

WHEATON GATEWAY, LLC

57 Randolph Road, STE 200
Silver Spring, MD 20904, Phone: 301 434-3040 Fax: 301 434-3854

Department of Transportation
Division of Transportation Engineering
Property Acquisition Section
Attn: Tiara McCray
100 Edison Park Drive, 4th Floor
Gaithersburg, Maryland 20878

RE: Road Abandonment Application of Banc Realty, AB 770 (Kensington Blvd) – Comment for
Public Hearing Scheduled August 25, 2022

To Whom it May Concern:

Please accept this letter on behalf of the Wheaton Gateway project in support of the abandonment request of Kensington Boulevard. The Wheaton Gateway project is located immediately adjacent to the subject abandonment area and thus is a neighbor to the Applicant.

Wheaton Gateway represents a public private partnership involving the Housing Opportunities Commission of Montgomery County, The Duffie Companies and Wilco. Wheaton Gateway has been working through the entitlement process for several years and has followed the Applicant's abandonment proposal with great interest.

The abandonment area as reflected on the Exhibit attached aligns with our understandings and expectations based on significant coordination efforts that have been undertaken by the Wheaton Gateway team in cooperation with the Applicant, staff at the Maryland National Capital Park and Planning Commission (MNCPPC), Montgomery County Department of Transportation (MCDOT), and Washington Suburban Sanitary Commission.

We support the abandonment as reflected on the attached Exhibit which is consistent with the Sketch Plan which was recently approved and respectfully request your approval of the same.

Respectfully,



Chelsea Andrews
Executive Director, Housing Opportunities Commission of Montgomery County,
on behalf of Wheaton Venture, LLC and Wheaton Gateway, LLC

SCALE: 1"=30'
MARYLAND STATE PLANE COORDINATES NAD 83/91

500,550

EXISTING PROPERTY LINE
KENSINGTON BLVD ROW
ABANDONMENT TO BANC
3,795 SF

PERPETUAL ACCESS EASEMENT
FOR WHEATON GATEWAY

PROPOSED HAMMERHEAD
TO REMAIN PUBLIC ROW

PROPOSED 60' WSSC ESMT

EDGE OF EXISTING ASPHALT

SEATING
AREA

PROPOSED 10' SIDEWALK

PROPOSED 20' DEDICATION

PROPOSED CONCRETE STAIRS WITH
BICYCLE RUNNELS

EXISTING PROPERTY LINE

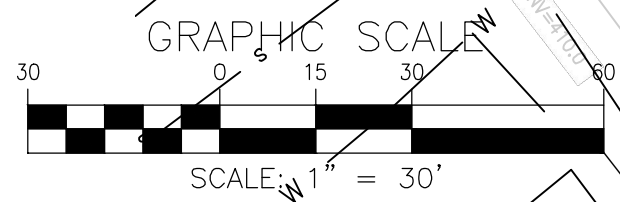
EXISTING WATER LINE

KENSINGTON BLVD ROW
ABANDONMENT TO WHEATON
GATEWAY - 1,465 SF

PROPOSED PROPERTY LINE

REMAINING 20' WIDE PUBLIC ROW

PROPOSED 10' PUBLIC SIDEWALK



Legend

Description

- 1. Abandonment to Gateway/Venture
- 2. Abandonment to Banc
- 3. Abandonment to Banc with New WSSC Easement from Banc
- 4. New Public ROW Dedication from Gateway/Venture
- 5. Reduced Public ROW
- 6. Banc CR Lot
- 7. Banc R- 60 Lot

NOTES:
1. BUILDINGS, STAIRS AND SIDEWALK LOCATION IS
DIAGRAMATIC AND IS FOR CONCEPTUAL DESIGN ONLY.
EXACT LOCATION WILL BE FINALIZED DURING SITE
PLAN REVIEW.

