

**From:** [Ollie Mumpower](#)  
**To:** [Rob Robinson](#)  
**Subject:** TIS statement for the Jackson property  
**Date:** Thursday, August 26, 2010 12:21:49 PM

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This development is proposed to be constructed with 19 townhouses that will generate a maximum of 16 peak hour trips.

Our TIS requirement states a traffic impact study (TIS) shall be required for any new development that generates 30 or more total weekday trips during the peak hour of the morning and/or evening peak period of the adjacent roadway traffic.

Since this development falls below the 30 vehicle threshold a TIS is not required.

Ollie K. Mumpower  
Engineering Services Director  
Department of Public Works  
800 Rabbitt Road Gaithersburg, Maryland 20878-1600  
301-258-6370 Ext. 106  
301-258-6375 FAX  
301-258-6430 TTY  
[omumpower@gaithersburgmd.gov](mailto:omumpower@gaithersburgmd.gov)  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

In accordance with the City's Adequate Public Facilities Ordinance the applicant has submitted a required Final Traffic Impact Study (TIS) indicating that all intersections in the study area will continue to operate within the City's acceptable standards for Critical Lane Volumes in both the AM and PM peak hours.

Engineering Services Director Ollie Mumpower has reviewed the TIS and agrees with the findings detailed in these documents . As such approval of the final TIS for this project is granted.

Ollie K. Mumpower  
Engineering Services Director  
Department of Public Works, Parks Maintenance and Engineering  
800 Rabbitt Road Gaithersburg, Maryland 20878-1600  
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omumpower@gaitersburgmd.gov  
www.gaitersburgmd.gov



**Habitat**  
for Humanity®

Montgomery County Maryland, Inc.

*Building families,  
communities, and hope*

April 7, 2010

Dear Neighbor,

You are cordially invited to a special meeting with Habitat for Humanity of Montgomery County, MD to discuss plans for 19 townhouse units on 2.9 acres of property in Gaithersburg, Maryland. The property is located at 9000 and 9020 Emory Grove Road at the intersection with Strawberry Knoll Road. The property is currently in Montgomery County but is planned to be annexed into the City of Gaithersburg. The 19 units will consist of 10 affordable housing units and 9 workforce housing units.

The meeting will take place on **April 19, 2010 at 7:00 p.m.** in the All Purpose Room at the **Strawberry Knoll Elementary School**, located at 18820 Strawberry Knoll Road, Gaithersburg, MD 20879 (phone number 301-840-7112). Discussion items will include the annexation, subdivision, and site plan process.

All participants will be invited to ask questions and express any issues or concerns. There is no need to RSVP for the meeting, although if you do plan to attend and let us know in advance, we can better prepare. If you are unable to make the meeting we can also try to answer any questions you may have. If your community association has another regular meeting date and would like us to attend your meeting, we will be happy to work with you on arrangements. I can be reached at (301) 990-0014, Extension 11 or via e-mail at [john.paukstis@habitat-mc.org](mailto:john.paukstis@habitat-mc.org).

Habitat for Humanity looks forward to continuing its service to the Montgomery County community, and to your participation at the upcoming meeting.

Sincerely,

John Paukstis  
Executive Director  
Habitat for Humanity of Montgomery County, MD



**Habitat  
for Humanity®**

Montgomery County Maryland, Inc.

*Building families,  
communities, and hope*

August 6, 2010

Dear Friends and Neighbors,

Habitat for Humanity of Montgomery County, MD announced plans for 19 townhouse units on 2.9 acres of property located at 9000 and 9020 Emory Grove Road at the intersection of Strawberry Knoll Road during a community outreach meeting at Strawberry Knoll Elementary School on April 19, 2010.

I want to give you an update of our plans and progress as we expect to submit an application for annexation of the property into the City of Gaithersburg in the next week or so.

We are proposing 19 townhouses in 3 rows, similar to the concept plan we discussed at the community meeting. All units will be 3 bedrooms with a one car garage on the first level. Habitat for Humanity will serve as the General Contractor and build the units to Energy Star rated standards.

To date, we have completed a Boundary Survey, Topographic Survey, Geotech Study, Title Search, Natural Resources Inventory (NRI/FSD), Sight Distance Study, and prepared a Concept Site Plan. A Traffic Statement is also being completed.

Habitat for Humanity looks forward to continuing its service to the Montgomery County community. I can be reached at 301-990-0014 x11 or via email at [john.paukstis@habitat-mc.org](mailto:john.paukstis@habitat-mc.org). Thank you very much for your support.

Sincerely,

John Paukstis  
Executive Director  
Habitat for Humanity of Montgomery County, MD, Inc.




date: 8/2/2010  
scale: 1" = 30'

Bemling & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 948-0240



CONCEPT SITE PLAN  
**Jackson Property**  
(P476 & P477; L.27902 f.181)  
City of Gaithersburg, Maryland

**CONCEPT SITE PLAN NOTES:**

1. Area of property - 2.92 acres (127,195 sf)
2. Proposed zoning: RP-T (Medium Density Residential)
3. Proposed use: single-family attached townhomes
4. Permitted density in the RP-T zone - maximum of 9 du per gross acre (26 du)
5. Proposed density - 19 du (6.5 du per gross acre)
6. Existing water and sewer service categories - W-1, S-1
7. Area proposed to be dedicated to City for public streets - 11,900 sf
8. Net tract area after dedication of streets - 115,295 sf
9. Area proposed to be covered by buildings - 12,920 sf (11.2%)
10. Area proposed for open space - 72,000 sf (62.4%)
11. Area proposed for parking and driveways - 11,000 sf (9.5%)
12. Development Standards:

