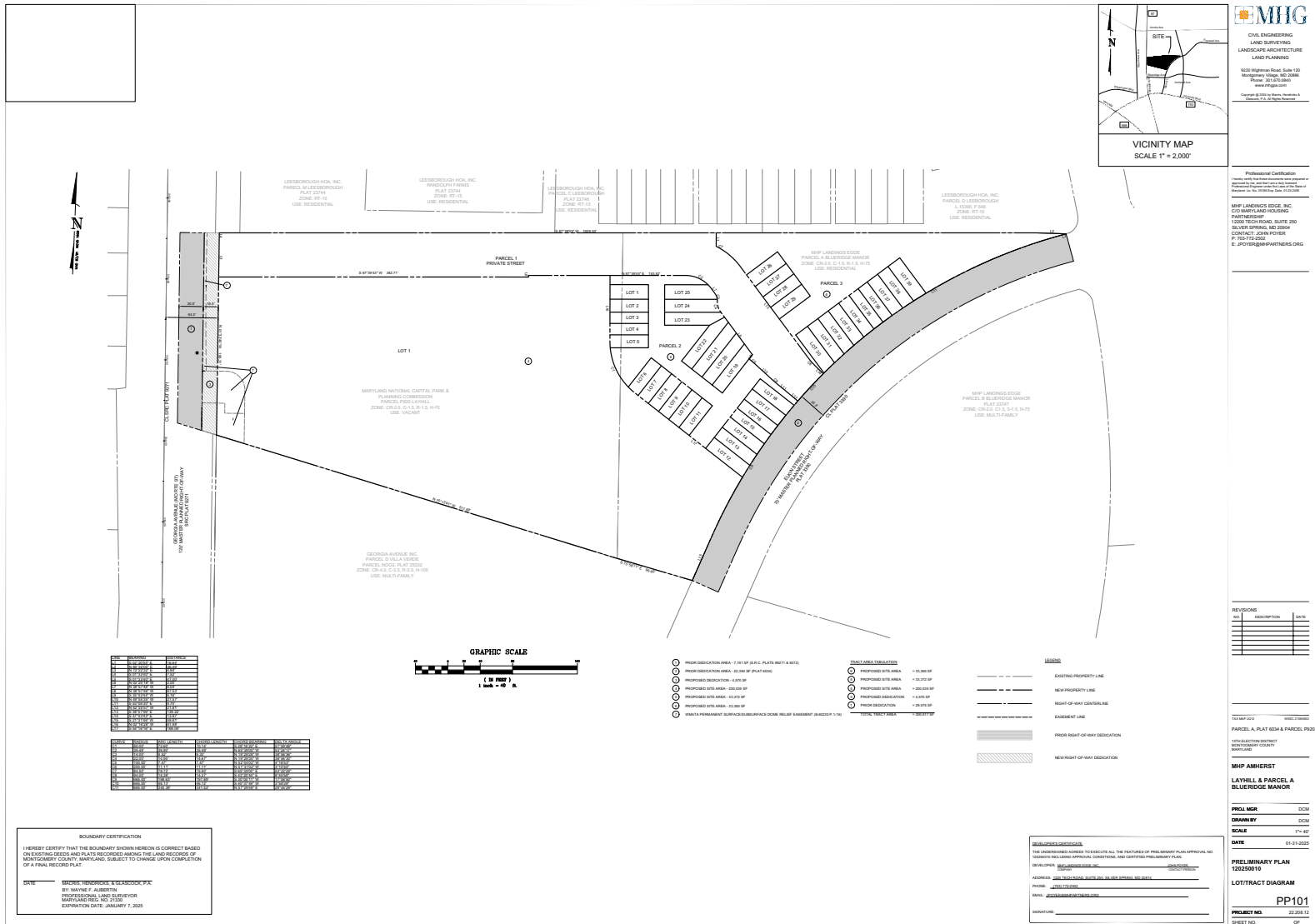
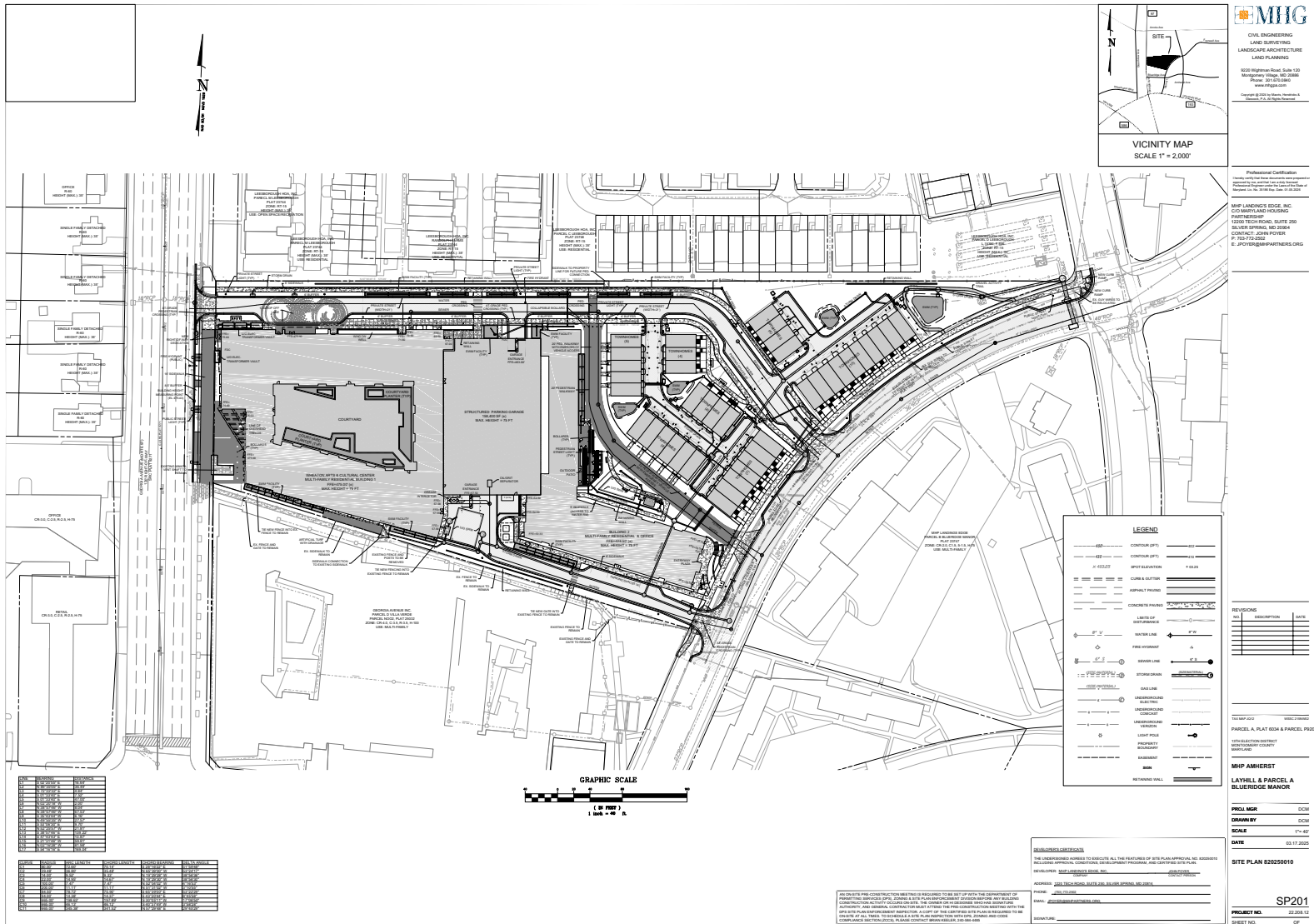


A - 1



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Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

December 22, 2023

MCPB No. 23-127

Sketch Plan No. 320230030

MHP-Amherst

Date of Hearing: November 30, 2023

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on August 15, 2023, Montgomery Housing Partnership (“Applicant”) filed an application for approval of a sketch plan for the construction of two mixed use buildings and 39 townhouses; to establish the location of the future Wheaton Arts and Cultural Center (“WACC”) on the site, create new roads, open spaces and amenity areas; and show the location of the future community park on 6.14 acres of CR-2.0, C-1.5, R-1.5, H-75 zoned-land, located in Wheaton Downtown, north of Blueridge Avenue, between Georgia Avenue and Elkin Street (“Subject Property”) in the 2012 *Wheaton CBD and Vicinity Sector Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320230030 MHP-AMHERST (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 17, 2023, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on November 30, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of 4-0; Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor. Chair Harris recused himself.

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605

www.montgomeryplanningboard.org | mcp-chair@mncppc.org

Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

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NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320230030, MHP-AMHERST. The overall density is 1.61 FAR for a total of maximum density of up to 485,000 square feet on the Subject Property, subject to the following binding elements and conditions:¹

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

Conditions. This approval is subject to the following conditions:

1. **Density**

The Sketch Plan is limited to a maximum of 485,000 square feet comprised of up to 423,000 square feet of residential uses and up to 62,000 square feet of non-residential uses. Non-residential uses on the site include up to 42,000 square feet for the arts and cultural center and up to 20,000 square feet of office space.

2. **Height**

The development is limited to a maximum average building height of 75 feet, as measured from the building height measuring point to be illustrated on the Certified Site Plan.

3. **Incentive Density**

The development must be constructed with the public benefits listed below unless modifications are made under Section 59.7.3.3.I. The project must provide a minimum of 20 percent MPDUs or it will be required to satisfy other benefit categories under Section 4.5.4.A.2 and Section 4.6.4.A.2, per Section 4.7.3. D.6.e. Final points will be established at Site Plan approval.

4. **Public Open Space**

The Applicant must provide a minimum of 10 percent of the Site Area (267,261 square feet) as Public Open Space and Common Open Space, totaling a minimum of 26,726 square feet of open space. Final open space type will be determined at Site Plan approval.

¹ For the purpose of these binding elements and conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

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5. Arts and Cultural Center

The Applicant must provide up to 42,000 square feet of non-residential uses to Montgomery County Department of General Services for an arts and cultural center.

6. Moderately Priced Dwelling Units (MPDUs)

The development must provide a minimum of 25 percent MPDUs in accordance with Chapter 25A with the distribution of MPDUs subject to review and approval by the Department of Housing and Community Affairs (DHCA) at Site Plan.

