	10411 BArrie Avenue	Silver Spring	MD	20902		
315	Hearthstone Village Condominium	c/o Deborah Glickson, Owner	11311 King George Drive	Silver Spring	MD	20902		
316	Hearthstone Village Condominium	c/o Norma Medina, Administrative Agent	20440 Century Boulevard	Germantown	MD	20874		
317	Leesborough Condominium	c/o Patty Floyd, Administrative Agent	6935 Wisconsin Avenue, Suite 400	Chevy Chase	MD	20817		
318	Leesborough Condominium	c/o Rachel Fronapfel Hongtong, Vice President	11527 Georgia Avenue	Silver Spring	MD	20902		
319	Leesborough Condominium	c/o Scott Lutrey, Owner	2218 Highfly Terrace	Silver Spring	MD	20902		
320	Leesborough Homeowner Association	c/o Kurt Zwally, Primary Contact / Admin Agent	2132 Little Sorrel Way	Silver Spring	MD	20902		
321	Montgomery County Civic Federation	c/o Alan Bowser, Co-President					alan.bowser@gmail.com	
322	Montgomery County Renters Alliance	c/o William Roberts, Esq, Chair - Treasurer	P.O. Box 7773-7773	Silver Spring	MD	20907		
323	Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director					mattlosak@rentersalliance.org	
324	Montgomery County Taxpayers League	c/o Edward Amatetti, President					info@mctaxpayersleague.org	
325	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841		
326	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849		
327	Sierra Landing Condominium	c/o Paul Montalto, Owner	11506 Bucknell Drive #202	Silver Spring	MD	20902		
328	Town and Country Homeowners Association	c/o Haura Marafie, Summit Management	3833 Farragut Avenue	Kensington	MD	20895		
329	Town And Country Homeowners Association	c/o Corina McBride, President	2816 Schoolhouse Circle				corinamcbride@verizon.net	
330	Westchester Condominium	c/o Michele Cornwell, BMC Property Group	6701 Democracy Boulevard, Suite 303	Bethesda	MD	20817		
331	Westchester Homeowners Association	c/o Michele Cornwell, BMC Property Group	6701 Democracy Boulevard, Suite 303	Bethesda	MD	20817		
332	Westchester Homeowners Association	c/o Nicole Mayer, President	2006 Westchester Drive	Silver Spring	MD	20902		
333	Wheaton Forest Civic Association	c/o Diane Lynne, President	2014 Glenhaven Place	Wheaton	MD	20902		
334	Wheaton Hills Civic Association	c/o Lynn Vismara, Secretary	2804 Dawson Avenue	Silver Spring	MD	20902		
335	Wheaton Hills Civic Association	c/o Shana Marshall, President					smarshall@gwu.edu	
336	Wheaton Regional Park Neighborhood	c/o Martin Goldberg, Vice President	2210 Henderson Av	Wheaton	MD	20902		
337	Wheaton Regional Park Neighborhood	c/o Nina Koltnow, President	2314 Parker Avenue	Silver Spring	MD	20902		
338	Wheaton Regional Park Neighborhood	c/o Rachel Siegel, Treasurer	12010 Bernard Dr	Wheaton	MD	20902		

Attachment D

Sketch Plan
 March 7, 2023 Pre-submittal Area Meeting
 Mailing List

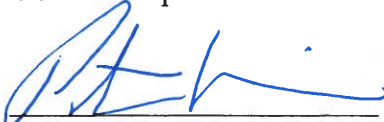
	Others Required to be Notified	Organization	Street	City	State	Zip			
339	Intake and Regulatory Coordination	MNCPPC	2425 Reddie Drive	Wheaton	MD	20902			
	Land Use and Zoning Attorney	Organization	Street	City	State	Zip			
340	Patricia A. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
341	Dylan Marco	MHG	9220 Wightman Rd	Montgomery Village	MD	20886			
342	Ken Jones	MHG	9220 Wightman Rd	Montgomery Village	MD	20886			

Attachment D

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on March 7, 2023 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the applications for Sketch Plan for the MHP Amherst project located at 11507 Georgia Avenue and 11500 Elkins Street, Wheaton, Maryland. The presentation materials were made available to the public for download on March 2, 2023, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

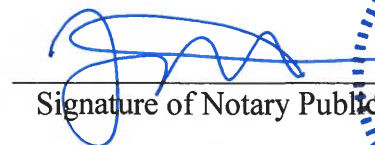

Signature

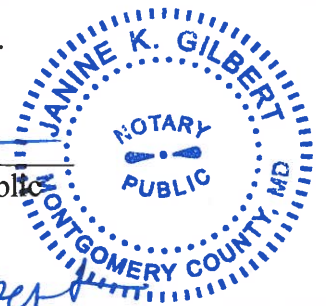
3/23/23
Date

Patricia Harris
Print Name

Attorney
Title

Sworn and subscribed to before me this 23rd day of March, 20 .