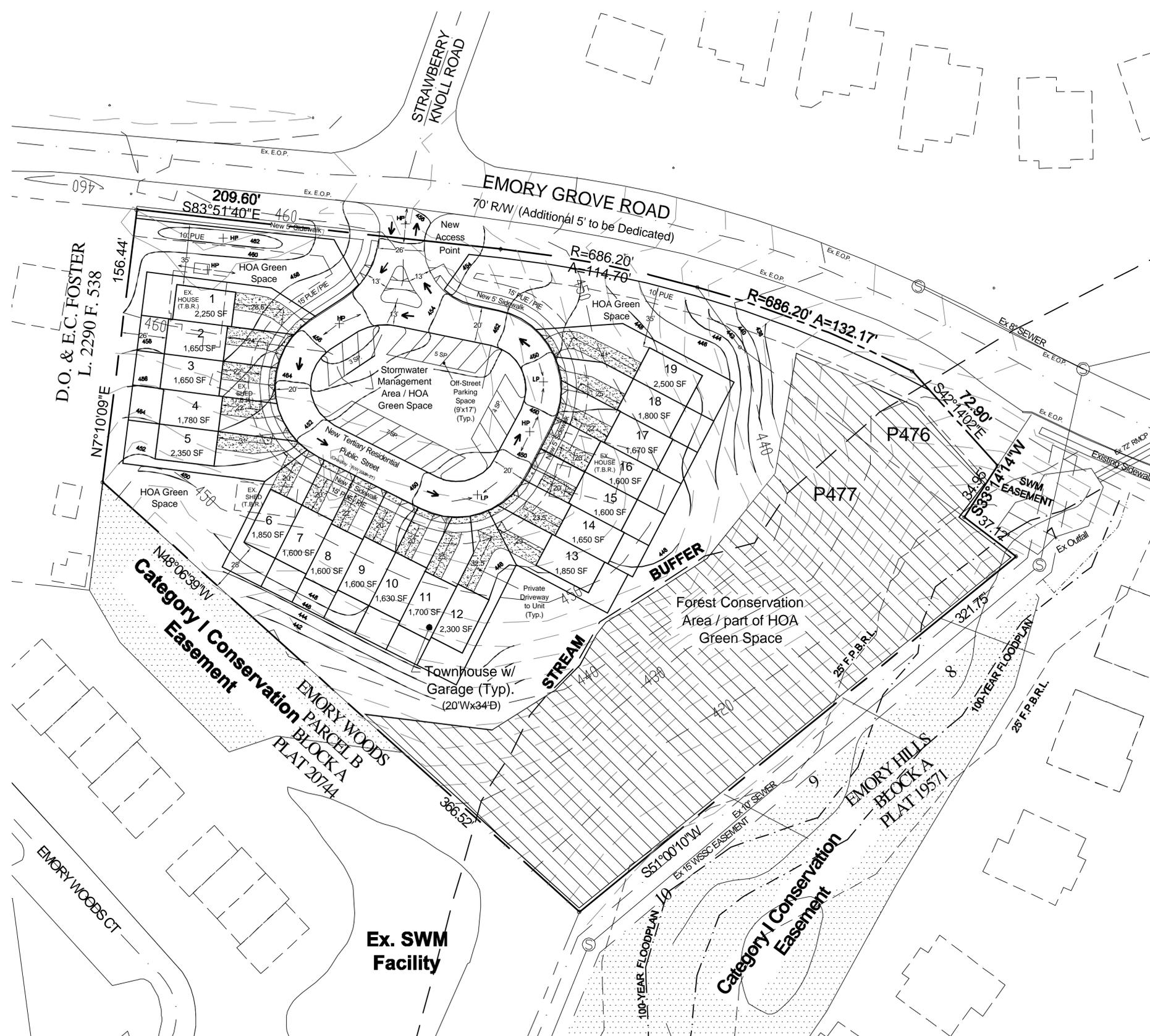
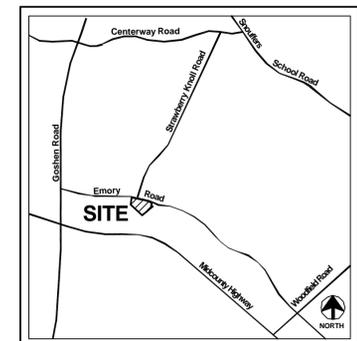
	Required	Provided
Setback from Emory Grove Road	35'	35'
Setback from Outside Boundary	20'	20'
Maximum Building Height	35'	35' or less
Open Space	50%	62.4%
Common Use Open Space	1,000 sf/du	19,000 sf+

13. Off-Street parking required - 2.5 spaces/du or 47.5 spaces total
14. Off-Street parking provided - 48.5\*  
\* 9.5 spaces for garages (each space counts as 1/2 space),  
20 driveway spaces (Lot 19 includes 2), and 19 off-street spaces
15. Stormwater management concept to consist of disconnection of rooftop area with drywells or other containment/infiltration devices, porous pavement for driveways and off-street parking spaces, and bioretention or other similar technique for stormwater from the new public street.
16. Forest conservation requirements to be met with on-site retention of existing forest including protection of forested stream buffer area (0.9 acres±).
17. The floodplain area shown on this plan was taken from plat #19571 for Emory Hills - Lots 7-11.

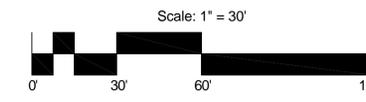
**LEGEND:**

- Existing Building
- Proposed Townhouses
- Private Driveways
- Existing Contour
- Proposed Contour
- Stream Buffer
- Forest Conservation
- Vehicular Circulation Flow
- Direction of Slope

**VICINITY MAP**  
1" = 2000'



**NOTE:**  
Boundary & topographic information shown on this plan from a field survey completed in March 2010 by -  
Thomas A. Maddox, Professional Land Surveyor  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
301-984-5804



Mayor and City Council  
**X-183**  
13

PREPARED FOR:  
**Habitat for Humanity of Montgomery County MD, Inc.**  
c/o John Paukstis  
91100 Gaither Road  
Gaithersburg, MD 20877  
301-990-0014



date: 5/26/2010  
scale: 1" = 50'

Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)984-0240

NATURAL RESOURCES INVENTORY  
FOREST STAND DELINEATION PLAN  
**Jackson Property**  
(P476 & P477; 1.27902 f.181)  
City of Gaithersburg, Maryland