FOR ILLUSTRATIVE
PURPOSES ONLY

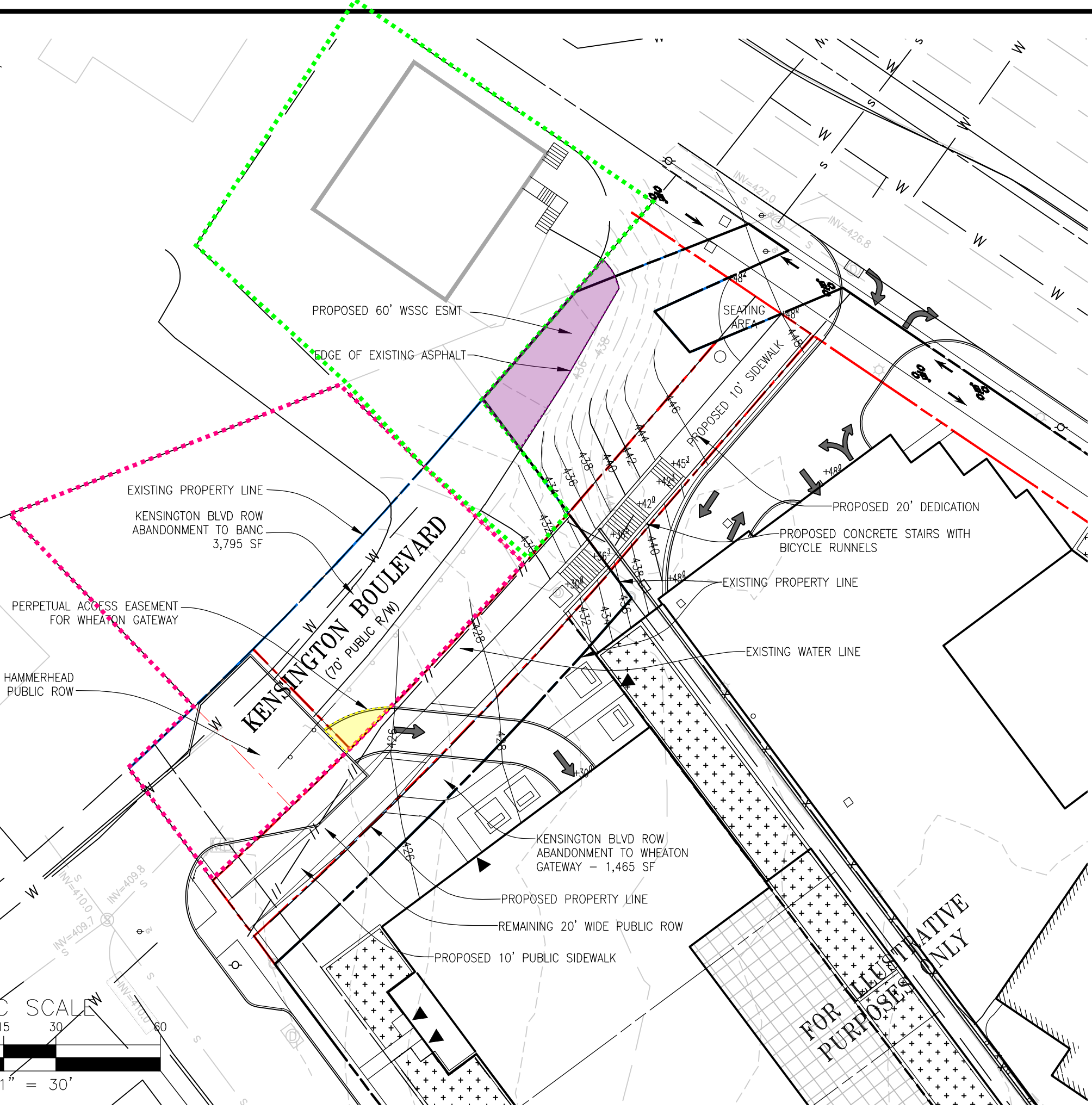
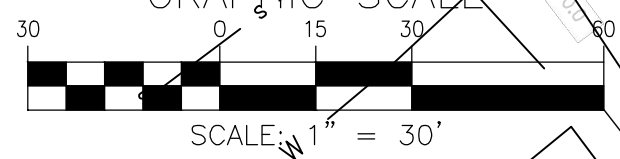
KENSINGTON BLVD ABANDONMENT EXHIBIT

7/27/22

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
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SCALE: 1"=30'
MARYLAND STATE PLANE COORDINATES NAD 83/91

500,550



Legend

- | Description |
|--|
| 1. Banc R- 60 Lot |
| 2. Banc CR Lot |
| 3. Perpetual Access Easement for Wheaton Gateway |
| 4. Proposed Easement to Banc |

NOTES:
1. BUILDINGS, STAIRS AND SIDEWALK LOCATION IS DIAGRAMATIC AND IS FOR CONCEPTUAL DESIGN ONLY. EXACT LOCATION WILL BE FINALIZED DURING SITE PLAN REVIEW.

FOR ILLUSTRATIVE PURPOSES ONLY

KENSINGTON BLVD
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