



Patricia A Harris
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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 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.