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE(D.B.H.)	TREE CONDITION	COMMENTS
ST-1	Tilia americana	American Basswood	24"	Poor(Hazard)	Multi stems. Multi stems are grafting back together, multiple cavities with decay, grinding roots, vertical cracks. Infestation of some type of skeletonizer insect.
ST-2	Quercus falcata	Southern Red Oak	54"	Poor(Hazard)	Dead limbs with decay, vertical cracks, poor trunk taper, reactionary growth, pruning wounds, poor branch attachments, likely cavity in scaffold branches. The tree is a hazard and should be removed as soon as possible.
ST-3	Liriodendron tulipifera	Tulip Poplar	49"	Moderate	Composit piled adjacent trunk, reactionary growth at branch union, poor branch attachments due to included bark, dead limbs, dieback, pruning wounds.
ST-4	Liriodendron tulipifera	Tulip Poplar	25"	Moderate	Poison Ivy growth on trunk, dead limbs, dieback.
ST-5	Liriodendron tulipifera	Tulip Poplar	24"	Moderate	Dieback.
ST-6	Liriodendron tulipifera	Tulip Poplar	27"	Moderate	Dieback.
ST-7	Liriodendron tulipifera	Tulip Poplar	29"	Moderate	Gummosis, reactionary growth, included bark at branch union.
ST-8	Quercus coccinea	Scarlet Oak	24"	Moderate	Dieback, dead limbs with sap rot.
ST-9	Liriodendron tulipifera	Tulip Poplar	24"	Good	Dieback.
ST-10	Acer saccharinum	Silver Maple	39"	Moderate-Poor	Multi-stem, one leader has broken 20' w. water sprouts, Greenbrier and Poison Ivy growth on trunk, possible internal cavity, included bark at branch union, canker on trunk.
ST-11	Liriodendron tulipifera	Tulip Poplar (Approximate)	24"	Moderate	Dieback, growing adjacent to abandoned chicken coop.
ST-12	Liriodendron tulipifera	Tulip Poplar	33"	Moderate	Dieback, slight lean, loose bark, dead limbs with decay.
ST-13	Liriodendron tulipifera	Tulip Poplar	34"	Good	Co dominant leader, included bark at branch union dieback.
ST-14	Liriodendron tulipifera	Tulip Poplar	38"	Moderate	Multi-stem, included bark at branch union, Poison Ivy growth on trunk, reactionary growth, dead limbs.
ST-15	Liriodendron tulipifera	Tulip Poplar	27"	Moderate	Dieback.
ST-16	Liriodendron tulipifera	Tulip Poplar	26"	Good	
ST-17	Liriodendron tulipifera	Tulip Poplar	27"	Moderate	Dieback, dead limbs with decay.
ST-18	Liriodendron tulipifera	Tulip Poplar	31"	Moderate	Dieback, dead limbs with decay.
ST-19	Liriodendron tulipifera	Tulip Poplar	29"	Moderate	Poor root flare, reactionary growth, dieback, included bark at branch union.
ST-20	Liriodendron tulipifera	Tulip Poplar	24"	Moderate	Reactionary growth, broken scaffold limb.
ST-21	Liriodendron tulipifera	Tulip Poplar	25"	Moderate	Dieback.
ST-22	Acer saccharinum	Silver Maple	24"	Moderate	Multi-stem, Poison Ivy and Multiflora Rose growth on trunk, included bark at branch union, dieback, wire embedded in trunk.
ST-23	Liriodendron tulipifera	Tulip Poplar	24"	Moderate	Moderate.
ST-24	Liriodendron tulipifera	Tulip Poplar	28"	Moderate	Dieback.
ST-25	Liriodendron tulipifera	Tulip Poplar	29"	Moderate	Reactionary growth, dieback.
ST-26	Liriodendron tulipifera	Tulip Poplar	26"	Moderate	Dieback.
ST-27	Liriodendron tulipifera	Tulip Poplar	25"	Moderate	Dieback.
ST-28	Robinia pseudoacacia	Black Locust	30"	Poor-Dead	Multiple canks on stem, massive decay, poor canopy, vertical cracks on trunk. This tree would be a hazard if a target was present.
ST-29	Liriodendron tulipifera	Tulip Poplar	26"	Moderate	Dieback.
ST-30	Acer saccharinum	Silver Maple	24"	Poor	Large cavity at root collar with massive decay, in rotting bark along trunk, large canker on trunk, water sprouts. This tree would be a hazard if a target was present.

**FOREST STAND DELINEATION: NARRATIVE**

The subject properties located within the Middle Seneca Creek Watershed (use I-P) consists of approximately 2.92 acres of land. There are 2 houses on the property and several sheds in various states of disrepair. Approximately 2.6 acres of forest exist on the property. There are several significant/specimen trees located on and adjacent to the property as shown on the plan.

The following pertains to the entire property:

- no rare, threatened, or endangered species or their habitats were observed or are known to occur on or near the property
- the site has not been designated as a historic resource

The forest on this property was delineated using random-sample-plotting methodology. The forest cover was determined to be one distinct stand based upon forest association. A groundhog was observed and signs of white-tailed deer activity were present on the property. The following is a brief description of the stand based upon general observations made during a site visit on 4/28/10 by Patrick Perry of Benning & Associates, Inc.

**STAND A (2.6 ac) - HIGH PRIORITY**

**Stand Structure:** This stand consists of three canopy layers. The forest is dominated by Tulip Poplar 20-29" dbh; Bousler, Red Maple, Silver Maple, White Mulberry, Black Cherry, Black Locust, Eastern Red Cedar, Sassafras, Flowering Dogwood and other native hardwoods are present in the tree canopy. The percentage of canopy closure for this stand is 80%. The understory / shrub layer is very dense throughout the stand. The shrub layer consists of Multiflora Rose, Rubus species, Tartarian Honeysuckle, Sassafras, Grapevine, Spicebush Red Maple and other native and exotic species. The percentage of understory growth is 100%. The herbaceous layer consists of Poison Ivy, Virginia Creeper, Japanese Honeysuckle, Garlic Mustard, Wild Onion, native grasses and other native and exotic species. The percentage of herbaceous cover is 100%. On average there are 25 dead standing trees pre acre. The stand on average has about 15% exotic / invasive species.

**Forest Structure:** Good

**Environmental Features:** Trees >24" dbh, Stream Buffer, Steep Slopes

**Evidence of Past Management:** None

**Retention Potential:** High

**Regenerative / Transplant Potential:** High

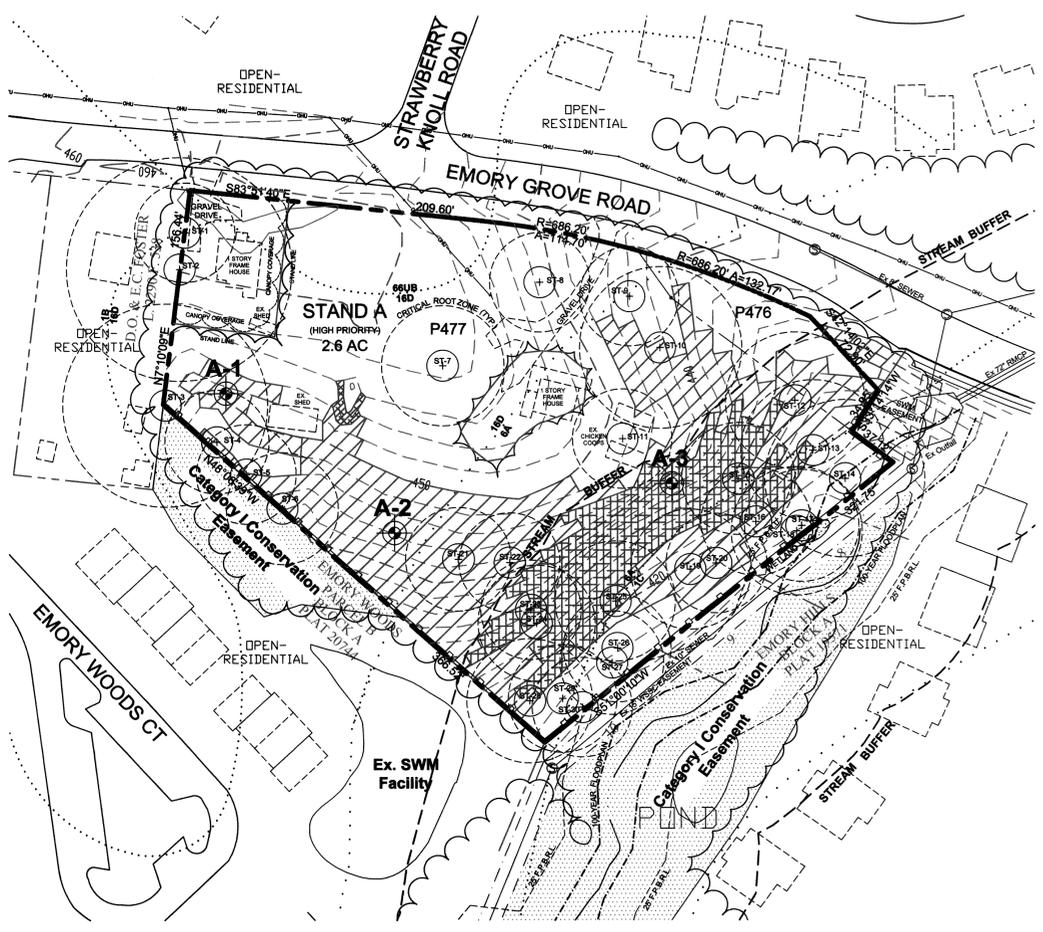
**Additional Comments:** This stand is High Priority due to Stream Buffer and the steep slopes located within the stand. This stand has a high percentage of exotic and invasive species.

NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION						
AREA IN FOREST	AREA IN STREAM BUFFER	AREA IN WETLANDS	AREA IN FLOODPLAIN	FORESTED AREA IN STREAM BUFFER	FORESTED AREA IN WETLANDS	FORESTED AREA IN FLOODPLAIN
2.6 AC	0.8 AC	0.01 AC	0.02 AC	0.8 AC	0.01 AC	0.02 AC

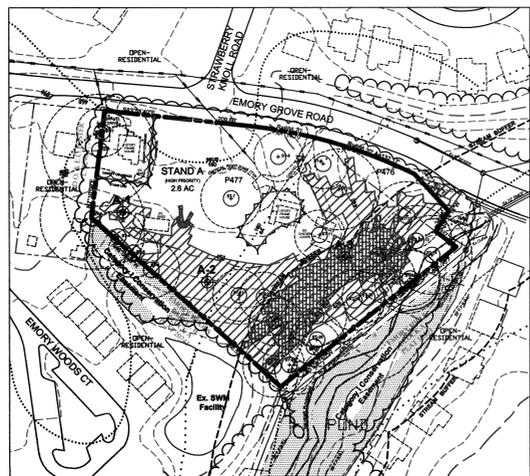
SOILS CHART						
SYMBOL	NAME	K-Factor	HYDRIC	SLOPE	SEEDLING MORTALITY	COMMENTS
1C	Glenelg silt loam	0.3	No	8-15%	Slight	very deep & well drained
6A	Baile silt loam	0.43	Yes	0-3%	Severe	very deep & poorly drained
16D	Brinklow-Blocktown Chertony Silt Loam	0.28	No	15-25%	Slight	well drained, mod. steep slopes
66UB	Wheaton-Urban land complex	0.49	No	0-8%	Slight	very deep & well drained intermingled with urban land

**NOTES:**

- ALL EXISTING CATEGORY I CONSERVATION EASEMENTS ON AND ADJACENT TO THE SUBJECT PROPERTY ARE SHOWN UNLESS OTHERWISE INDICATED.
- THE NATIONAL WETLANDS INVENTORY MAP FOR MONTGOMERY COUNTY DOES NOT INDICATE THE PRESENCE OF WETLANDS ON THIS PROPERTY. DURING THE SITE VISIT ON 5/5/2010 A SMALL POCKET OF WETLANDS WAS OBSERVED ALONG THE EASTERN PROPERTY LINE.
- THE FLOODPLAIN SHOWN HEREON IS FROM PLAT #19571 FOR EMORY HILLS, LOTS 7-11. THE FEMA FLOOD MAP PANEL 24031C0191D WHICH INCLUDES THE SITE DOES NOT INDICATE ANY ADDITIONAL FLOODPLAIN AREAS.
- ST-2 AND ST-3 ARE WITHIN 75% OF THE CURRENT COUNTY CHAMPION TREE FOR THE SPECIES.
- SOILS TYPE 16D ARE SEVERELY ERODIBLE SOILS.
- AN ENVIRONMENTAL REVIEW REQUEST WAS SENT TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES ON MAY 26, 2010.
- THE PERENNIAL STREAM ADJACENT TO THE PROPERTY IS A SLOW MEANDERING STREAM WITH A WELL DEFINED CHANNEL. UPSTREAM FROM THE SUBJECT PROPERTY, THE STREAM CROSSES UNDER EMORY GROVE ROAD THROUGH A LARGE CULVERT. LITTLE EROSION WAS OBSERVED ALONG THE STREAM BANK NORTH OF THE ROAD. ADJACENT TO THE PROPERTY, THERE ARE STRETCHES WHERE THE STREAM IS CAUSING MODERATE TO SEVERE EROSION TO THE STREAM BANK. THERE ARE VERTICAL BANKS, UNDERCUT BANKS, AND EXPOSED ROOT MATS ALONG THE STRETCH OF STREAM ADJACENT TO THE SUBJECT PROPERTY. A FAIRLY DENSE AMOUNT OF VEGETATIVE COVER EXISTS ON THE STREAM BANK WHICH PROVIDES SHADE FOR THE AQUATIC LIFE. DOWNSTREAM FROM THE PROPERTY, THERE IS A SECTION OF RIP-RAP ADJACENT TO THE STREAM WHERE A SWM OUTFALL EMPTIES INTO THE STREAM.
- THE PROPERTY HAS A SIGNIFICANT AMOUNT OF NOISE POLLUTION FROM PASSING VEHICLES ON EMORY GROVE ROAD AND MIDCOUNTY HIGHWAY.
- THERE ARE NO SIGNIFICANT VIEWS/VISTAS PRESENT ON THE PROPERTY.