Signature of Notary Public



Janine Gilbert
Printed Name of Notary Public

My Commission Expires: 07-19-2026



Attachment D

**Meeting Minutes
MHP – Amherst
11507 Georgia Avenue and 11500 Elkins Street
March 7, 2023**

Attendees on behalf of the Applicant: Artie Harris and John Poyer, MHP; Dylan Macro, MHG Civil Engineering; Ashish Mayer, Mel Thompson, Patty Chen and Sue Hains, Grimm + Parker Architects; and Pat Harris, Lerch, Early & Brewer. Ronnie Warner and Amy Donin also attended on behalf of the County Department of General Services.

Date: March 7, 2023, Virtual Meeting commenced at 7:00 p.m.

The meeting commenced with Pat Harris introducing the team, identifying the Property and describing the purpose of the meeting. Artie Harris then provided background on MHP and explained its mission of providing affordable housing. Pat Harris briefly described the project that is proposed to include 320 multi-family units, 39 town house units, 40,000 square feet of cultural arts center space and up to 15,000 square feet of office use, in the event MHP decides to relocate its offices to the Property. Pat then described the entitlement process and the land swap involving the County owned parcel along Georgia Avenue for the 6 acre parcel on the east side of Elkins currently owned by MHP. Ashish Mayer from Grimm + Parker presented the Project, including the overall layout, the proposed mid-block connections and private street, the overall circulation plan and precedent images.

The attendees had a number of questions, most of which focused on the cultural arts center and the appropriateness of locating the cultural arts center in the Project instead of closer to the center of Wheaton. The attendees were directed to visit the County's website on the cultural arts center. Several attendees requested a separate meeting to discuss the cultural arts center. The Applicant indicated that that ultimately was a County decision and that a decision had not yet been made on another meeting.

The questions related to the Project itself included the following:

Q. As part of the project, will you evaluate and potentially improve the bus stops on southbound Georgia Avenue, because they are horribly placed. And, will the project provide bike parking so as to encourage the new bike lanes.

A. The Applicant will look into the southbound bus stop issue. And yes, the Project will be providing bike parking for at least 100 bikes.

Q. Can you consider moving the entrance along the north side of the Property. It is directly behind the backyards of the townhouses and poses a security risk.

A. The Applicant originally wanted the entrance on Georgia Avenue but SHA would not permit that. There are pedestrian entrances on Georgia. The area on the private street in front of the entrance is simply a drop off and there will be landscaping along the northern Property line.

Q. The Leesborough community is concerned about trespassing. There are currently security issues and this plan will escalate that.

Attachment D

March 7, 2023 • Page 2

A. The designers and architects determined that given the grades and overall layout of the Property, the northern entrance is appropriate. In addition, the concept of “eyes on the street” and having more activity in the area should help to decrease any security issues. The Applicant understands your concerns nonetheless and will consider ways to mitigate this potential issue.

Q. What is intended by affordable?

A. Typically MHP houses residents whose incomes range from 30% to 60% of Area Median Income. The precise rents will not be determined until a time closer to when the units will be delivered.

Q. What other benefits will the Project provide for the residents?

A. MHP has a community life program that includes academic support for the children, financial literacy courses and other wrap around services for the adults.

Q. This does not seem like an appropriate location for office.

A. The only office that potentially will be in the Project is MHP, in the event they decide to relocate from their current offices.

Q. How much parking will be provided – I am concerned there is not enough.

A. The goal is to get the parking “just right.” The towns will have 2 parking spaces each, plus 5 surface spaces. MHP is still working out the number of spaces in the multi-stories garage to make sure there are sufficient spaces for the residents and the cultural arts center.

Q. Will the site include artist housing?

A. Not specifically, but artists that qualify for the affordable housing are certainly welcome to apply for housing. The tax credit financing does not permit MHP to limit the residents to artist.

Q. What is the impact on the school capacity; the elementary school already has a high capacity rate.

A. In accordance with the growth policy, if there is a capacity issue, the Applicant will be subject to the UPP.

Q. The plan showed a pedestrian connection to the Leesborough community. Is this required?

A. The Sector Plan shows this connection. Cooperation and approval from the Leesborough community would require this connection. However, we are designing the project so as not to preclude the connection.

Q. Will current residents be displaced?

A. The goal is not to displace any residents. Current residents would be relocated to the Amherst project east of Elkins Avenue and then relocated to the new building upon completion. MHP will pay for the relocation expenses. The Amherst project has reached the end of its useful life and needs major repairs or replacement.

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March 7, 2023 • Page 3

Q. Can you consider making sure that there are amenities in the Project for the benefit of the larger community, such as a bakery or dance or exercise classes or anything to address the senior community.