7. Future Coordination for the Site Plan

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed in the Site Plan application:

- a. Undergrounding of utilities along Elkin Street consistent with the requirements of the Wheaton Streetscape Standards.
- b. Provide methods for keeping non-emergency vehicles from accessing the central pedestrian walkway.
- c. Determine alignment of the pedestrian connection to the northern property line to align with the existing sidewalk on the property to the north.
- d. Determine the midblock connection design in coordination with the property located to the south.
- e. Provide appropriate pedestrian crossing facilities and locations across Elkin Street based on results of a speed study conducted as part of the required LATR study.
- f. The Applicant must submit and receive approval of a Preliminary/Final Forest Conservation Plan.
- g. The Applicant must submit and receive Stormwater Management concept approval consistent with Chapter 19 of the Montgomery County Code.
- h. Noise Analysis will also be required due to the proximity to Georgia Avenue.
- i. Provide Maryland Department of Transportation State Highway Administration (SHA) approval for access on to Georgia Avenue.
- j. Confirm hardscape along streetscape for Georgia Avenue.
- k. Confirm design and usability of all proposed open space.
- l. Confirm final design of pedestrian path/open space along southern property boundaries.
- m. Provide information about project phasing, including tenant relocation, as part of the future preliminary plan application.

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8. Validity

A site plan must be submitted within 36 months after the resolution mailing date per Section 59.7.3.3.G.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

- 1. The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

Development Standards

The Subject Property includes approximately 6.14 acres zoned CR-2.0, C-1.5, R-1.5, H-75. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

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Table 1: MHP-Amherst, Sketch Plan No. 320230030 Data Table for CR Zone, Optional Method, Section 59.4.5.4

<i>Development Standard</i>	<i>Permitted/ Required</i>	<i>Proposed</i>
<i>Tract Area</i>	<i>n/a</i>	<i>300,917 SF (6.91 AC)</i>
<i>Tract Area - Prior Dedication</i>	<i>n/a</i>	<i>29,515</i>
<i>Tract Area - Proposed Dedication</i>	<i>n/a</i>	<i>4,081</i>
<i>Site Area (tract area minus dedications)</i>	<i>n/a</i>	<i>267,261 (6.14 AC)</i>
<i>Mapped Density</i> <i>CR-2.0, C-1.5, R-1.5, H-75</i>		
<i>Residential (GFA/ FAR)</i>	<i>1.5 (451,376 SF)</i>	<i>1.41 (423,000 SF)</i>
<i>Commercial (GFA/FAR)</i>	<i>1.5 (451,376 SF)</i>	<i>0.21 (62,000 SF)</i>
<i>Total Mapped Density (GFA/FAR)</i>	<i>2.0 (601,834 SF)</i>	<i>1.61 (485,000 SF)</i>
<i>MPDU requirement</i>	<i>12.5%</i>	<i>25%</i>
<i>Building Height, max average</i>	<i>75</i>	<i>75</i>
<i>Public Open Space (min s.f.)</i>	<i>10% (26,726 SF)</i>	<i>21% (57,100 SF)</i>

- a) Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.***

Though this Site is mostly forested and contains existing residential apartment buildings with surface parking. The proposed redevelopment changes the Site into an affordable housing mixed used development that will provide an arts and cultural center and a future community park.

- b) Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.***

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The Project provides a maximum of 485,000 square feet comprised of up to 423,000 square feet of residential uses (up to 320 multifamily units and 39 townhouse units) and up to 62,000 square feet of non-residential uses. Non-residential uses on the Site include up to 42,000 square feet for the arts and cultural center and up to 20,000 square feet of office space. Residential uses on the Site represent a net increase of up to 234 mixed-income affordable housing units within one-half mile of the Wheaton Metro Station. The Project will offer multifamily units ranging in size from one to three bedrooms with a healthy number of two- and three-bedroom units to provide needed housing for families. In addition, the Project is expected to offer up to 39 townhouses. The final number of multifamily and townhouse units will be determined at Site Plan. The presence of the arts and cultural center as well as the future community park will provide meaningful public amenities at the doorstep of the new residences.

The Project will not provide any surface parking between the structures and the street; the majority of the parking will be located within the multi-level parking structure lined by Buildings 1 and 2. A total of five surface parking spaces will be provided within the townhouse community for guest parking.

c) Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.

The Project height will vary from approximately 35-40 feet for the townhouses up to 75 feet for Buildings 1 and 2. The three different building types transition higher from denser to less dense as you move east from Georgia Avenue to Elkin Street. Building 1 is set back 60 feet from the northern Property line to promote the transition to the lower scale Leesborough community. The heights provide an appropriate transition to the surrounding development. The Project also meets the Height Compatibility requirements per 59.4.1.8.B as stated within the “Height Compatibility” section of the report.

d) Integrate an appropriate balance of employment and housing opportunities.

The Property is part of the Wheaton downtown area and the future residents will be in close proximity to the various commercial employment opportunities within Wheaton. In addition, the Property’s location less than one-half mile to the Wheaton Metrorail Station provides easy access to other commercial centers within the District/Maryland/Virginia

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region. Also, the Property will provide employment opportunities within the WACC and MHP offices located onsite.

Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.

The Project will provide the required 100 public benefit points from a minimum of 1 category to achieve the desired incentive density above the standard method limit. At this time, all public benefits points are anticipated to be satisfied by the provision of a minimum of 25% MPDUs. Final determination of public benefit points will be determined at the time of Site Plan.

*2. The Sketch Plan substantially conforms to the recommendations of the **Sector** Plan.*

The Property is part of the 2012 *Wheaton CBD and Vicinity Sector Plan*. The Sector Plan recommends that future development in this district should include street-oriented businesses along Georgia Avenue and University Boulevard West, along with housing, professional offices, and neighborhood retail. The Plan also recommends a public open space in the vicinity of Parking Lot 14. The Site is part of the northern gateway to downtown Wheaton, and is within Wheaton's Central Business District, Wheaton Urban District, and Arts and Entertainment District boundaries. The Property was rezoned by the 2012 Sector Plan to encourage mixed-use development and was given the lowest CR density within the district to ensure development scale that would transition adequately to the existing adjacent residential uses. The Sector Plan recommends on these two parcels (referred to as Parcel 920 for the former WMATA, and Parcel A for MHP) should provide appropriate transitions in building heights along the northern edge of Parcel 920 and Parcel A to be compatible with existing townhomes on the adjoining property to the north.

Revitalization Strategy

The Sector Plan's overarching goal is to revitalize Wheaton using public investment in the short-term to reawaken interest in future private redevelopment that delivers needed public benefits. The Sector Plan notes that given the significant amount of existing publicly owned land within the CBD; public investment should be encouraged to spur private investment at other locations. While not a public-private partnership, this application meets this goal by proposing redevelopment on public land that includes a public use as part of mixed-use development. The proposal will provide a mix of housing types that includes affordable units and townhomes, limited office space, and a public arts facility that will bring significant activity to the northern edge of the Central Business District. This development is like other recent public investments along the Georgia Avenue corridor, including the Wheaton Volunteer Rescue Squad, Wheaton

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Library and Recreation Center, Glenmont Fire Station 18, and headquarters for M-NCPPC, here in the center of Wheaton. Besides investing on public property, the application furthers the following Sector Plan objectives:

- Creates Mixed Use development that helps improve the balance of residential and commercial uses in the CBD,
- Significantly improves the CBD's public realm,
- Provides better pedestrian connectivity and supports safe, secure, and appealing street level activity,
- Includes uses supportive of nighttime entertainment in walking distance to Metro, beneficial to local restaurant uses.

Public Open Space

The Sector Plan recognizes the lack of public open space in downtown Wheaton and recommends temporary strategies to expand public space availability. This application will provide permanent open spaces, including a plaza along the development's frontage on Georgia Avenue, and other spaces spread through the residential portions of the Project. In addition, the construction of this project and the associated land exchange will make possible the construction of a future Montgomery Parks urban park of approximately 3 acres, on MHP property immediately adjacent, between Elkin Street and Amherst Avenue. A future site plan application must ensure public spaces provided by this application are accessible, and that the Plaza on Georgia Avenue is adequately activated by building uses.

Connectivity

The Sector Plan includes specific connectivity recommendations on this property. A north-south connection is shown on this property (SP Map 17, p.61). The Plan states this connection should "be designed as a safe and pleasant, direct passage, open to the public, with ample width, height and adequate lighting between Blueridge Avenue and future connection provided on the Leesborough development site to the north. Pedestrians should be able to travel from Blueridge Avenue to points north, including any future development at the undeveloped WMATA site, the Leesborough community, the Wheaton Library, and the Wheaton Recreation Center, without obstacles and in an inviting and safe manner. This connection may also be provided as a private street" (SP, p.50). This connection would also allow direct access from communities north to the proposed arts and cultural center, and to the future urban park at Elkin Street and Amherst Avenue. The Application's proposed circulation system supports this recommendation.

Streetscape Standards

The future Site Plan application will address the requirements of the recently approved 2023 Wheaton Streetscape Standards.

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3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The Project adheres to the height and density recommendations contained in the Sector Plan and zoning requirements. The proposed residential use will be compatible with the existing and proposed surrounding uses in the immediate neighborhood and larger Wheaton area. Also, will provide opportunities for enhanced connections to adjacent properties for access to onsite and future offsite amenities.

5. *The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

Vehicular access on Georgia Avenue and Elkin Street provides safe and efficient access to the proposed development for vehicles and non-motorized users.

Frontage improvements consistent with the 2018 *Bicycle Master Plan*, 2012 *Wheaton CBD and Vicinity Sector Plan*, and the 2021 *Complete Streets Design Guide* will be implemented as part of the development.

The new private street that connects to Georgia Avenue and Elkin Street, the private drive located along the southeastern corner of the site, and the alleys that provide access to the rear-loaded townhomes will be designed based on the 2021 *Complete Street Design Guide*.

This includes adequate sidewalk and street buffer widths to allow for safe, adequate, and efficient circulation within the site.

Parking will primarily be provided via a central parking garage that serves the Wheaton Arts and Cultural Center and Multifamily Buildings 1 and 2. Townhomes will have rear-loaded garages accessed via alleys. A limited number of on-street parking spaces will be provided along the new private street and along the private drive.

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Loading and trash collection is proposed to occur via the private drive located at the southeastern corner of the site via Elkin Street.

6. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. The final determination of public benefit point values will be determined at Site Plan(s).

Table 2: Public Benefit Calculations- Division 59-4.7

Public Benefit	Maximum Points Allowed	Proposed
Transit Proximity	50	30
Diversity of Uses and Activities		
Moderately Price Dwelling Units	n/a	150
Quality Building and Site Design		
Structured Parking	20	8.77
Total Points	100	188.77

Transit Proximity

The entire Property is located between $\frac{1}{4}$ and $\frac{1}{2}$ -mile from the Wheaton Metro (level 1) Station. The Planning Board supports the **30-point** request based on the Property's proximity to a Level 1 transit stop.