- LEGEND:**
- Significant/ Specimen Tree (Symbol: ST-11)
  - Existing Contour (Symbol: Dashed line)
  - Stream Buffer (Symbol: Double line)
  - Stand Line (Symbol: Solid line)
  - Creek (Symbol: Wavy line)
  - Forest (Symbol: Wavy line with dots)
  - Canopy Cover (Symbol: Wavy line with dots)
  - Slopes > 25% (Symbol: Grid pattern)
  - Slopes 15%-25% (Symbol: Diagonal lines)
  - Soils Type (Symbol: Dotted pattern)
  - Wetland (Symbol: Wavy line with dots)
  - Sampling Point (Symbol: Circle with A-2)
  - Overhead Utility Wire (Symbol: Line with cross-ticks)
  - Ex. Conservation Easement (Symbol: Stippled pattern)
  - Critical Root Zone (Symbol: Dashed line)
  - 100-Year Floodplain (Symbol: Dashed line with dots)
  - Ex. Chain Link Fence (Symbol: Line with squares)



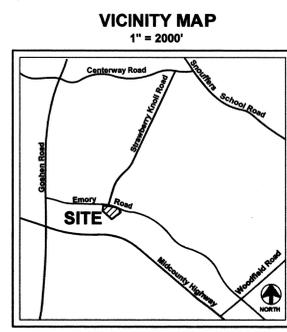
AREA VIEW: 5-FOOT CONTOUR INTERVAL TOPOGRAPHY  
1" = 100'

CITY OF GAITHERSBURG  
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877  
**NRI/FSD APPROVAL**  
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION FOR APPLICATION NO. P-1-V-104005 DATE 6/8/2010 BY [Signature]

Mayor and City Council  
**X-183**  
**14**



PREPARED FOR:  
**Habitat for Humanity of Montgomery County MD, Inc.**  
c/o John Paukstis  
91100 Gaither Road  
Gaithersburg, MD 20877  
301-990-0014



SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:  
THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE CT  
GAITHERSBURG, MD 20877  
301-984-9804

# THE GLENMONT



**Elevation 3**  
*shown w/  
optional brick  
water table*

**Elevation 2**  
*shown w/  
optional stone/  
water table*

**Elevation 4**  
*shown w/  
optional brick  
water table*

**Elevation 1**  
*shown w/  
optional brick  
water table*

**Elevation 5**  
*shown w/  
optional stone  
water table*

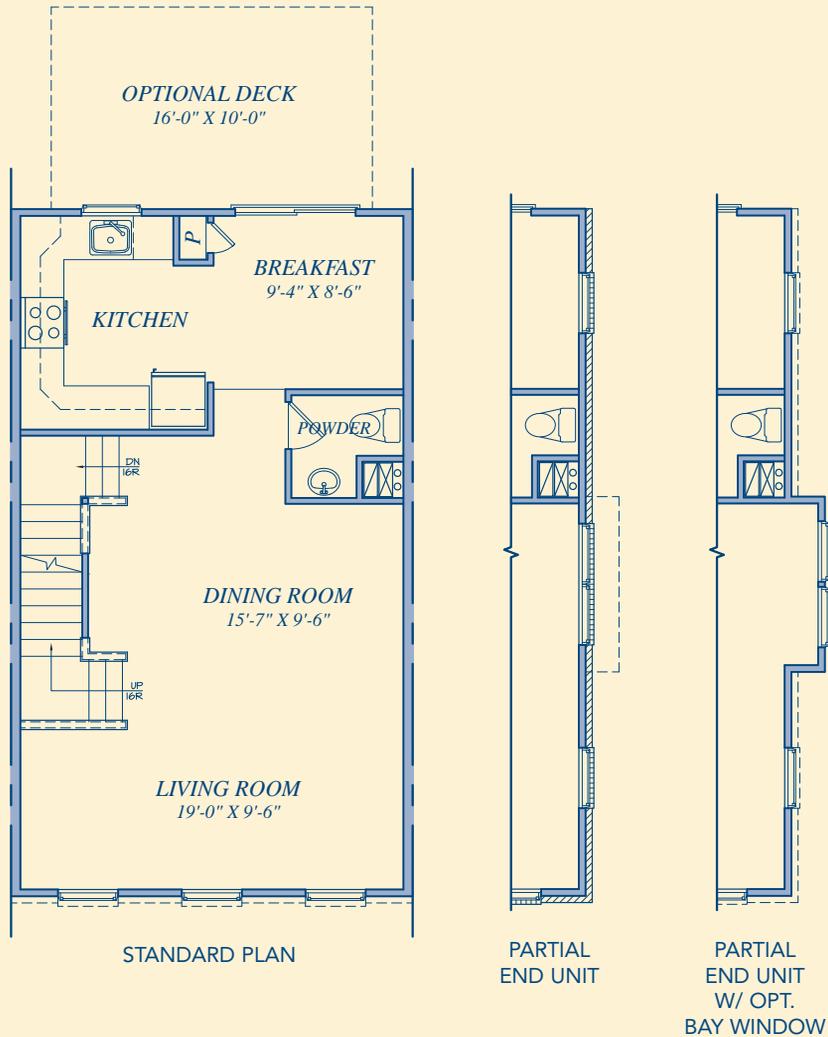
**Elevation 6**  
*shown w/  
optional brick  
water table*



[www.craftstarhomes.com](http://www.craftstarhomes.com)

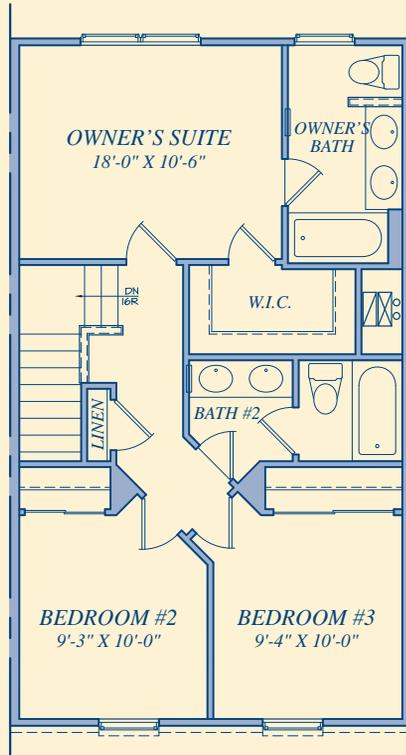
Mayor and City Council  
X-183  
15

FIRST FLOOR

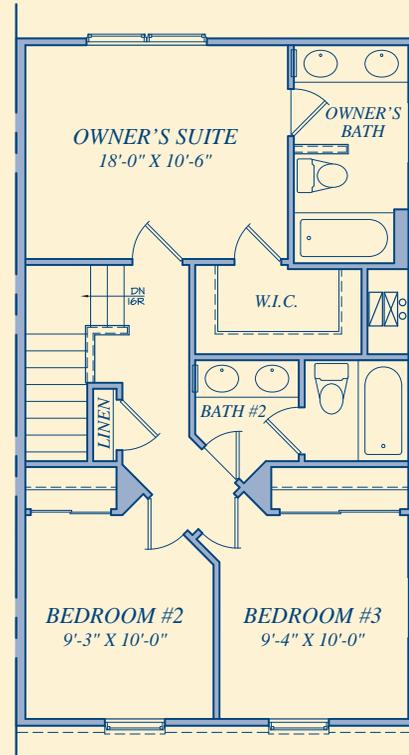


\*All floorplans and elevations are approximate and subject to change without notice. Room dimensions and window locations may vary with elevation chosen.