A. It may be possible to extend space to the community for things like dance classes. In terms of seniors, this will not be like some of MHP's other projects that are specifically geared toward seniors. Having said that, all of MHP's projects do have seniors, so MHP will factor that in to their final program and design.

Q. Why did you hold a virtual meeting instead of an in-person meeting?

A. Virtual meetings are a holdover from the pandemic and there are some advantages to them. Having said that, this meeting maybe would have been better in person.

Q. Can MHP have a separate meeting with the Leesborough community?

A. Yes, we can certainly do that. Please reach out to me and we can coordinate that.

Q. Is there room for school buses to access within the site?

A. Yes

Q. Will the Project improve walkability?

A. Yes, the frontages of Georgia and Elkins will be improved and there will be sidewalks internal to the Project as well as a mid-block connection between Georgia and Elkins.

Q. I do not like the green and orange accents on the precedent images; those colors would never be used in Potomac.

A. The colors were included on the precedent images; at this stage we have not given any thought to colors but the Applicant's ultimate goal is to provide a classy, good looking building.

Q. Will the Project be phased and what is the timing?

A. MHP is not sure yet whether the Project will be phased. If the Georgia Avenue building goes first it will probably be a two year buildout for the first building. If the Project is built in a single phase it is likely a three year buildout.

The meeting concluded at approximately 8:50.

Attachment D

Sketch Plan Application Community Meeting

On March 7, 2023 at 7:00 PM

Virtual Location: <http://bit.ly/3kwag65>

Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Jim Epstein	2603 Weisman Rd Wheaton MD 20902	240 271 8423	Epis@comcast.net	Yes
Xiang Li	11501 amherst ave, 201 silver spring md 20902	3016425365		No
Dan Thompson	2801 Elnora St Wheaton MD 20902	301-949-3727	danthompson@wheatonartsparade.org	Yes
Ava	Leesborough circle Silver spring Md 20902	2028554226	Ad.nwos@yahoo.com	Yes
John Poyer	46614 Carriage Ct. Sterling VA 20164	703.772.2502	jpyoyer@mhpartners.org	Yes
Sarantos Georgopoulos	2020 Franwall Avenue Wheaton Maryland 20902	301.461.1882	saminmd01@gmail.com	Yes
Elizabeth Gallauresi	5703 Seminole St Berwyn Heights Md 20740	301.793.2928	Egallauresi@themodernmuse.com	Yes
Eden Durbin (Del Solomon)	[No contact information provided.]			
Patty Chen	[No contact information provided.]			
Ashish Mayer	[No contact information provided.]			
Julianne Mangin	[No contact information provided.]			

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the GoTo Meeting platform.

Attachment D

Sketch Plan Application Community Meeting

On March 7, 2023 at 7:00 PM

Virtual Location: <http://bit.ly/3kwag65>

Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Meg Morrow	[No contact information provided.]			
John Poyer	[No contact information provided.]			
Ronnie Warner	[No contact information provided.]			
kcordry@naag.org	[No contact information provided.]			
Nina Koltnow	[No contact information provided.]			
Yagy Gaur	[No contact information provided.]			
Amy Donin	[No contact information provided.]			
Mohammad Siddique	[No contact information provided.]			
Thomas McCloskey	[No contact information provided.]			
Artie Harris	[No contact information provided.]			
shains	[No contact information provided.]			
Karen's iPad (2)	[No contact information provided.]			
Natalie LaLonde Wein	[No contact information provided.]			
Jeannette Feldner's iPhone	[No contact information provided.]			
Mel Thompson	[No contact information provided.]			

Attachment D

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On March 7, 2023 at 7:00 PM

Virtual Location: <http://bit.ly/3kwag65>

Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Mike English	[No contact information provided.]			
13012758280	[No contact information provided.]			
Alison Gillespie	[No contact information provided.]			
Elizabeth Gallauresi	[No contact information provided.]			
Jose Ortiz CM NFG	[No contact information provided.]			
Natali Fani-González	[No contact information provided.]			
Shane MacDonald	[No contact information provided.]			
Monica	[No contact information provided.]			
Nick Hinkle	[No contact information provided.]			
Ruby Lopez Harper (CERF+)	[No contact information provided.]			
13012337527	[No contact information provided.]			
Ali Oliver-Krueger	[No contact information provided.]			
ava	[No contact information provided.]			
james troy	[No contact information provided.]			
Jared Solomon	[No contact information provided.]			

Attachment D

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Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

jim e	[No contact information provided.]			
Kaitlin Seng	[No contact information provided.]			
Carolyn	[No contact information provided.]			
Carrie Kisicki	[No contact information provided.]			
Chip Py	[No contact information provided.]			
Ping Wang	[No contact information provided.]			
kimblyn persaud	[No contact information provided.]			
Paige	[No contact information provided.]			
Fátima Gómez	[No contact information provided.]			
Robert Goldman# MHP	[No contact information provided.]			
13013182613	[No contact information provided.]			
Margaret Rifkin	[No contact information provided.]			
Lindsay Pence	[No contact information provided.]			
Valeria Carranza# CP Glass	[No contact information provided.]			
April Giandomenico	[No contact information provided.]			