Diversity of Uses and Activities

Moderately Priced Dwelling Units

The Applicant is requesting points for providing 25 percent MPDUs. Twelve (12) points are allowed for every percentage point over 12.5 percent MPDUs. The Planning Board supports the category based on the following calculation:

*Formula: $(P-R)*12 + W*2 + T*5$*

P (percentage MPDUs provided)

R (percentage MPDUs required)

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W (percentage 2-bedroom MPDUs provided, not otherwise required)
T (percentage 3-bedroom MPDUs provided)

$(25 \text{ (percentage of MPDUs provided)} - 12.5 \text{ (percentage required)}) * 12 + 0$
 $(\text{percentage of 2-bedroom MPDUs not required}) * 2 + 15 \text{ (percentage of 3-bedroom MPDUs)} * 5 = \mathbf{150 \text{ points}^2}$

Quality Building and Site Design

Structured Parking

The Applicant seeks 8.77 points out of a possible twenty for providing structured parking across the development. The Planning Board supports the request based on the following preliminary calculation:

Formula: $[(A/T)*10]+[(B/T)*20]$

A (above-grade spaces)

B (below-grade spaces)

T (total spaces)

Structured Parking $[(590 \text{ (above grade spaces)}/673 \text{ (total spaces)}) * 10] + [(0 \text{ below grade spaces}/673 \text{ (total spaces)}) * 20] = \mathbf{8.77 \text{ points}}$

7. The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.

The Applicant stated the anticipated phasing is unclear and will depend on financing for the project. Additional information on project phasing will be available as part of subsequent plan review. Buildings 1 and 2 may be constructed as a single phase or if financing is an issue, as two separate phases. The townhomes will be constructed as a future phase. Amherst tenants will be relocated to Pembridge square or Amherst Apartments on east side of Elkin Street during construction and then relocated to the new project. Final phasing will be determined at site plan. The Project timing for the land exchange is still to be determined, however, it is expected that the land exchange will occur sometime after Building 1 is fully completed and all residents have been relocated. Planning Staff will determine appropriate phasing based on the future applications.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may

² Per Section 4.7.3.D.6.e: A project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2.

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modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the *Sector* Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of MHP-Amherst, Sketch Plan No. 320230030, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

December 22, 2023

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that 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 Linden, seconded by Vice Chair Pedoeem, with a vote of 3-0-1; Vice Chair Pedoeem, and Commissioners Bartley, and Linden, voting in favor of the motion, Chair Harris abstaining, and Commissioner Hedrick necessarily absent, at its regular meeting held on Thursday, December 14, 2023, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

ATTACHMENT B

Ronnie Warner
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

Patricia Harris
7600 Wisconsin Avenue, Suite 700
Bethesda, MD 20814

Amy Donin
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

John Poyer
12200 Tech Road, Suite 250
Silver Spring, MD 20904-1938

Dylan Macro
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Ashish Mayer
11720 Beltsville Drive, Suite 600
Calverton, MD 20705

Dan Thompson
2801 Elnora St
Wheaton, Maryland 20902

Thomas Herndon
2204 Highfly Terrace
Silver Spring, MD 20902

Ellen Lutrey
2218 Highfly Terrace
Silver Spring, MD 20902

Jim Epstein
2603 Weisman Rd
Wheaton MD 20902

Xiang Li
11501 amherst ave,
silver spring md 20902

Dan Thompson
2801 Elnora St
Wheaton MD 20902


John Poyer
46614 Carriage Ct.
Sterling VA 20164

Sarantos Georgopoulos
2020 Franwall Avenue
Wheaton Maryland 20902

Elizabeth Gallauresi
5703 Seminole St
Berwyn Heights Md 20740

Sketch Plan No. 320230030
MHP-Amherst



 2425 Reedie Drive
Floor 14
Wheaton, MD 20902

 MontgomeryPlanningBoard.org

December 22, 2023

Ronnie L. Warner

Chief, Office of Planning and Development
Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850

Subject: Wheaton Arts and Cultural Center
Mandatory Referral No. MR2023015

Dear Ms. Warner:

At its regularly scheduled meeting on November 30, 2023, the Montgomery County Planning Board voted 4-0-1 (Chair Harris recused himself in this matter) to recommend approval of Mandatory Referral No. MR2023015, Wheaton Arts and Cultural Center Site Selection.

The Planning Board recommends approval of Wheaton Arts and Cultural Center Mandatory Referral No. MR2023015, site selection, for an arts and cultural center comprised of up to 42,000 square feet and the corresponding disposition of land at 11507 Georgia Avenue to the Maryland-National Capital Park and Planning Commission ("M-NCPPC"), on 3.84 acres of land, zoned CR-2.0, C-1.5, R-1.5, H-75'.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Troy Leftwich at 301-495-4553 or troy.leftwich@montgomeryplanning.org.

Sincerely,

A handwritten signature in black ink that reads "Mitra Pedoeem".

Mitra Pedoeem
Vice Chair

Attachment C



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

May 21, 2025

Mr. Troy Leftwich, Planner III
Midcounty Planning Division
Department 2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: MHP Amherst
Preliminary Plan # 120250010
Site Plan # 820250010

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to two-hundred eighty two (282) units including up to eighty-one (81) MPDUs or 25% in Wheaton, Maryland.

Any finalized plans must comply with Chapter 25A including in the distribution of MPDUs throughout the site, the size of MPDUs as compared to the market rate units (determined by the bedroom size), and the ratio of single family to multifamily units. An Agreement to Build must be submitted to be reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU layouts will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

Adrian Hopson, MPA, Planning Specialist III
Affordable Housing Programs Section

240-773-3556 TTY

820250010 MHP Amherst

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820250010-004.pdf V4” uploaded on/ dated **“3/18/2025”** and
“07-SITE-820250010-005.pdf V4” uploaded on/ dated **“3/18/2025”** and

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

1. Access points on public roads:
 - a. Provide truck turning movement for all (especially right turn) movements and access points for the largest truck utilizing the site.
 - b. Driveway apron should not cross the frontage without adjacent property owner consent.
 - c. Ensure the proposed fire access the is the minimum that meets the requirements.
 - d. Provide curb radii for the intersection of Elkin Street and Amherst Ave.
2. Provide public sidewalk:
 - a. to ADA standards and label/ notate accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and viable ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. Ensure at-grade sidewalk crossing at the access points (no handicap ramp).
 - d. Ensure there is no conflict between the utility poles (guy wires) and sidewalks
3. Please note, permanent private occupation of County ROW (or easements) is prohibited (except as provided by the law). Relocate all non-standard structures such as but not limited to bollards out of public ROW on site and landscape plans.
4. The pavement for the proposed pedestrian/fire access and the adjacent curb are not quite clear. All proposed brick/ paver pavement sections in ROW to be per MC-111.02 (provide a label accordingly). Upon review and approval, a maintenance and liability agreement is required.
5. Clarify the frontage utility undergrounding. Accordingly, provide street trees per approved tree species list at the required spacing and clearances.
6. Ensure the proposed bike racks are labeled and designed per MCDOT requirements.

The followings need to be conditions of the certified site plan:

1. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
2. Chokers need to meet DPS criteria.
3. The proposed storm drain system layout will be reviewed at ROW permit stage. It includes public access structure and connection point for the southern connection among other aspects of the design.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

March 13, 2025

Mr. Mark Hollida, EIT
Macris, Hendricks, and Glascock, PA
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
MHP Amherst
Preliminary Plan #: 120250010
Site Plan #: 820250010
SM File #: 294743
Tract Size/Zone: 6.11 Ac./266,150 sq.ft./CR-
2.0/C-1.5,R-1.5,H-75
Total Concept Area: 7.05 Ac./307,130 sq.ft.
Parcel(s): A, P920
Watershed and Class: Sligo Creek/I
Redevelopment (Yes/No): Yes

Dear Mr. Hollida:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion, green roof, Modular Wetlands and a Storm Filter for volume unable to be treated in a Chapter 5 practice. A partial SWM waiver was requested and is hereby granted for some roadways due to lack of available space.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Stormwater Management for proposed improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.
5. If the project is developed in phases, then each phase must meet full stormwater management requirements independently from future phases.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

Mr. Mark Hollida
March 13, 2025
Page 2 of 2

6. All underground facilities are required to comply with Water Resources Technical Policy No. 4 regarding access requirements

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 294743

Townhouses:
ESD: Required/Provided 6,359 cf / 6,690 cf
PE: Target/Achieved: 1.91"/2.01"
STRUCTURAL: N/A cf
WAIVED: 0 cf.

MHP:
ESD: Required/Provided 19,368 cf / 10,494 cf
PE: Target/Achieved: 1.91"/1.03"
STRUCTURAL: 9,810 cf
WAIVED: 0 cf.

Private Roads:
ESD: Required/Provided 5,885 cf / 2,302 cf
PE: Target/Achieved: 1.91"/0.75"
STRUCTURAL: 0 cf
WAIVED: 3,583 cf.

Public ROW:
ESD: Required/Provided 4,175 cf / 0 cf
PE: Target/Achieved: 1.91"/0"
STRUCTURAL: 0 cf
WAIVED: 4,175 cf.



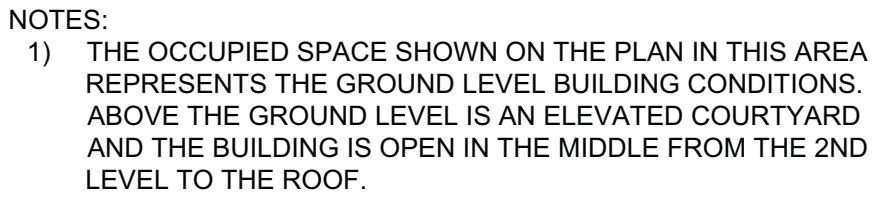
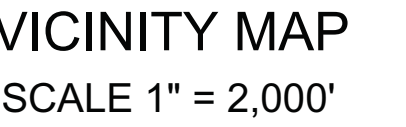
**Department of Permitting Services
Fire Department Access and Water Supply Comments**





DATE: 07-May-25
TO: Dylan Macro - dmacro@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: MHP Amherst
820250010 120250010

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **05-May-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See plan for details on apparatus accessible pedestrian plaza *****



	FIRE DEPARTMENT ACCESS PATH
	15' CLEAR AND WALKABLE GRADE AROUND BUILDING
	MAIN EXTERIOR DOORS
	FIRE ACCESS PATH

Fire Department Access Review

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

BY: SAC FM: DPS DATE: 5/7/2025

(IN FEET)
1 inch = 30 ft.

