



June 22, 2016

Mr. Gregory Mann
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

RE: Metropolitan Grove Road Property, Craftmark Correspondence with Pete Henry and Brad Klein

Dear Mr. Mann,

In your letter dated December 7, 2015, which included the City's review comments on our Sketch Plan for the Metropolitan Grove Road property (the "Property"), you requested that we provide for the record our correspondence with Pete Henry about the need for a future road connection. As you know, Metropolitan Grove Road itself has been deemed unacceptable by the City for use as a single access to future development on the Property. The Property will therefore remain landlocked unless access is provided across parcels owned by Pete Henry and his partners. The following is a brief summary of our communication with them about this issue.

Shortly after Craftmark placed the Property under contract with the Stevensons (March of 2015), Ken Malm of Craftmark Homes reached out to Brad Klein, a partner of Pete Henry's in the Watkins Mill Town Center project, to schedule a meeting. After several attempts, Ken was able to schedule a meeting on June 2 to discuss Craftmark's plans for the Property and the potential to extend Exchange Avenue for access.

During the meeting, Brad expressed concern that the road extension might prematurely trigger an increase in his partnership's real estate taxes, but he gave Ken no reason to believe it was otherwise infeasible. Additionally, in 2013, during which time Pete and Brad had the Property under contract with the Stevensons, they submitted for Sketch Plan review a plan which showed access to the Property coming via an extension of Exchange Avenue. Although the timing remained uncertain after the meeting, Craftmark had no reason believe the road extension itself was in conflict with Brad and Pete's future plans for their property. Brad said he would speak with Pete and get back to Ken quickly.

After that initial meeting, Ken did not hear back from Brad. But given Craftmark's contractual obligations to the Stevenson family, Craftmark had no choice but to move forward with the Sketch Plan application, despite the remaining uncertainty about the timing of the Exchange Avenue extension.

On November 20, 2015, Craftmark submitted a Sketch Plan for the Property proposing access via an extension of Exchange Avenue. Given Ken's meeting with Brad in April, Craftmark was surprised



to see the letter from Pete Henry dated December 10, 2015 claiming that our development was “news to him”.

On December 14, 2015, Pete Henry met with myself and Ken at Craftmark’s office in McLean, VA. The meeting was cordial, but Pete explained that his plans for Exchange Avenue had changed, and Exchange Avenue would not be extended in such a way that could provide access to the Property. He also explained that his revised plans hadn’t been shared with anyone outside his office, and he suggested that Metropolitan Grove Road could instead be used for access.

I hope this information is helpful in determining the best path forward to providing access to the Stevenson family’s property.

Sincerely,

A handwritten signature in blue ink that reads "Chris Malm". The signature is written in a cursive, flowing style.

Chris Malm
Land and Finance Director
Craftmark Homes

James R. Clifford, Sr. (MD, VA, PA)
James J. Debelius (MD)
Lynn Caudle Boynton (MD, DC)
Jerry W. Hyatt (MD, DC)

ODBH
CLIFFORD, DEBELIUS
BOYNTON & HYATT, CHTD.
ATTORNEYS AT LAW

316 East Diamond Avenue
Gaithersburg, MD 20877
(301) 840-2232 tel
(301) 975-9829 fax

March 15, 2016

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg, MD 20877

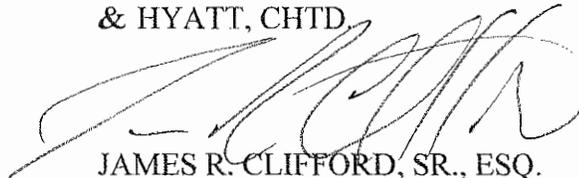
Re: Stevenson Property

To whom it may concern:

As counsel for the Stevenson Family and Louise's Heritage, LLC, my clients, as property owners, consent to and authorize Craftmark Homes or their authorized representative to submit the Sketch Plan and any related documentation required by the City of Gaithersburg for the Stevenson Property subdivision.

Sincerely,

CLIFFORD, DEBELIUS, BOYNTON
& HYATT, CHTD.