SECOND FLOOR



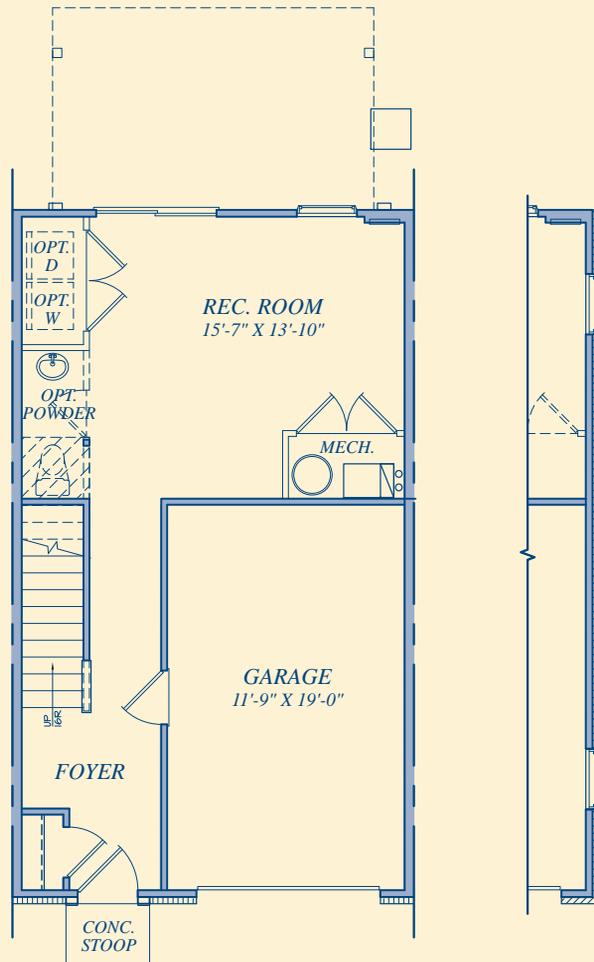
STANDARD PLAN



STANDARD PLAN  
WITH END CONDITION

\*All floorplans and elevations are approximate and subject to change without notice. Room dimensions and window locations may vary with elevation chosen.

GROUND FLOOR



STANDARD PLAN

PARTIAL  
END UNIT



\*All floorplans and elevations are approximate and subject to change without notice. Room dimensions and window locations may vary with elevation chosen.



Habitat for Humanity Burtonsville, MD project





CONTACT: John Paukstis  
Executive Director

301-990-0014 Ext. 11

[john.paukstis@habitat-mc.org](mailto:john.paukstis@habitat-mc.org)

July 28, 2010

## 24 Townhouse Community – Burtonsville MD

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### **About Habitat for Humanity International (HFHI)**

Habitat for Humanity International is a private nonprofit 501 (c) (3) builder of affordable housing. HFHI is an ecumenical ministry that welcomes to its work all people dedicated to the cause of eliminating poverty housing. Since its founding in 1976, HFHI has built, rehabilitated, repaired or improved more than 350,000 houses worldwide, providing simple, decent and affordable shelter for more than 1.75 million people. For more information visit [www.habitat.org](http://www.habitat.org)

### **About Habitat for Humanity of Montgomery County MD (HFH-MC)**

HFH-MC is an affiliate of Habitat for Humanity International. Since 1982, Habitat for Humanity of Montgomery County has been partnering with the community to build simple, decent, affordable housing for low-income families. HFH-MC is one of 1,500 affiliates in the U.S. and one of 18 Habitat affiliates in the State of Maryland. As of May, 2010, Habitat's U.S. affiliates achieved the rank of No. 8 on *Builder* magazine's Builder 100 list of biggest builders in the United States.

In the last 4 years, HFH-MC has built or rehabilitated 37 homes for local families and has several more homes in progress. The Montgomery County affiliate sustained only 1 default since 1982, and the original 55 Habitat homeowners still own their homes.

**The family selection process** is based on the following criteria:

***Need:*** Applicants must have a demonstrated need for simple, decent and affordable housing. Applicants are often living in crowded conditions, with poor air quality or mold, infestation, and are cost burdened by paying substantially more than 30% of their household income for rent.

***Ability to Pay:*** Applicants must meet financial guidelines and income criteria determined by HUD guidelines for "low-income." Debt to income ratio, including Habitat mortgage, must be less than 36%.

***Willingness to Partner:*** Applicants agree to partner with Habitat and contribute a minimum of 200 hours of "sweat equity" per adult towards construction of their home and through attendance at homeownership preparation workshops.

***Other criteria include the following:***

Applicants must be living or working in Montgomery County, MD for 12 consecutive months prior to application.

Applicants must be legal, permanent residents of the United States or US citizens.

Adults must pass a criminal background check.

### **Home Ownership:**

Homes are sold to qualified low-income families through affordable long term loans.

Homes are sold to owners with a long term no profit mortgage. HFH-MC services the mortgage.

The Habitat home must be the primary residence of the homeowner. Renting or subletting is not permitted.

A down payment of 1% is required. Closing costs are rolled into the mortgage.

Homeowners gain equity of 5% per year beginning in year 3. 90% equity is achieved in year 21.

Habitat adheres to EHO – Equal Housing Opportunity

### **Burtonsville Townhouse Community**

The property consisting of 3 acres is located on Linganore Way (near Route 29 and Greencastle Rd.) in Burtonsville MD. The undeveloped property was donated to HFH-MC by Artery Group LLC.

Site development work commenced in 2005 and pre-construction work in early 2006. Building permits were secured in June, 2006 to construct 24 townhouses in two buildings. 23 townhouses are 3 bedroom units, and one townhouse is a 2 bedroom unit. HFH-MC served as the general contractor and hired licensed professionals to install foundations, electric, plumbing, and HVAC. Approximately 2,000 volunteers contributed to framing, drywall, painting, and landscaping. All homeowners contributed a minimum of 200 hours of sweat equity.

Insulation was donated by Dow Corp., Energy Star appliances were donated by Whirlpool, and Low-VOC paint was donated by Valspar.

Completion of the first building of 12 units was completed in November, 2007, and the completion of the second building of 12 units was completed in December, 2008.

HFH-MC established a homeowners association and served on the board of directors during the first year. Homeowners were elected to the board in year two as HFH-MC staff transitioned off the board. HFH-MC contributed to the homeowner's association reserve fund and helped to secure a management company.

### **Myths and stereotypes about affordable housing include:**

Myth: Affordable housing will drive down property values.

Reality: Repeated research has shown that affordable housing has no negative impact on the price or frequency of sales of neighboring homes. Mixed-income buildings can boost the residential real estate market in many areas by replacing run down properties that keep real estate values low.

Myth: Affordable housing doesn't contribute to the local tax base and overburdens the local property tax system.

Reality: Multi-family developments pay their "fair share" in local property taxes.

### **Did you know?**

Across the country, municipalities with volunteer fire and ambulance crews have been facing pressure to hire salaried personnel as high housing costs force volunteers to move away. Affordable housing can help these communities retain their volunteers and thus keep public safety expenses down.