DIVISIONS		
D.	DESCRIPTION	DATE
	TAX CREDIT SUBMISSION	11.06.24
	PERMIT SET	03.28.25

MAP JQ12 WSSC 215NW02

PARCEL A, PLAT 6034 & PARCEL P920

11 ELECTION DISTRICT
12 MONTGOMERY COUNTY
13 MARYLAND

HP AMHERST

AYHILL & PARCEL A
LUDRIDGE MANOR

OJ. MGR	DCM
---------	-----

DRAWN BY DCM

SCALE 1" = 30'

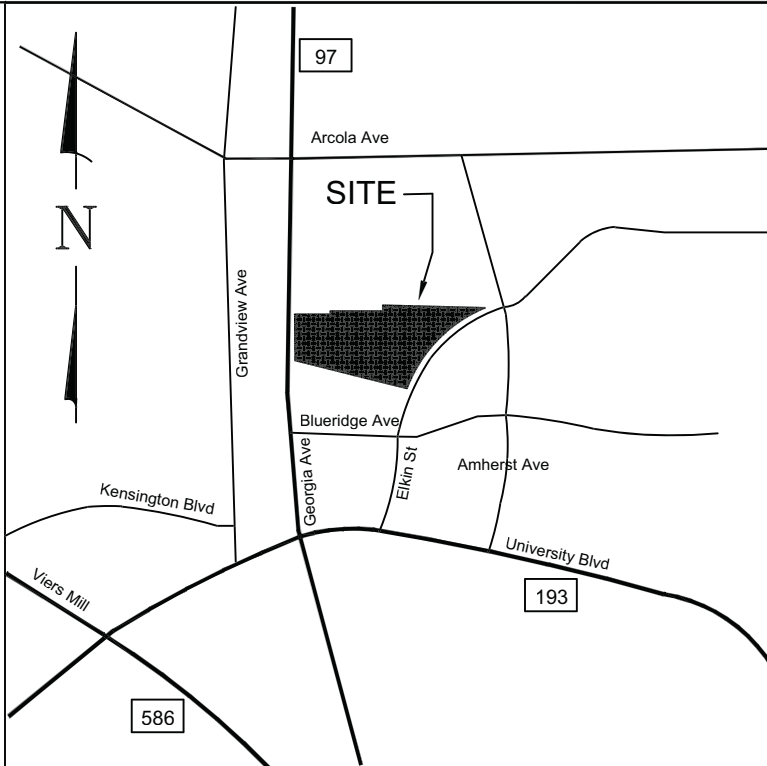
05.01.2025

RE ACCESS PLAN

FAP-240

PROJECT NO. 22.208.11

EET NO. 1 OF 2



VICINITY MAP
SCALE 1" = 2,000'

MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20888
Phone: 301.670.0840
www.mhga.com

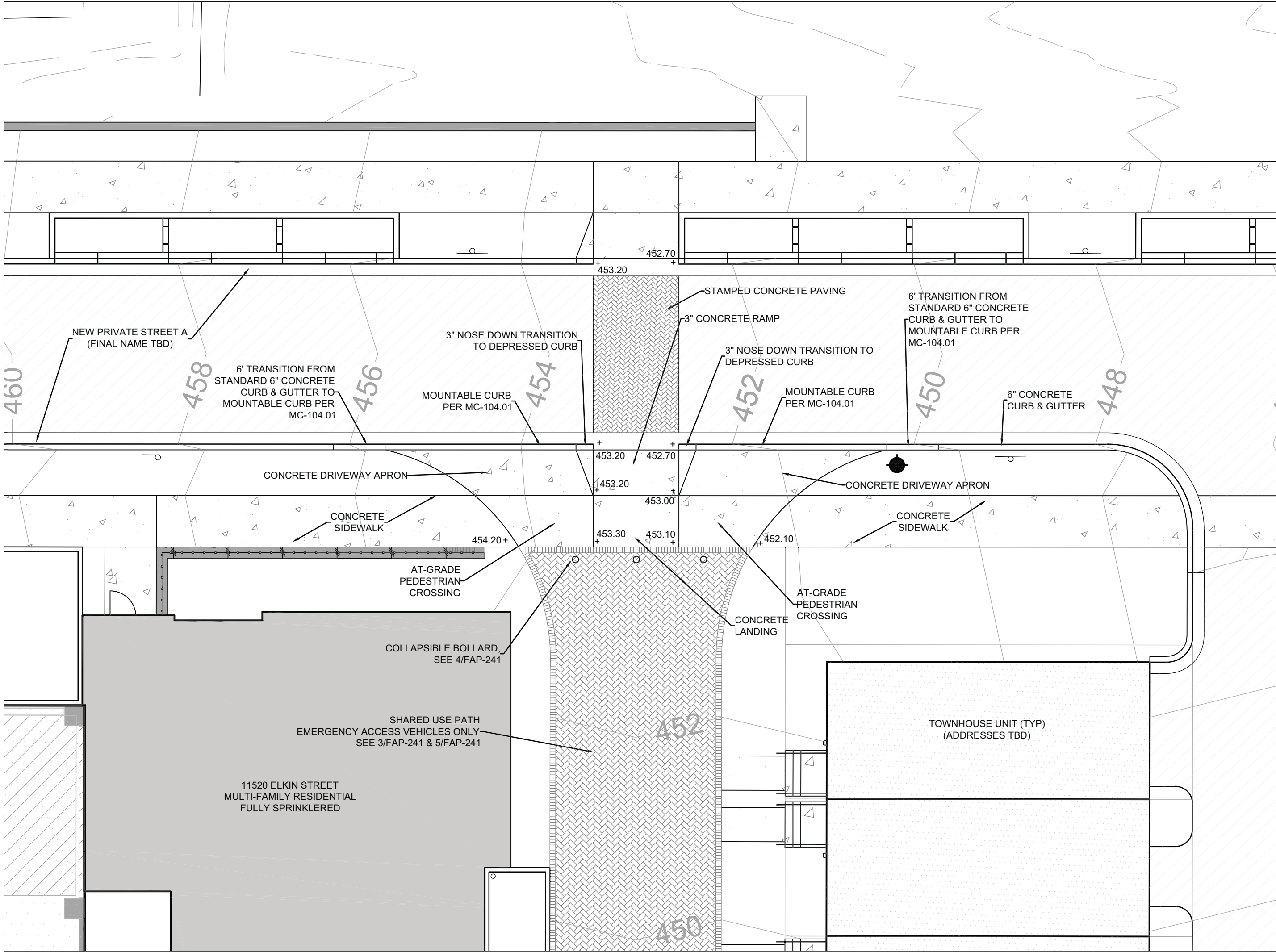
Copyright © 2023 by Macris, Hendricks & Glascock, P.A. All Rights Reserved

STATE OF MARYLAND
PATRICK C. GERARD
Professional Engineer
35186

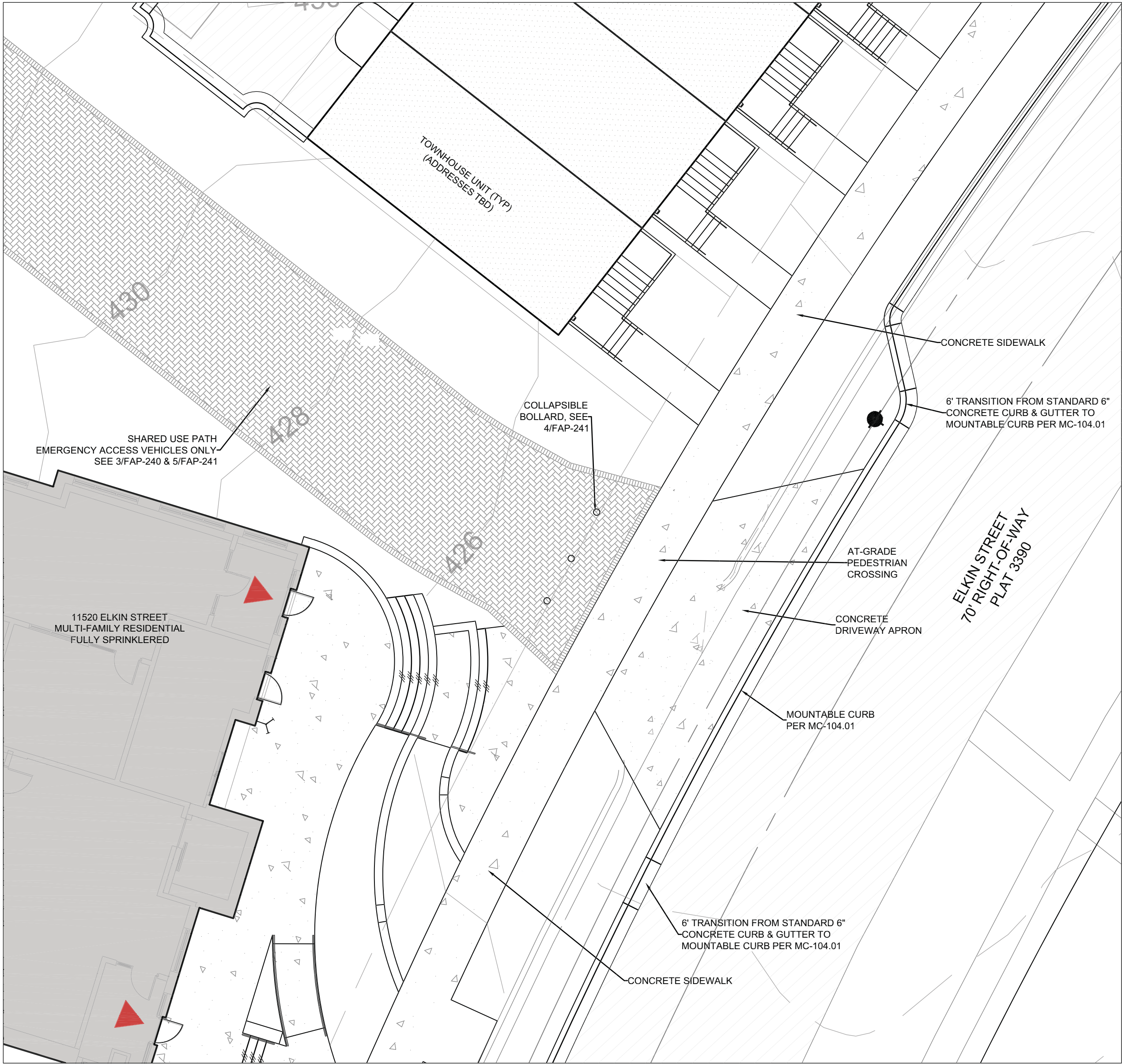
Digitally signed by Patrick La Vay
Date: 2025.05.05 07:21:25-0400

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 35186 Exp. Date: 01.05.2026