JAMES R. CLIFFORD, SR., ESQ.

cc: Michael Stevenson, Managing Member of Louise's Heritage, LLC and Personal Representative of the Estate of Louise Stevenson

George Stevenson, Managing Member of Louise's Heritage, LLC and Personal Representative of the Estate of Louise Stevenson

Joint Hearing - MCC & PC
Z-7187-2015
Ex 12

*SIGN NOT POSTED
ON PROPERTY. SEE
ATTACHED MAP

 Gaithersburg
A COMMUNITY DEVELOPING CITY



JOINT PUBLIC HEARING
MAYOR & CITY COUNCIL / PLANNING COMMISSION

Z-7187-2015 PARCELS P238 AND P241,
METROPOLITAN GROVE ROAD

SKETCH PLAN

MONDAY 8/1/2016 7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
www.austereck.com/gaithersburg -301-298-4330



Gaithersburg
A CHARACTER COUNTS! CITY

JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL / PLANNING COMMISSION

Z-7187-2015

FILE NO.

PARCELS P238 AND P241,
METROPOLITAN GROVE ROAD

LOCATION(S)

SKETCH PLAN

APPLICATION TYPE

MONDAY

DAY

8/1/2016

DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
www.gaithersburgmd.gov -301-258-6330



JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL / PLANNING COMMISSION

Z-7187-2015

FILE NO.

PARCELS P238 AND P241,
METROPOLITAN GROVE ROAD

LOCATION(S)

SKETCH PLAN

APPLICATION TYPE

TUESDAY

9/6/2016

*DATE

7:30 P.M.

***NOTICE OF
DATE CHANGE**

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
www.gaithersburgmd.gov -301-258-6330

*SIGN NOT POSTED
ON PROPERTY. SEE
ATTACHED MAP



JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL / PLANNING COMMISSION

Z-7187-2015

FILE NO.

SKETCH PLAN

PLAN

PARCELS P238 AND P241,
METROPOLITAN GROVE ROAD

LOCATION(S)

TUESDAY

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9/6/2016

DATE

7:30 P.M.

APPLICATION TYPE

*NOTICE OF
DATE CHANGE

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE
www.gaithersburgmd.gov -301-258-6330

From: Martin Matsen
Sent: Monday, August 01, 2016 11:50 AM
To: ggore@starpower.net
Cc: Mayor and Council; Doris Stokes; Tony Tomasello; John Schlichting
Subject: Re: Obscure post for sketch plan joint public hearing

Mr. Gore,

I was copied on an email sent regarding the notifications for the Joint Public Hearing on the Stevenson Property (Z-7187-2015). Please know that post cards to property owners within 200 feet of the property will be sent and a legal notice will be placed in the newspaper, both in accordance with our notification requirements. Additionally we have placed the application information on the City's web site.

As for the placement of the signage, on this property staff actually went beyond the code requirement of placing one sign on the adjacent right-of-way. That requirement would have put a sign only on Metropolitan Grove Road which is an unimproved and seldom used right-of-way. It was our hope that more folks would see an additional sign placed in City right-of-way at the end of Exchange Avenue at the location where you saw the sign. This location is technically not on the applicants property but we felt that it was in the best interest of the public to expand our postings in this case.

As stated we have yet to send out post cards or place the legal ad but we are more than happy to answer any questions about the application you may have.

My contact information is below and I am happy to make myself or Greg Mann our staff Planner for this project available at your convenience.

Best Regards,

Marty

Martin Matsen, AICP
Planning Division Chief
City of Gaithersburg
31 S. Summit Ave.
Gaithersburg, MD 20877

Phone: (301) 258-6330 ext-2123
Mobile: (240) 444-7976
Fax: (301) 258-6336

mmatsen@gaithersburgmd.gov

Joint Hearing - MCC & PC
Z-7187-2015
Ex 15

From: "Gregory Gore" <ggore@starpower.net>
To: "Michael Sesma" <MSesma@gaithersburgmd.gov>, "Ryan Spiegel" <RSpiegel@gaithersburgmd.gov>, "Robert Wu" <RWu@gaithersburgmd.gov>
Subject: Obscure post for sketch plan joint public hearing

Gentlemen,

As you know I live in the Bennington community. While running in Parklands the other day; I noticed the notice in the attached picture. It is next to 456 Exchange Place in the Parklands which is in the corner and doesn't get any traffic unless you live in one of the adjacent houses as the street dead ends at the sign. One might see it after crossing the field from Metropolitan Grove; I suspect those folks are primarily residents of Parklands and the occasional runner from outside the neighborhood looking for a safe place to run.

The hearing is z-7187, the Stevenson property and proposed additional residential development. As a matter of good public notice; shouldn't there be a more public notice so the public can have input? Mike will remember that in the early days of Parklands; there were similar notice issues.

Best,
Greg Gore