Source: Business and Professional People for the Public Interest, June 2004

HFH-MC supports the notion that good, stable housing matters for neighborhoods. Better quality of living leads to stronger citizens and families. Habitat for Humanity is about changing lives, one home at a time. Visit our website at [www.habitat-mc.org](http://www.habitat-mc.org)



ATTORNEYS

STUART R. BARR  
DIRECT 301.961.6095  
SRBARR@LERCHEARLY.COM

August 25, 2010

**BY HAND DELIVERY**

Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg MD 20877

Re: Property: 9000 and 9020 Emory Grove Road, Gaithersburg, Maryland 20877  
Property Owner: Larry Neil Jackson and Conny L. Jackson  
Contract Purchaser: Habitat for Humanity of Montgomery County, MD, Inc.  
Petition for Annexation into the City of Gaithersburg

Dear Mr. Ossont:

On behalf of our client Habitat for Humanity of Montgomery County, Maryland, Inc., the contract purchaser of the Property located at 9000 and 9020 Emory Grove Road, Gaithersburg, Maryland, we are submitting an original and four copies of the enclosed Petition for Annexation. The Petition requests annexation of the Property from Montgomery County into the City of Gaithersburg into the City's RP-T zone.

The total Property that is the subject of this Annexation consists of 2 parcels totaling 2.9 acres located at 9000 and 9020 Emory Grove Road, Gaithersburg, MD 20877 at the intersection with Strawberry Knoll Road, and is further identified as Parcels P476 and P477, Tax Map FT563 (Parcel Identification Numbers 09-001-01796358 and 09-001-0071730).

The following materials are enclosed in support of the Petition for Annexation:

1. Annexation Application and Checklist
2. Petition for Annexation
3. Statement in Support of Petition for Annexation
4. List of Adjoining and Confronting Property Owners and Community Associations within 200 feet of property
5. Metes and Bounds Description of Property
6. Tax Map, Boundary Survey
7. County and City Zoning Vicinity Maps
8. County Master Plan Excerpts
9. Conceptual Site Plan (full size and reduced size)
10. Conceptual Elevations and Floor Plans for Townhouses
11. Approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)
12. Community Outreach correspondence
13. Traffic Statement, Sight Distance Evaluation, Vehicle Turn Movement Diagrams
14. Information and Photographs of Habitat for Humanity Burtonsville, MD project
15. CD of documents

Complete copies of this application are being provided to the distribution list described at the bottom of this letter. If you have any questions or need any additional information, please let us know. Thank you very much for your cooperation.

Very truly yours,



Stuart R. Barr

Attachments, as described

cc (w/encl.): John Paukstis, Habitat for Humanity (2 copies)  
David McKee, Benning & Associates  
Jim Clifford, Esq. (2 copies)  
Vanessa Francis, Montgomery County Planning Dept. (2 copies)  
Donald Williams, President, Meadowvale West HOA  
John Oldenburg, President, Meadowvale Estates HOA  
Eugenia Mays, Property Manager, Quail Valley HOA  
Dan Lowery, Property Manager, Hidden Creek HOA  
Hank Jacob, Property Manager, Emory Woods HOA  
Jackie Lawson, President, Emory Woods HOA  
Donald and Eva Foster  
Robert and Barbara Garrard

## Rob Robinson

---

**From:** Lauren Pruss  
**Sent:** Wednesday, August 25, 2010 9:09 AM  
**To:** Rob Robinson  
**Subject:** FW: Habitat for Humanity project  
**Attachments:** Emory Grove.pdf

fyi

---

**From:** Greg Ossont  
**Sent:** Wednesday, August 25, 2010 8:59 AM  
**To:** Lauren Pruss  
**Subject:** FW: Habitat for Humanity project

Just hold until you actually get an app

Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg MD 20877  
Planning and Code Administration  
301-258-6330  
301-258-6336 (fax)

Get weekly e-mail updates of upcoming City meetings and events by registering for myGaithersburg at [www.gaithersburgmd.gov/mygaithersburg](http://www.gaithersburgmd.gov/mygaithersburg)

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council

---

**From:** Lynn Board  
**Sent:** Wednesday, August 25, 2010 8:22 AM  
**To:** Greg Ossont  
**Subject:** FW: Habitat for Humanity project

Please include in the record.

Lynn

---

**From:** Cathy Drzyzgula  
**Sent:** Tuesday, August 24, 2010 6:42 PM  
**To:** Lynn Board  
**Subject:** Fw: Habitat for Humanity project

Please include this email in the appropriate record if/when the application has been filed.

---

**From:** Barr, Stuart R. [mailto:srbarr@lercheearly.com]  
**Sent:** Tuesday, August 24, 2010 04:40 PM  
**To:** Sidney Katz; Cathy Drzyzgula

**Cc:** Barr, Stuart R. <srbarr@lerchearly.com>

**Subject:** Habitat for Humanity project

Mayor Katz/Councilmember Drzyzgula:

Thank you very much again for meeting with John Paukstis and me on July 22<sup>nd</sup> to discuss the proposed Habitat for Humanity project on Emory Grove Road. We are scheduled to file our annexation application with the City tomorrow morning. A couple of weeks ago we sent the attached update letter to the community, and we will provide complete copies of the annexation application to several of the key leaders of the surrounding community.

I'm following up with some additional information on the item we discussed with the school capacity of the nearby elementary school. Based on discussions with Bruce Crispell, Director of the Division of Long-range Planning for Montgomery County Public Schools, the proposed development of 19 townhouse units on the property would generate 4 elementary, 3 middle, and 3 high school students, based on the following calculations:

.181 elementary students per unit x 19 units = 3.4 students (round up to 4)

.114 middle school students per unit x 19 units = 2.2 students (round up to 3)

.156 high school students per unit x 19 units = 2.9 students (round up to 3)

The property is located within the Strawberry Knoll Elementary School, Gaithersburg Middle School, and Gaithersburg High School attendance areas. The proposed development would pass the Adequate Public Facilities test for school capacity in the County since the County uses a cluster test method, and the current growth policy school test for the Gaithersburg Cluster finds capacity adequate. Unlike the County APF test for school capacity, however, the City of Gaithersburg requires a review for each elementary school, middle school, and high school (Zoning Ordinance Sec. 24-246). Gaithersburg Middle School and High School are within 110% of program capacity two years in the future, but Strawberry Knoll Elementary School is projected to exceed 110% of program capacity two years in the future. Unfortunately, according to Bruce Crispell, students who live on the property cannot be relocated to an alternative elementary school.

As part of the annexation application, Habitat for Humanity will request relief from the Elementary School school test under Zoning Ordinance Sec. 24-244, which allows relief when a property is subject to an annexation agreement. The requested relief is very modest given that the existing two detached units on the property project to generate 1 elementary student (based on a calculation of .442 elementary students per detached unit x 2 units = .88 (rounded to 1 student), leaving a projected increase on the property of only 3 elementary students.