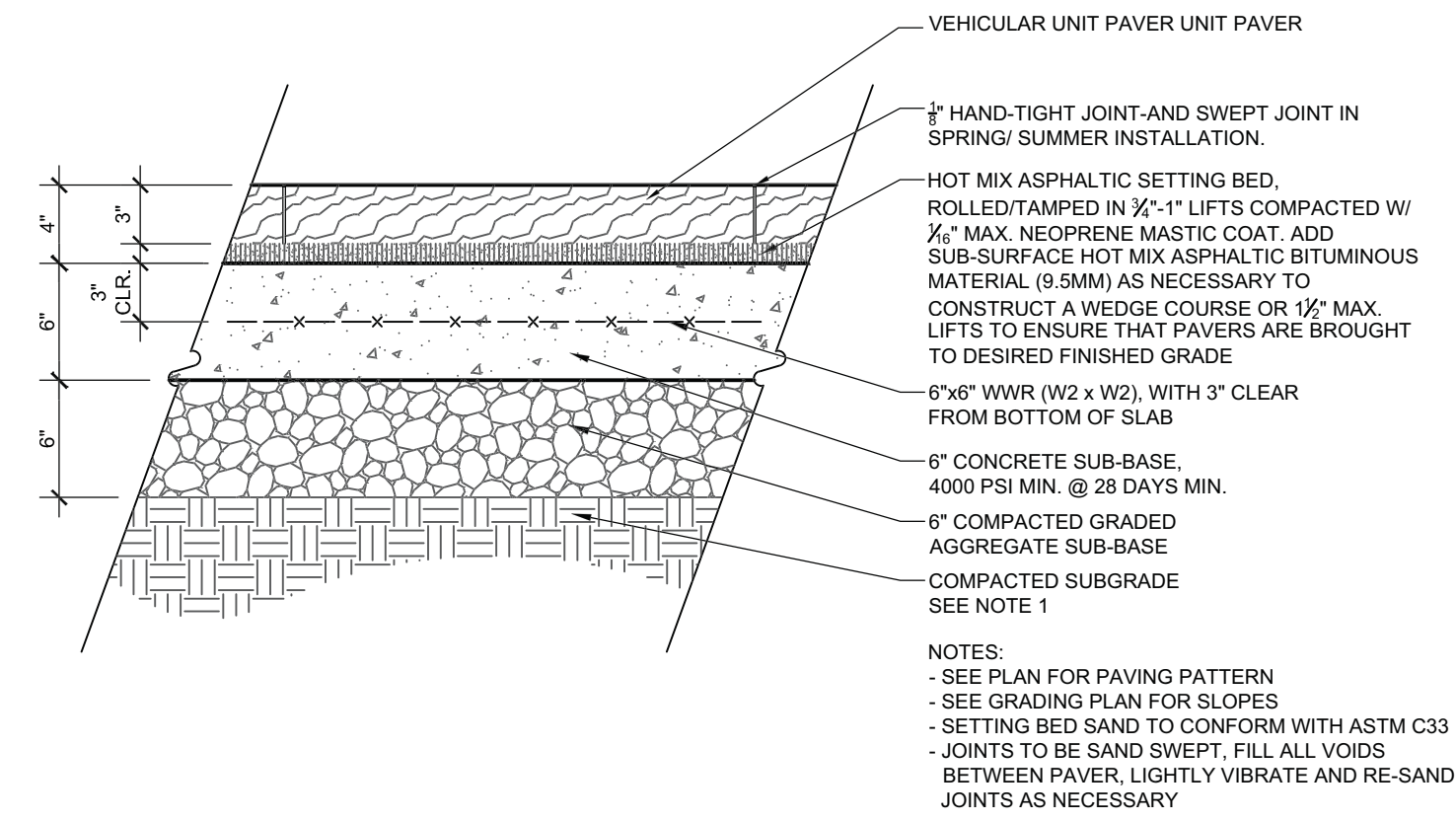
MHP LANDING'S EDGE, INC.
C/O MARYLAND HOUSING PARTNERSHIP
12200 TECH ROAD, SUITE 250
SILVER SPRING, MD 20904
CONTACT: JOHN POYER
P. 703-772-2502
E. JPOYER@MHPARTNERS.ORG



1 DRIVEWAY APRON DETAIL - NEW PRIVATE STREET
1"=10'



2 DRIVEWAY APRON DETAIL - ELKIN STREET
1"=10'



3 VEHICULAR UNIT PAVING SECTION - EMERGENCY ACCESS PATH
NTS

NOTE 1: THE PAVEMENT SUBGRADES SHOULD BE PREPARED IN ACCORDANCE WITH THE PAVEMENT DESIGN RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC, LLC, DATED AUGUST 2, 2024 AND REVISED ON SEPTEMBER 28, 2024. THE SUB-BASE SHALL BE TESTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, AFTER THE GRADING OPERATIONS ARE COMPLETE, AND PRIOR TO PAVEMENT CONSTRUCTION.



MODEL: MCSW-SS1-EZ
MAXI-FORCE COLLAPSIBLE BOLLARD
WITH WRENCH LOCK

COLOR/FINISH: ROMAN BRONZE MATTE

QUANTITY: PER PLAN

COMPANY: MAXI-FORCE BOLLARDS

NOTES:
1. INSTALL PER MANUFACTURER'S
RECOMMENDATIONS AND GOVERNING
MUNICIPAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY QUANTITIES.



MODEL: PREST BRICK

SIZE: TRADITIONAL 12X12; 12" x 12" x 3"

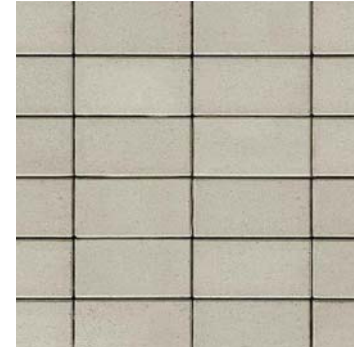
COLOR/FINISH: NATURAL/CHARCOAL BLEND,
TUDORS FINISH

QUANTITY: PER PLAN

COMPANY: HANOVER ARCHITECTURAL
5500 HANOVER ROAD
HANOVER, PA 17331
<https://www.hanoverpavers.com/>

CONTACT: HAROLD HENRY
240 BENDER ROAD
HANOVER, PA 17331
P-717.637.0050
hhenry@hanoverpavers.com

NOTES:
1. INSTALL PER MANUFACTURER'S
RECOMMENDATIONS AND GOVERNING
MUNICIPAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY QUANTITIES.



MODEL: BLU 80 SMOOTH COMMERCIAL

SIZE: 6 1/2" X 12" X 3 1/2"

COLOR/FINISH: BEIGE CREAM, SMOOTH

QUANTITY: PER PLAN

COMPANY: TECO-BLOC
<https://www.techo-bloc.com/>

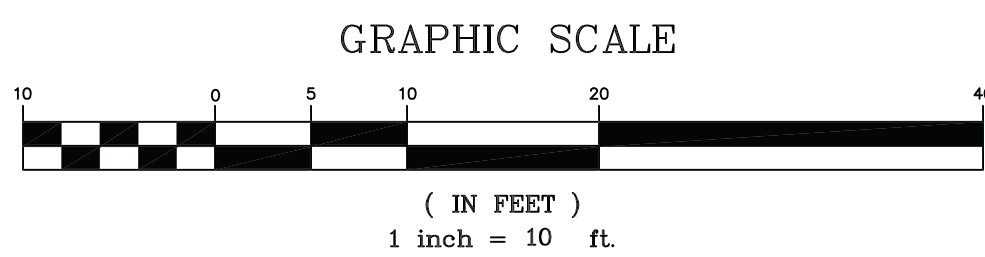
NOTES:
1. INSTALL PER MANUFACTURER'S
RECOMMENDATIONS AND GOVERNING
MUNICIPAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY QUANTITIES.

FIRE CODE ENFORCEMENT

Fire Department Access Review

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

BY: SAC PH: DPS DATE: 5/7/2025



REVISIONS		
NO.	DESCRIPTION	DATE
	TAX CREDIT SUBMISSION	11.06.24
	PERMIT SET	03.28.25

TAX MAP J012 WSSC 219NW02

PARCEL A, PLAT 6034 & PARCEL P920
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

MHP AMHERST

LAYHILL & PARCEL A BLUERIDGE MANOR

PROJ. MGR	DCM
DRAWN BY	DCM
SCALE	AS SHOWN
DATE	05.01.2025

FIRE ACCESS PLAN

DETAILS

FAP-241	
PROJECT NO.	22.208.11
SHEET NO.	2 OF 2



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

March 27, 2025

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

RE: Preliminary Plan Letter
Plan No. 120250010
MHP Amherst

Dear Mr. Leftwich:

We have completed our review of the revised Preliminary Plan uploaded in eplans on February 4, 2025. The Development Review Committee reviewed a previous plan at its November 19, 2024, meeting. This plan is tentatively scheduled for May 15, 2025, Planning Board Meeting. We recommend the approval of the plan, subject to the following comments on the public right-of-way (ROW) maintained by the county.

The subject property also faces the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations about the ROW maintained by MDSHA, as per the review of the preliminary plan, for the attention of the concerned agencies.

Significant Plan Comments

1. Georgia Avenue (MD-97):
 - a. Per the Complete Streets Design Guidelines (CSDG), this roadway is classified as a Downtown Boulevard with planned BRT: a proposed ROW of 120 ft., 6 to 7 lanes, and 1 to 2 transit lanes. The plans show a proposed dedication of 18.5 ft, which complies with the master plan.
 - b. Per the Countywide Transitway Master Plan: Dedicated Bus Rapid Transit (BRT) Lane with a minimum 120 ft of ROW. At or prior to recording the plat, the applicant must provide a confirmation email/letter from Mr. Justin Willits stating that no additional

Office of the Director

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

www.montgomerycountymd.gov

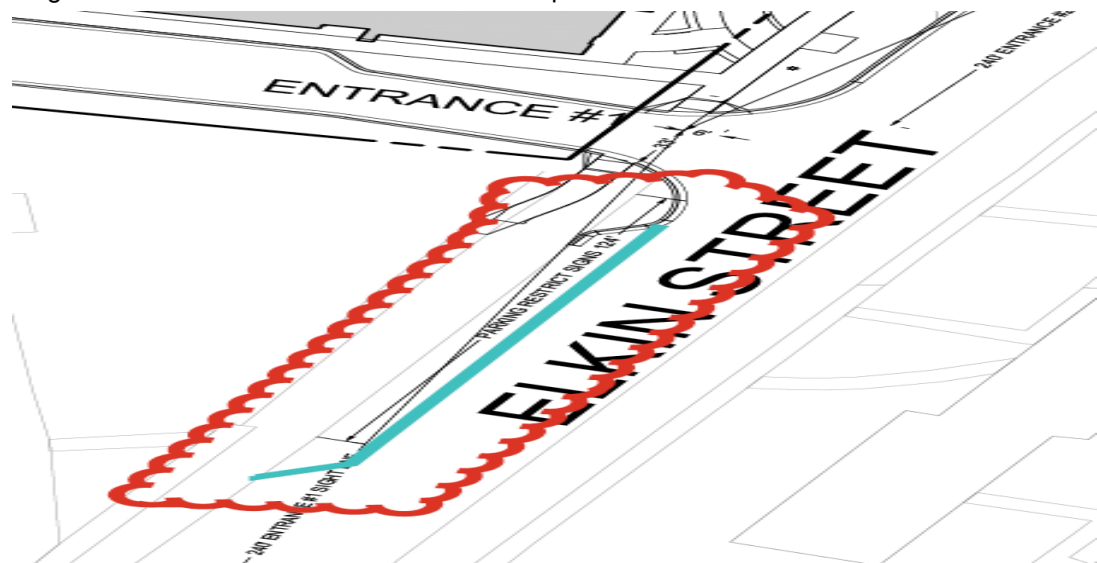
Located one block west of the Rockville Metro Station

dedication or improvements are required as part of BRT. Mr. Willits can be reached at justin.willits@montgomerycountymd.gov.