Attachment D

Sketch Plan Application Community Meeting

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Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Rashmi's iPhone	[No contact information provided.]			
Dan Thompson	[No contact information provided.]			
Adrienne Moumin	[No contact information provided.]			
Jacob Newman	[No contact information provided.]			
Rob Fox	[No contact information provided.]			
12404328484	[No contact information provided.]			
Lisa Traiger	[No contact information provided.]			
wcotter	[No contact information provided.]			
12409970060	[No contact information provided.]			
Jeannette Feldner	[No contact information provided.]			
Wheaton Arts Parade	[No contact information provided.]			
brigid	[No contact information provided.]			
Robin Butterhof	[No contact information provided.]			
Ryan McEnroe	[No contact information provided.]			
Vicky Surles	[No contact information provided.]			

Attachment D

Sketch Plan Application Community Meeting

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Virtual Location: <http://bit.ly/3kwag65>

Dial In: 1-301-715-8592 Meeting ID: 842 0476 3475 Passcode: 193224

Ezra Pine	[No contact information provided.]			
Charlotte Cook	[No contact information provided.]			

Attachment E



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

MCPB No. 19-103

Acquisition of the WMATA Property to create the future Wheaton Urban Recreational Park

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission ("Commission") is authorized by Md. Code Ann., Land Use, §17-101 (formerly Article 28, Section 5-101), to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Commission identifies properties that are eligible for acquisition and recommends that the County acquire such properties; and

WHEREAS, the Washington Metropolitan Area Transit Authority ("WMATA") owns certain property identified by Tax Account #13-00964876, containing 3.83 acres, more or less, unimproved (the "WMATA Property"), located at 11507 Georgia Avenue, Wheaton Maryland 20902, and which property meets parkland acquisition criteria, for the purpose of creating a new urban recreational park in Wheaton; and

WHEREAS, acquisition is consistent with the recommendations in the 2012 Approved and Adopted Wheaton CBD and Vicinity Sector Plan; and

WHEREAS, the Montgomery County Planning Board on behalf of the Commission recommends that the County acquire the WMATA Property from WMATA all as described above; and

WHEREAS, there are sufficient monies available in the County's FY-20 Non-Local Park Acquisition Program CIP to pay for the acquisition of the Property; and

WHEREAS, while the WMATA Property would support creating a new urban recreational park in Wheaton, the Commission has identified a property owned by the Montgomery Housing Partnership Landing's Edge ("MHP Landing's Edge"), identified by Tax Account #13-01396574, containing 3.3 acres, more or less, improved ("Amherst Parcel B"), located at 11504 Amherst Avenue, Wheaton Maryland 20902, which property also meets parkland acquisition criteria; and

WHEREAS, the Commission has further identified that an exchange of the WMATA Property and Amherst Parcel B would provide the most benefit to the public by supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton; and

WHEREAS, for the reasons stated above, the Montgomery County Planning Board on behalf of the Commission recommends that, after settlement on the acquisition of the WMATA Property, the County conduct a Land Exchange with MHP Landing's Edge to exchange the WMATA Property for

Attachment E

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Acquisition of the WMATA Property to create the future Wheaton Urban Recreational Park

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Amherst Parcel B to best meet the need for expanded affordable housing and of creating a new urban recreational park in Wheaton.

NOW THEREFORE BE IT RESOLVED that the Montgomery County Planning Board recommends that the County execute the Purchase and Sale Contract, on such terms acceptable to the Commission, to acquire the Property from WMATA for the purchase price of Eight-Million, Seven Hundred Sixty Thousand Dollars (\$8,760,000) and other valuable consideration; and BE IT FURTHER RESOLVED that the Montgomery County Planning Board recommends that the County execute a Definitive Land Exchange Agreement with MHP or MHP Landing's Edge, on such terms acceptable to the Commission and County, to exchange the WMATA Property for Amherst Parcel B, for the purposes of supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton.

* * * * *

This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Tina Patterson, seconded by Commissioner Gerald R. Cichy, with Commissioners Patterson, Cichy, and Commission Chair Anderson voting in favor of the motion, with Commission Vice-Chair Norman Dreyfuss and Commissioner Natali Fani-Gonzalez being absent, at its regular meeting held on Thursday, July 18th 2018 in Silver Spring, Maryland.



Chair Casey Anderson
Montgomery County Planning Board

LEGAL SUFFICIENCY

MC Legal Department

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 7/19/2019