If you have any questions about anything as we move forward or need any additional information, please let me know. Thank you very much again for your support of the project – Stuart Barr

---

Stuart R. Barr, Esq.  
Lerch, Early & Brewer, Chtd.  
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3 Bethesda Metro Center  
Bethesda, MD 20814-5367  
(301) 986-1300 (Main)

(301) 961-6095 (Direct)

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# Jackson Annexation X-183

ProjectName.mxd • 11-Jan-2010 • zzz

460 230 0 460 Feet



MD State Plane  
HPGN NAD 83/91

Aerial orthophoto is courtesy of the USGS National Map program. <http://nationalmap.gov/>  
Property boundaries and planimetric base map ©2010 M-NCPPC and City of Gaithersburg.  
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City of Gaithersburg  
City Manager's Office  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6310  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)



**X-183**  
**Jackson Property**  
**9000 and 9020 Emory Grove Road**

Mayor and City Council  
X-183  
19

**From:** [Barr, Stuart R.](#)  
**To:** [Rob Robinson](#)  
**Cc:** [clifford@debellius.com](mailto:clifford@debellius.com); [john.paukstis@habitat-mc.org](mailto:john.paukstis@habitat-mc.org); [Barr, Stuart R.](#)  
**Subject:** Habitat - Jackson Property Annexation  
**Date:** Friday, August 27, 2010 2:49:47 PM

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Rob – Please see response from Historic Preservation below in answer to your question yesterday. We will also try to get you additional photos of the 2 existing homes. Please let me know if you need any additional info. Stuart

---

**From:** Whipple, Scott [mailto:Scott.Whipple@mncppc-mc.org]  
**Sent:** Friday, August 27, 2010 11:25 AM  
**To:** Barr, Stuart R.  
**Subject:** FW: quick question

Those two addresses are not identified in the Locational Atlas or designated in the Master Plan for Historic Preservation. For information about National Register eligibility or designation, you may want to inquire with the [Maryland Historical Trust](#).

**Scott D. Whipple**, Supervisor  
Historic Preservation Section | Urban Design and Preservation Division  
Montgomery County Planning Department | M-NCPPC  
Office: 1400 Spring Street, Suite 500 | Silver Spring  
Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
301-563-3400 phone | 301-563-3412 fax  
[scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) | [www.montgomeryplanning.org/historic/](http://www.montgomeryplanning.org/historic/)

**Please note:** Our office has moved. We are now located at 1400 Spring St, suite 500.

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**From:** MCP-Historic  
**Sent:** Friday, August 27, 2010 10:08 AM  
**To:** Whipple, Scott  
**Subject:** FW: quick question

-----  
**From:** Barr, Stuart R.[SMTP:SRBARR@LERCHEARLY.COM]  
**Sent:** Friday, August 27, 2010 10:07:52 AM  
**To:** MCP-Historic  
**Cc:** Barr, Stuart R.  
**Subject:** quick question  
Auto forwarded by a Rule

The phone line appears to be constantly busy this morning. Can someone please give me a quick call? I just need to know if the following properties are designated historic in any way – 9000/9020

Emory Grove Road, Gaithersburg. thanks

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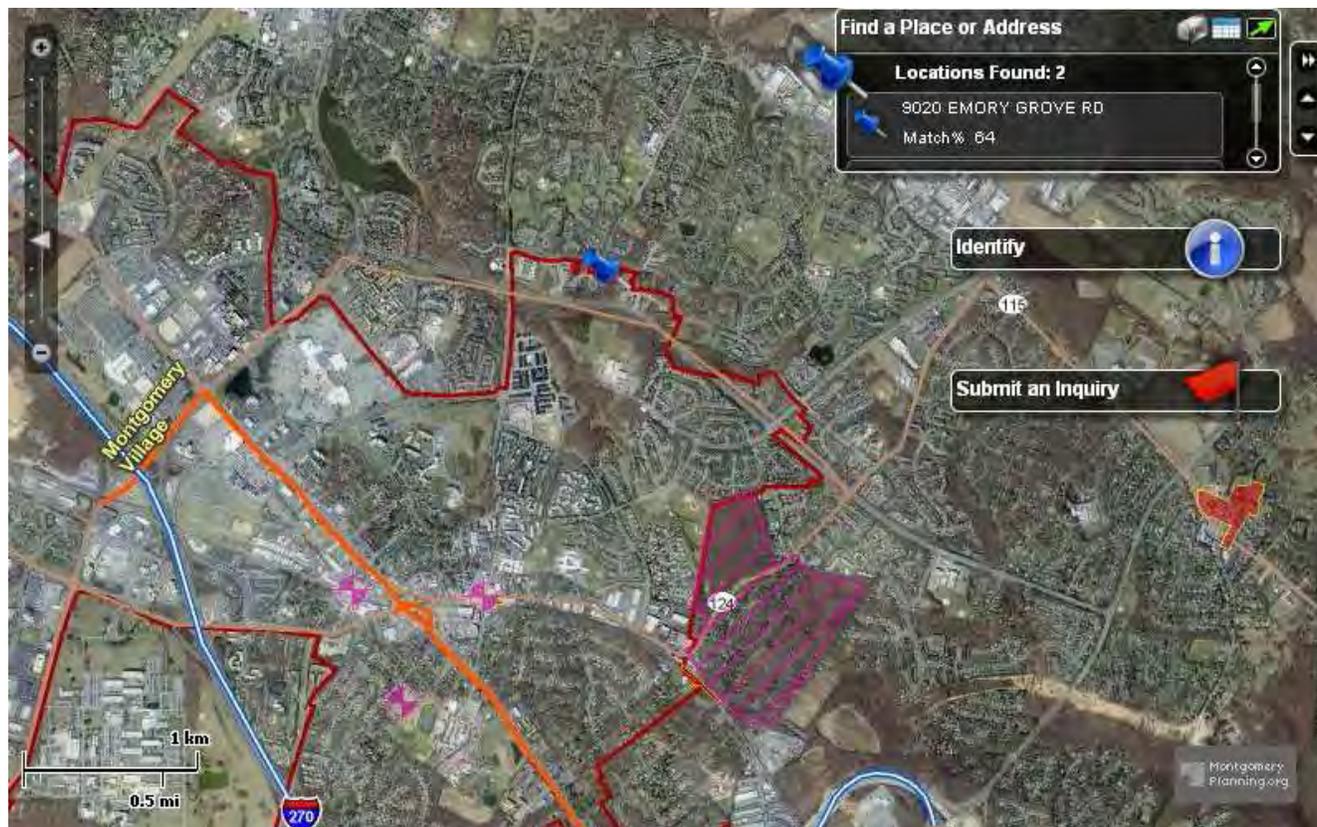
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MontgomeryPlanning.org

# Historic Preservation



National Register Historic Districts



National Register Individual Sites



County Historic Sites and Districts



Montgomery County Planning Department  
8787 Georgia Ave., Silver Spring, MD 20910  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)