- c. Access and improvements along Georgia Avenue (MD-97) as required by the MDSHA.

2. Elkin Street:

- a. Per the CSDG, this roadway is classified as a Neighborhood Connector; a proposed ROW of 70 ft., two (2) lanes. No additional dedication is required as the existing ROW, as shown in the plans, complies with the master plan.
- b. The applicant will be responsible for installing the bump-outs along Elkin Street, including at the intersection with Amherst Avenue, as shown in the plans.
- c. There is currently a Capital Improvements Project (CIP) for proposed bike lanes along Amherst Avenue as part of the Bicycle and Pedestrian Priority Areas (BiPPA) project which is anticipated to begin construction in Spring 2025. **At the certified preliminary plan**, the applicant should reference the Amherst Avenue bike lane on the plans and modify the proposed bump out on Elkin Avenue at the Amherst Avenue intersection as shown in the current plans. **Prior to the public ROW permit stage**, the applicant shall contact Ms. Angel Cheng for the details of the proposed bump-out installation on Elkin Street at Amherst Avenue by the applicant. Ms. Cheng can be reached at angel.cheng@montgomerycountymd.gov or at 240-777-7274 for the plans and details regarding the CIP project.
- d. At the certified preliminary plan, the proposed curb bump out at Entrance #1 (south end of the site) shall be extended south to approximately 124-ft+/- so that no vehicles park in the line of sight. The details of the curb extension shall be worked out at the ROW permit stage. See below for the location and a concept sketch:



3. Private Street: We have the following recommendations:
 - a. The private street shall meet public road standards and should comply with Chapter 50 and complete streets.
 - e. Provide written justification for the private street and the intersection spacing per 50-4.3. E.2.f for Elkin Street and Georgia Avenue.
 - b. We defer to P&P for any comments regarding the layout and design of this street.
4. Proposed Driveways:
 - a. All proposed driveways and streets shall be per MC-302.01 and shall be perpendicular to Elkin Street.
 - a. The proposed pedestrian island between the Garage entrance and the Loading entrance shall be at least 6 feet wide.
5. "20-ft Pedestrian Walkway with Emergency Vehicle Access": At the ROW permit stage the following should be addressed:
 - a. Provide a removable bollard outside the ROW to prevent usage by vehicles other than emergency vehicles.
 - b. The applicant shall install proper signage with approval from MCDOT/MDPS during the signing and marking plan.
6. A proposed Park is planned across from the subject property along Elkin Street, and a mid-block pedestrian crossing was discussed along Elkin Street along the property frontage. Since the proposed Park design is in the concept stage at this time, prior to the permit stage, the applicant will have to coordinate with the Parks Department for the park design across Elkin Street. At the ROW permit stage, if the park design is finalized, then the applicant shall coordinate with MCDPS for the location of the mid-block pedestrian cross, and the applicant shall be responsible for constructing it.
7. **Sight Distance**: The sight distance is acceptable with the following conditions listed:
 - a. The sight distance should meet the above in Significant Plan Comments # 2(b) and 2(d).
 - b. At the permit stage, the applicant should coordinate with MCDPS and make sure there is no obstruction (trees, traffic signs, parked cars, etc.) in the line of sight.
8. **Storm Drain**:
 - a. The storm drain analysis was reviewed and is acceptable to MCDOT. The applicant is responsible for upgrading the two existing public downstream storm drain pipes from the proposed structure 100 to I-8, from existing 33-inch storm drain pipes to 53-inch X 34-inch HERCP IV pipes, including the inlet structures (I-7 and I-8, as shown in the Storm Drain Drainage Area Maps.
 - b. MDSA approval is required for the portion of the site draining to the public storm drain system maintained by them.

- c. The proposed storm drain structure (#100), as labeled in the Storm Drain Drainage Area Map near Elkin Street and Amherst Avenue, is located on adjacent property. At the ROW permit stage, please obtain written permission from the adjacent property owner for the work to be done.

Standard Plan Review Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plans, storm drains, grading or paving plans, or applications for access permits. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
3. Upgrade pedestrian facilities at all intersections to comply with current Americans with Disabilities Act (ADA) standards.
4. Steps, retaining walls, and door swings are not allowed into the county ROW, and private utility vaults are not permitted there.
5. The applicant shall be responsible for relocating utilities along existing roads to accommodate the applicant's required roadway improvements.
6. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, hand boxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans at the right-of-way permit stage to relocate the impacted facilities. Please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at kamal.hamud@montgomerycountymd.gov or (240) 777-2190 for proper execution procedures. All costs associated with such relocations and/or modifications shall be the applicant's responsibility. The applicant will also be required to participate in upgrading traffic signals with Accessible Pedestrian Signals (APS) and ADA ramps.
7. Tree spacing and species in County ROW must comply with the applicable MCDOT standards. Tree planting within the public ROW must be coordinated with the MCDPS ROW Plan Review Section.
8. If the proposed development will alter any existing street lights or replace signing and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 or at yazdan.sanayi@montgomerycountymd.gov for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

9. The Developer shall provide Erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built before the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
10. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
11. Posting of the ROW permit bond is a prerequisite to MCDPS approval of the record plat. The ROW permit will include, but not necessarily be limited to, the following improvements:
 - a. Curbs and gutters, sidewalks, handicap ramps (if any), storm drainage and appurtenances, streetlights, and street trees along Elkin Street.
 - b. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations requires.
 - c. The developer shall ensure the final and proper completion and installation of all utility lines underground for all new road construction.
 - d. The developer shall provide streetlights according to the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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) 777-7170.

Sincerely,

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

M:\Subdivision\Deepak\Preliminary Plan Plan\120250010-MHP AMHERST\Letter\120250010-MHP AMHERST-Prelim Plan Letter.docx

cc: SharePoint\Correspondence Folder FY'25

Mr. Troy Leftwich
Preliminary Plan No. 120250010
March 27, 2025
Page 6

cc-e:	Patrick LaVay	MHG
	Dylan Macro	MHG
	Patricia Harris	Lerch, Early & Brewer, Chtd.
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Dan Sheridan	MCDOT DTE
	Angel Cheng	MCDOT DTE
	Corey Pitts	MCDOT DTE
	Jamie Henson	MCDOT DTE
	Justin Willits	MCDOT DTE
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Dan Sanayi	MCDOT DTEO
	Rebecca Torma	MCDOT OTP

May 20, 2025

Ms. Erin Fowler, Planner II
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive, Wheaton, MD 20902

Dear Ms. Fowler:

Thank you for the opportunity to review **Site and Preliminary Plan 820250010 & 120250010, respectively** for the **MHP Amherst development** located at **11507 Georgia Avenue** in Silver Spring in Montgomery County. The State Highway Administration (SHA) has reviewed the application and is pleased to respond.

Based on preliminary review of the application, SHA recommends approval of the Site and Preliminary Plans subject to the Applicant formally submitting detailed engineering plans and supporting documentation to SHA, as part of the Access Permit process, so a comprehensive review can be performed.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov.

Sincerely,



Derek Gunn, P.E.
District Engineer, District 3, SHA

DG/kw

Cc: Troy Leftwich, Montgomery County Planning Department
Deepak Somarajan, MCDOT
Dylan Marco, MHGPA

ATTACHMENT D

Leftwich, Troy

From: Leftwich, Troy
Sent: Monday, December 2, 2024 12:10 PM
To: Mandeep Singh
Cc: Folden, Matthew; Fowler, Erin
Subject: RE: Concerns about MHP-Amherst development on Georgia

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mandeep,

I appreciate your comments regarding the available useable spaces for the proposed MHP Amherst project (No. 120250010 & 820250010). The project will have to meet the "Recreation Facilities" requirements, per Section 6.3.9. and the open space requirements, per Section 6.3.5 & 6.3.6. Staff is also looking for areas to provide more active spaces on the site for the residents as we work through the review of the site plan.

Currently a tot lot (playground) is proposed in the interior courtyard of the apartment building with other amenities; a dog run on the southern side of the property between the AVA and MHP building; and an outdoor seating area between the multi-family building and the townhouses.

Also, please keep in mind there will be a 3.3-acre park created across Elkin Street, once this project is completed and the existing apartments are demolished. The creation of the park will be a part of a separate process that will be determined by the Park's Department.

I hope this email addressed your questions. If you have any additional questions, please contact me or Erin Fowler.

Links:

Common Open Space – Section 6.3.5

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-4668

Public Open Space- – Section 6.3.6

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-4682

Recreation Guideline

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-4741

Recreation Guideline Webpage

<https://montgomeryplanning.org/planning/countywide/recreation-guidelines/>

Plan link:

<https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820250010&projname=MHP%20Amhe>

[rst](#)

Contacts:

Erin Fowler

erin.fowler@montgomeryplanning.org

o: 301.495.1334

Thanks,

ATTACHMENT D



Troy Leftwich

Planner III

Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Wheaton, MD 20902

troy.leftwich@montgomeryplanning.org

o: 301.495.4553



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Mandeep Singh <deepmondo@gmail.com>
Sent: Saturday, November 30, 2024 9:23 PM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: Concerns about MHP-Amherst development on Georgia

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

Hi Troy,

I'm reaching out with concerns about the lack of recreation space in the current plans for the MHP-Amherst development for both adults, children and dogs. I am resident of the adjoining Leesborough community - and concerned that this oversight will significantly overtax the recreational space in my community. Right now, a significant number of families and dog owners from the current Amherst housing, and also the Ava apartment building use the Leesborough community common space and playground area.

However, it currently appears that almost no significant recreational space is planned in the community, and I'm curious if there are zoning requirements or other requirements that would require this? Where will the residents of the 300+ new units in these developments go to spend time outdoors?

Thanks,
Mandeep

Sent from my Mobile

Mr. John Poyer
Senior Project Manager
Montgomery Housing Partnership
12200 Tech Rd, 250
Silver Spring, MD 20904

Dear Mr. Poyer:

Utility Systems C&E, LLC is pleased to provide you with this rough cost estimate for the undergrounding of the existing Pepco, Verizon and Comcast overhead facilities along the property frontage on Elkin Street associated with the MHP Amherst project located at 11507 Georgia Avenue, Silver Spring, MD 20902.

