



October 5, 2022

Mr. Matthew Walters
BPTC Eighteen LLC
226 Spectrum Avenue
Gaithersburg, MD 20879

Re: Paramount North MPDU Submission – Affordable Housing Plan and Statement

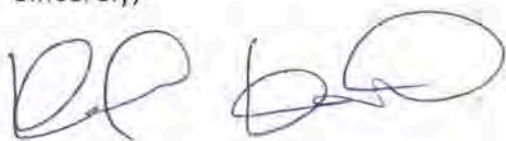
Dear Mr. Walters,

Staff reviewed your submission package and found it consistent with the Agreement of Dedication memorialized on April 29, 2010. The proposed number and mix of MPDUs and WFDUs and the associated statement of how the applicant will integrate the apartment homes into the development match the Agreement's requirement (split of MPDUs and WFDUs including a component for City of Gaithersburg employees).

We look forward to working with you as this development proposal progresses through the City's review process.

Let us know if you have any follow-up questions.

Sincerely,



David Cristeal
Housing and Community Development Manager

cc: Mr. Greg Mann, City of Gaithersburg Planning Manager
Ms. Jasmine Forbes, City of Gaithersburg Planner

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
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CITY MANAGER
Tanisha R. Briley

BPTC EIGHTEEN, LLC

To: David Cristeal, Program Manager, Housing and Community Development
From: Matthew M Walters, BPTC Eighteen, LLC
Date: September 15, 2022
RE: Paramount North MPDU Statement

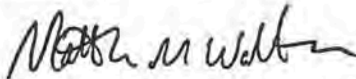
Dear Mr. Cristeal,

BPTC Eighteen, LLC is the owner and developer of the proposed apartment project, Paramount North. The project is currently in the Schematic Development Plan phase (SDP-9269-2022). As the owner of the proposed project, we are committed to the providing affordable housing that meets the requirements of The City of Gaithersburg including those listed below.

1. The MPDUs and WFHUs will be of the same appearance internally and externally as the market rate units.
2. The MPDUs and WFHUs will be generally dispersed throughout the project.
3. The MPDUs and WFHUs will be built concurrently with the market rate units.
4. The Offering Agreement and Covenants will be submitted in recordable form 120 days prior to offering the first unit.

We look forward to bringing 41 more affordable units to the Gaithersburg market. Should you have any questions, I can be reached at 301-706-8088 or mwalters@hiprojects.com.

Sincerely,



Matthew M. Walters
Developer Associate
BPTC Eighteen, LLC

Approved - 10/5/22
David
David Cristeal



Gaithersburg
A CHARACTER COUNTS! CITY

CITY OF GAITHERBURG
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
MPDU AND WFHU PROGRAM

AFFORDABLE HOUSING PLAN

This report must be submitted to the City of Gaithersburg prior to SDP or site plan approval

Instructions: Please fill out this form completely and return to Louise Kauffmann, Housing and Community Development Director. Pursuant to City Regulation No. 01-09, this Plan must be submitted, signed and approved prior to approval of any relevant schematic development plan and before receiving Planning Commission approval of any relevant site plan.

1. Developer Information

Name of Developer	BPTC Eighteen LLC	Tax ID	
Contact Person	Matthew M Walters	Title	Developer Associate
Address	226 Spectrum Ave	Zip Code	20879
Phone Number	301-850-2234	Fax	

2. Project Information

Project Name	Paramount North
Project Location	103 Spectrum Ave
Subdivision Name	The Spectrum at Watkins Mill Town Center
Project Type: rental/sale	Rental
Total Number of Units	230
Number of Units by Type (1 BR, 2 BR, etc)	Studio: 76 1 Bed: 133 2 Bed: 21

3. Project Description

Briefly describe the development concept and design of this project.

230 unit class-A apartment project w/ similar design to existing apartment buildings w/in the development.

4. MPDU and WFHU Information:

Total Number of Units	230	Planned MPDU/WFHU Location in Development
Number of MPDUs by type (sale)	0	MPDU (Sale)
Number of MPDUs by type (rental)	St: 5 1BD: 8 2BD: 2	MPDU (rental)
Number of WFHUs by type	St: 9 1BD: 15 2BD: 2	WFHU

5. Proposed Construction Schedule

Start Date		Finish Date	
MPDU/WFHU	04/2023	MPDU/WFHU	10/2024
Market Units	04/2023	Market Units	10/2024

6. Attachments

1. Attach a statement attesting that the MPDUs and WFHUs shall be of the same appearance and use comparable exterior materials to the market rate units of the same unit type;
2. Attach a statement attesting that the MPDUs and WFHUs shall be generally dispersed throughout the development;
3. Attach a statement attesting that the MPDUs and WFHUs shall be built along with, or before, other units in the development.
4. Attach a statement attesting that the Offering Agreement and Covenants will be submitted in recordable form 120 days prior to offering the first unit.

Approved - 10/5/22 Daniel Hissler

Signature Title Developer Associate Date 9/15/2022



FIRST FLOOR



SECOND FLOOR



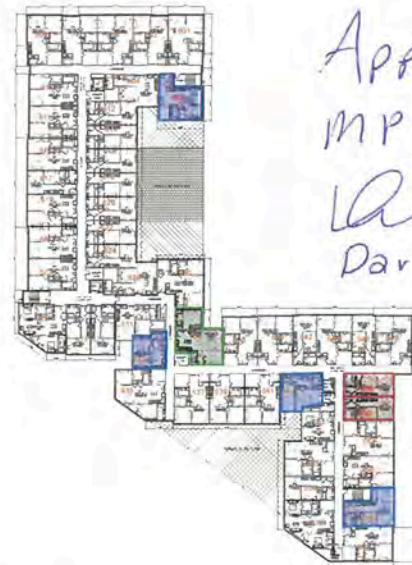
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

Approved - Location of
MPDUs/WFDUs
[Signature]
David Cristofal
October 7, 2022

	MPDU	WFH
STUDIO	5 units	9 units
ONE BEDROOM	8 units	15 units
TWO BEDROOM	2 units	2 units
	15 units	26 units

PARAMOUNT NORTH
SPECTRUM AVE.

AFFORDABILITY EXHIBIT



GORDON & GREENBERG
ARCHITECTS
ROBERT D. GREENBERG SA
1100 BROADWAY, SUITE 1000
NEW YORK, NY 10018
212.352.5800
gordongreenberg.com

NO.	DATE	DESCRIPTION
1	10/7/22	ISSUED FOR PERMITTING
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