

Subject: Re: Portion of Kensington Blvd. - Abandonment Request
Date: Tuesday, October 22, 2019 at 2:27:15 PM Eastern Daylight Time
From: Zachary Marks
To: McCray, Tiara Jasmi.
Category: Important / Action Item
Attachments: image001.png, image002.jpg, image013.png, image014.png, image015.png, image016.png, image017.png, image018.png, image019.png, image020.png, image004.jpg, image731187.png, image986648.png, image236238.png, image479630.png, image521820.png, image222045.png, image142006.png

[EXTERNAL EMAIL]

Tiara:

My apologies for the delayed reply: I needed to consult with my development team.

Having done so, the team feels strongly that maintaining the availability of Kensington Boulevard to access the lower area of our site is important.

Among our reasons are:

1. East Avenue is a street which serves as a frontage for several homes. While it is very likely that we will need to gain access to our site from East Avenue opposite these homes, we believe that we will likely try to design buildings which are complementary to and front East Ave (rather than back to East Ave). In order to afford us the design flexibility to largely front to our East Avenue neighbors we believe that we will very likely want to design access to our lower property from Kensington Boulevard at or near its eastern terminus "behind" our East Ave fronting building(s).
2. Our property experiences a significant difference in grade from our frontage on Viers Mill Road to our frontage on East Avenue. Viers Mill is approximately 20' above East Avenue. Our site will likely provide below grade parking which will obviously be below Viers Mill. Below grade parking will therefore be more easily accessed from Kensington Boulevard than Viers Mill which is almost two stories above Kensington Boulevard.
3. The Wheaton Sector Plan (see Map 17 on page 61) reflects a desire to afford connectivity between Kensington Boulevard and Viers Mill Road. We believe this is a worthy goal (even if only as a pedestrian connection) as it is one more route which will allow residents to access and share in the vibrant mixed use development we are trying to create "up the hill".
4. Finally, it is simply too soon in our design process to know with certainty that we won't need Kensington Boulevard. Our design process is methodical and this area is in what is likely a future Phase. The property was purchased with the expectation that we would be able to access from Kensington Blvd and we have heard no reason why this potentially important access point should be abandoned so soon in the process.

I am happy to hop on the phone to discuss any of the above, if that would be useful.

Thanks again for reaching out,

Z.

 **Zachary Marks**
Director of Development

Real Estate



Housing Opportunities Commission

10400 Detrick Avenue Kensington MD 20895 United States



Email: zachary.marks@hocmc.org



Tel: 240.627.9613



Follow us online: [f](#) [t](#) [v](#)

Please consider the environment before printing this email.

Confidentiality Notice: The information contained in this e-mail, and any attachments thereto, is privileged and confidential information intended for the use of the addressee(s) listed above. If you are not the intended recipient(s), you are hereby notified that any disclosure, duplication, distribution or the taking of any action in reliance on the contents of this e-mail information is strictly prohibited. If you have received this e-mail in error, please immediately notify me by return e-mail.

On Mon, Oct 14, 2019 at 10:42 AM McCray, Tiara Jasmi. <Tiara.McCray@montgomerycountymd.gov> wrote:

Good morning Zachary,

I hope this email finds you well and that you had a chance to enjoy your weekend. I wanted to follow up on the abandonment request that we brought to your attention last week. You mentioned HOC is currently preparing for redevelopment of the property fronting Kensington Boulevard. I wanted to know if you were able to note whether that redevelopment included requiring ingress/egress directly from Kensington Boulevard, in addition to East Avenue and Veirs Mill Road.

I understand that you all may be very early in the development process but wanted to inquire before moving forward with this request.

I thank you in advance for your consideration to this matter and look forward to hearing from you soon.

Kind regards,

Tiara McCray
Real Estate Specialist

Department of Transportation

Division of Transportation Engineering

Property Acquisition Section

100 Edison Park Drive, 4th Floor

Gaithersburg, Maryland 20878

240-777-7257