This rough cost estimate is based on the available information, plat records provided by Pepco, Comcast and Verizon, pictures, field observations and our experience with previous similar projects.

SCOPE OF WORK:

A. Identify Existing Overhead Facilities to be Undergrounded.

- Pepco, Verizon and Comcast currently have overhead facilities running along the property frontage on Elkin St.
- The overhead facilities to be undergrounded along the property frontage on Elkin St. run between Pepco Pole#786441-240200 and Pepco Pole#785440-780720, as shown on the attached Relocation Conceptual drawing.

B. Potential Construction Cost and Dry Utility Companies Fees Associated with The Undergrounding of Existing Facilities.

CONSTRUCTION COST AND FEES			
MHP AMHERST			
UNDERGROUNDING/RELOCATION	INFRASTRUCTURE CONSTRUCTION ESTIMATE	UTILITY FEE ESTIMATE	TOTAL
PEPCO	\$ 1,460,000.00	\$ 950,000.00	\$ 2,410,000.00
VERIZON & COMCAST	\$ 370,000.00	\$ 250,000.00	\$ 620,000.00
SUBTOTAL	\$ 1,830,000.00	\$ 1,200,000.00	\$ 3,030,000.00

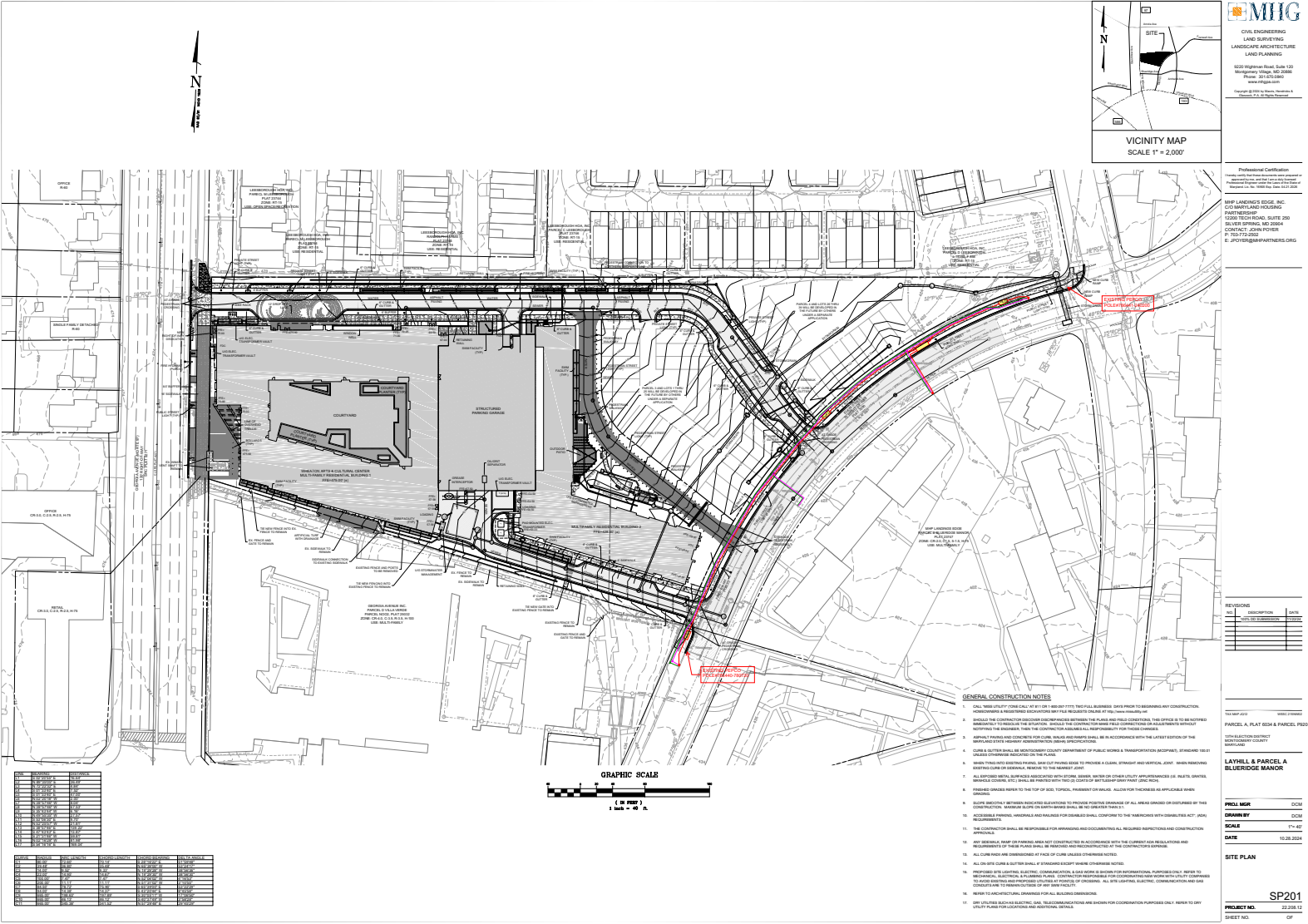
- The above potential construction cost and fees are estimated and based solely in our experience with multiple projects of the same size and configuration.

- The actual construction cost may vary based on the time of construction activities since it depends on labor, material costs, available facilities and any neighboring construction.

Thank you for giving us this opportunity to work with you on this project. Please contact me if you have any questions regarding this rough cost estimate.

Sincerely,
Damian Quevedo

ATTACHMENT E



ATTACHMENT F

From: [Tribble, Benet:\(PEPCO\)](#)
To: [Fowler, Erin](#)
Cc: [Leftwich, Troy](#); [Kabiri, Sina:\(PEPCO\)](#); [Siddiqui, Saad H:\(PEPCO\)](#)
Subject: RE: [EXTERNAL]Undergrounding Utilities - MHP Amherst
Date: Thursday, March 13, 2025 9:54:21 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

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

Good Morning Erin,

Pepco has conducted its review of the subject proposal which involves the undergrounding of roughly 700' of existing overhead pole-line in, front of the MHP Amherst property and has concluded that the total length of relocated facilities fails to meet our minimum length requirement. Relocating overhead facilities to underground in smaller stretches can have a negative impact to the performance of the electrical system due to the additional terminations and breaks that are introduced leading to diminished performance. We are willing to work with the County for larger scale streetscape improvements and look at options on how we can continue to support with this effort. In the case of this project in particular, increasing the scope of the relocation to include the entirety of the pole line along Elkin St between Amherst Ave and Blueridge Ave would make the proposal more acceptable to Pepco.

Benet L Tribble | Distribution Designer

Pepco | Distribution Engineering
201 W Gude Drive | Rockville, MD 20850
(C) 410-294-1110 | (O) 202-428-3237
btribble@pepco.com | pepco.com



From: Fowler, Erin <Erin.Fowler@montgomeryplanning.org>
Sent: Monday, December 9, 2024 10:07 AM
To: Tribble, Benet:(PEPCO) <BTribble@pepco.com>
Cc: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>
Subject: [EXTERNAL]Undergrounding Utilities - MHP Amherst

You don't often get email from erin.fowler@montgomeryplanning.org. [Learn why this is important](#)

EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.

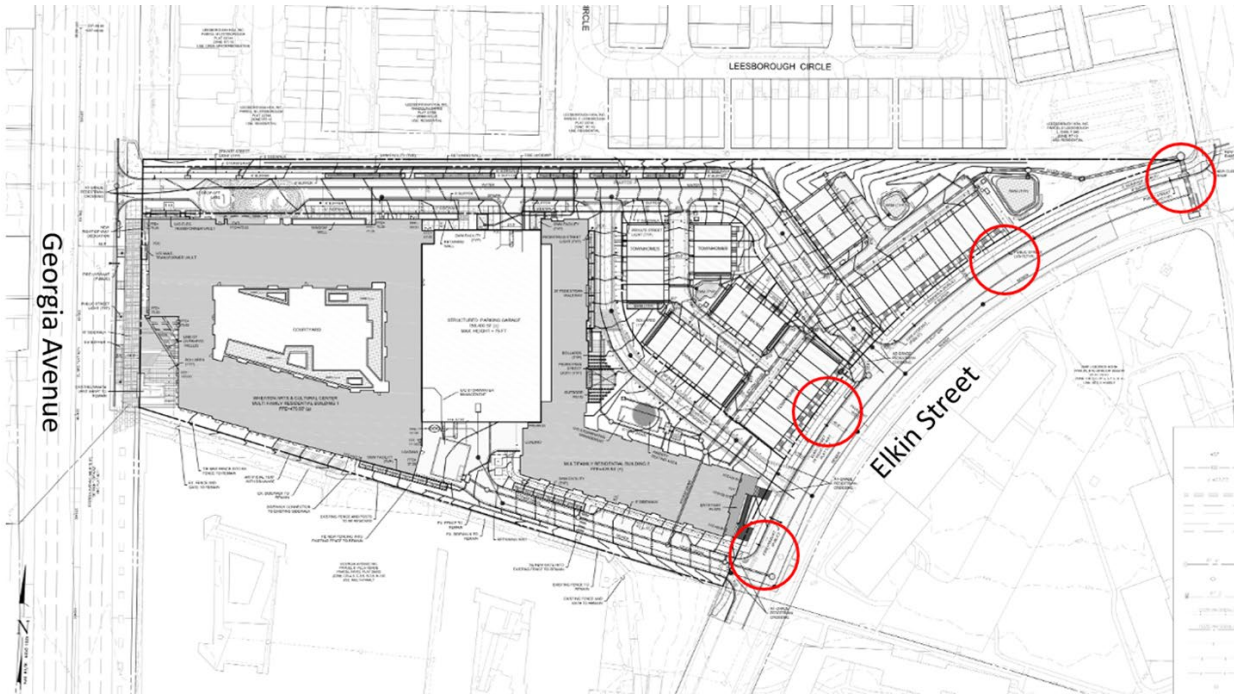
Hi Benet,

We have a development project in for review called MHP Amherst, located at 11507 Georgia Avenue and 11500 Elkin Street. The project received Sketch Plan approval in 2023 and is now in for Preliminary and Site Plan. We're having a conversation with the applicant team about undergrounding utilities along their frontage of Elkin Street.

We wanted to reach out to you to get PEPCO's comments on the feasibility/effectiveness of undergrounding in

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this location. I've included a graphic showing the utilities in question:



Some specific questions for you:

- What would PEPCO estimate the approximate cost of this to be?
- Would PEPCO be supportive of undergrounding these locations?
- Any other thoughts/concerns/questions.

You can find the application materials linked here:

- [Preliminary plan](#)
- [Site plan](#)

We're happy to set up a time to discuss in more detail; please just let me know what works well for you.

Best,

Erin



Erin Fowler

Planner II, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor Wheaton, MD 20902
erin.fowler@montgomeryplanning.org
o: 301.495.1334



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MHG

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

ATTACHMENT G

9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
301.670.0840
MHGPA.COM

July 31, 2024

Maryland National Capital Park & Planning Commission
2425 Reddie Drive
Wheaton, MD 20902

Re: MHP-Amherst
F20250080
MHG Project No. 22.208.11

To Whom It May Concern:

On behalf of the applicant of the above referenced Forest Conservation Plan, we hereby request a variance from Section 22A-12.b(3)(C) of the Montgomery County Code, Chapter 22A for the removal of four specimen trees, as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5-1611, and in accordance with Chapter 22A-21(b) of the Montgomery County Code. The proposed removal of four trees thirty inches satisfies the variance application requirements.

1. *Describe the special conditions peculiar to the property which would cause the unwarranted hardship;*

The total property area subject to the associated forest conservation plan includes 6.23 acres with a total of 2.25 acres of forest. The western half of the property is undeveloped, a forest area is in the center of the property and an apartment complex is on the eastern side of the property. The property is proposed to be completely redeveloped and all of the forest removed. One specimen tree (#6) is in the middle of the existing developed area and cannot be avoided if the existing development is to be removed and redeveloped. The other three trees are on the edge of the property. Tree #9 is on the western side of the property along Georgia Avenue and is in poor condition. In addition this tree is a Siberian Elm and is a non-native invasive species. The tree is along the existing sidewalk which per streetscape requirements is to be removed and widened which cannot be done without removing this tree. Trees #4 and #5 are Tulip Poplar along the southern property line. The southern entrance/exit to the parking garage follows this property line; this keeps traffic mostly separated between the proposed Arts and Cultural Center from the residential section of the property and is necessary for traffic flow. In addition this is the lower portion of the property and is necessary for stormwater conveyance off-site via a storm drain system to Elkins Street which also impacts the roots of these two trees. Although this is mostly fill, the impact is within the structural roots of the two trees and would cause a safety issue if retained. For all of the above reasons, not allowing the proposed removals and impacts would be a hardship that is not warranted.

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2. *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;*

The landowner's rights to develop their property as is done by others in similar areas would be deprived by not allowing the removal to the subject trees. The affected specimen trees and/or their critical root zones are located within the non-forested area of the property. As detailed above, the removals are unavoidable in order to develop the property to meet the needs of the redevelopment. The inability to remove the subject trees would limit the development of the property. This creates a significant disadvantage for the applicant and deprives the applicant of the rights enjoyed by the neighboring and/or similar properties not subject to this approval process.

3. *Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;*

A Stormwater Management Concept was submitted for the proposed improvements. Stormwater treatment is provided by multiple micro-bioretenction planter box facilities and standard micro-bioretenction facilities. Currently there is no stormwater treatment on-site therefore the redevelopment offers an improvement in water quality leaving the site. The required ESD volume treatment is proposed to be met over the requirement. The stormwater management concept plan confirms that the goals and objectives of the current state water quality standards are being met.

4. *Provide any other information appropriate to support the request.*

Mitigation will be provided for all specimen trees to be removed. A copy of the Forest Conservation Plan and a variance tree spreadsheet has been provided as part of this variance request. Please let us know if any other information is necessary to support this request.

Please contact me via email, at fjohnson@mhgpa.com, or by phone, at (301) 670-0840 should you have any additional comments or concerns.

Thank you,

Frank Johnson

Frank Johnson

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VARIANCE TREE REMOVAL TABLE					
Tree ID#	DBH	Species	% Impacted	Condition	Mitigation
4	34	Tulip Poplar	100	Good	34
5	36	Tulip Poplar	100	Good	36
6	32	Silver Maple	100	Good	32
9	30	Siberian Elm	100	Poor	30
				Total:	132
132" removed/4 = 33" to be met via 11 trees at 3" caliper					

ATTACHMENT H

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on April 17, 2024 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the applications for Preliminary Plan and Site 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 April 12, 2024, 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.

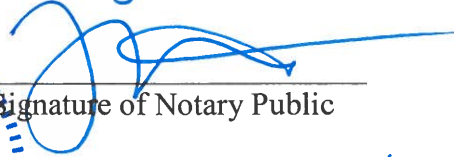

Signature

5/7/24
Date

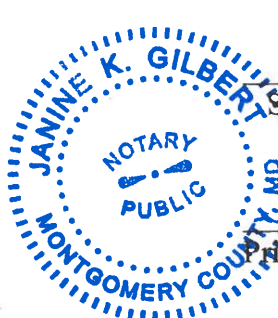
Patricia Harris
Print Name

Attorney
Title

Sworn and subscribed to before me this 7th day of May, 2024


Signature of Notary Public

Janine Gilbert
Printed Name of Notary Public



My Commission Expires: 7-19-2026

ATTACHMENT H

MHP Amherst
Preliminary Plan and Site Plan Applications Community Meeting
On April 17, 2024 at 7:00 PM
Virtual Location: <https://bit.ly/4c6F8QU>
Dial In: 1-301-715-8592 Meeting ID: 811 3542 9384 Passcode: 804558

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?
Al Carr	3904 Washington St, Kensington, MD 20895	301 641-8460	alfred.carr@gmail.com	Yes
Luisa Cardona	2425 Reedie Drive, Wheaton, MD 20910	6787896017	luisa.cardona@montgomerycountymd.gov	Yes
Gustavo Suárez	10914 Georgia Avenue, Suite 107, Silver Spring , Maryland 20902	2028751877	gsuarez333@gmail.com	Yes
John Bogasky	2308 Eagle Rock Pl, Silver Spring, MD 20906	301-980-3215	johnbogasky@hotmail.com	Yes
Ping Wang	11634 Leesborough Cir, Silver Spring, MD 20902	3017153780	kingofpeace@gmail.com	Yes
12025093351	[No contact information provided.]			
17038014578	[No contact information provided.]			
Amy Donin, DGS	[No contact information provided.]			
djudd	[No contact information provided.]			
j moran morton	[No contact information provided.]			
jim e	[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 H

MHP Amherst
Preliminary Plan and Site Plan Applications Community Meeting
On April 17, 2024 at 7:00 PM
Virtual Location: <https://bit.ly/4c6F8QU>
Dial In: 1-301-715-8592 Meeting ID: 811 3542 9384 Passcode: 804558

Patty Chen	[No contact information provided.]			
Paul B McGinley, Theatre Projects	[No contact information provided.]			
Ronnie Warner, DGS	[No contact information provided.]			
Sam	[No contact information provided.]			
Susan Hains	[No contact information provided.]			

**Patricia A Harris***Attorney*

301-841-3832

paharris@lercheearly.com

April 2, 2024

RE: MHP-Amherst
 11507 Georgia Avenue and 11500 Elkin Street, Wheaton, Maryland
 Preliminary Plan and Site 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 concurrent Preliminary Plan and Site Plan applications in the near future. The Preliminary Plan application proposes 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 Site Plan application encompasses the two mixed use buildings (the Preliminary Plan and Site Plan are referred to as the "Applications"). In the future, a separate Site Plan encompassing the 40 townhomes will be filed. The virtual meeting details are as follows:

Date/Time: Wednesday, April 17th at 7:00 PM¹**Virtual Location: <https://bit.ly/4c6F8QU>****Dial In: 1-301-715-8592 Meeting ID: 811 3542 9384 Passcode: 804558****Presentation slides available: on April 12th at <https://bit.ly/3Tb02Wf>**

Comments can be made during the meeting via noted methods, or submitted by e-mail to paharris@lercheearly.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 Applications with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned application numbers. 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 <https://forms.office.com/r/B1m4NxcxLY>. If you would like to be added to the mailing list for future application updates, please make that selection when completing your information. The link to provide your contact information will remain available noon on April 18th. We look forward to meeting with you (virtually) on April 17th.

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.



**Meeting Minutes
MHP – Amherst
11507 Georgia Avenue and 11500 Elkins Street
April 17, 2024**

Attendees on behalf of the Applicant: John Poyer, MHP; Dylan Macro, MHG Civil Engineering; Ashish Mayer and Patty Chen, Grimm + Parker Architects; David Judd, Studio 39 Landscape Architects and Pat Harris, Lerch, Early & Brewer. Amy Donin also attended on behalf of the County Department of General Services.

Date: April 17, 2024, 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. Pat explained that the Applicant had presented the Sketch Plan to the community approximately a year ago and in November the Planning Board approved the Sketch Plan. Pat also noted that the County would be holding a meeting the following week at the Wheaton Library to specifically discuss the Wheaton Cultural Center. Pat provided background on MHP and explained its mission of providing affordable housing. Pat explained that the Preliminary Plan was for the entire site and she described the lots to be created and then explained that the Site Plan covered only the multi-family buildings and that a subsequent Site Plan would be filed for the townhouse units. She then explained the approval process. Patty Chen from Grimm + Parker presented the Project, including the overall layout, the proposed mid-block connections and private street, the overall circulation plan, the height of the buildings and the materials and the phasing.

The attendees then had a chance to ask the following questions and/or make the following comments:

Q. Where will the townhouse residents park?

A. Each townhouse will have two parking spaces and there will be 9 additional surface parking spaces near the townhouses.

Q. Why does the southern pedestrian path cross into the loading or splay to the south?

A. The area is very steep and it is not possible to extend the path straight down, so there are two options – either crossing over the loading drive aisle or walking down the existing path on the adjacent property.

Q. Will the residential loading be separated from that of the Cultural Center?

A. Yes, there are separate loading docks.

Q. What is the parking situation?

A. There will be 450 parking spaces. 100 are designated exclusively for the Cultural Center. The 50 spaces for the office will be available for the Cultural Center when not in use – these are swing spaces. This leaves 300 for the residential, based on the current counts. One of the reasons that this site was so attractive is that it afforded more spaces for the Cultural Center than some other sites that were being considered.

Q. Can the courtyard in Building 1 be raised to provide additional room for the Cultural Center?

A. There is 30 feet floor to floor of height, but it may be reduced based on the building's structural needs. It is not possible to raise the middle portion because it would block light to the residential units.

Q. I am concerned that as designed there may be limited light to the units on the south.

A. The building provides more than adequate setbacks at 25 to 30 feet and is a typical urban condition.

Q. Where will the school buses go that drop off the children at the Cultural Center?

A. This situation would exist irrespective of the location. It is a typical drop off situation and it is not unusual for the bus not to be accommodated on the site. The unloading and loading of students will occur on the north side of the project on the private street.

Q. What is the time frame for the townhouse development?

A. The townhouse developer has not yet been secured and the selection and starting of the townhouses will be market driven. Also, if possible, MHP would like to hold off on the towns until the multi-family is complete in order to retain the existing buildings in this area and minimize disruption to the MHP residents. Even if that is not possible, this area will be needed for staging the multi-family development.

Q. How long is build out?

A. Approximately 30 months.

The meeting concluded at approximately 7:45.