

February 24, 2015

**C. Robert Dalrymple**  
bdalrymple@linowes-law.com  
301.961.5208

**Phillip A. Hummel**  
phummel@linowes-law.com  
301.961.5149

**FIRST CLASS MAIL**

**REVISED NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR**  
**SKETCH PLAN, APPLICATION OF BOZZUTO DEVELOPMENT COMPANY**  
**[NEW MEETING LOCATION]**

Name of Plan: Wheaton Grandview

Current Zoning: CR-6.0 C-5.5 R-5.5 H-200

Area Included: Existing lot area of approximately 23,488 square feet; gross tract area of approximately 32,583 square feet

Geographic Location: A new mixed use project will be located on a portion of Montgomery County Parking Lot No. 13 (11143 Grandview Avenue) in the Wheaton Central Business District (CBD). Specifically, the new mixed use project will be located on existing Lots 16, 17, and 18, Block F of the Triangle Park Subdivision, abutting Grandview Avenue to the west and Triangle Lane to the east, south of Ennalls Avenue and north of Reedie Drive (the “Subject Property”)

Proposed Application: Sketch Plan application of SC/BA Wheaton Apartments, LLC c/o Bozzuto Development Company (“Bozzuto”) to redevelop the Subject Property with a new mixed use project containing multi-family residential uses, including Moderately Priced Dwelling Units, ground floor non-residential uses, structured parking, related on and off site amenities and public benefits (the “Proposed Project”)

The purpose of this **revised notice** is to inform that **the location for the informational meeting regarding the Proposed Project scheduled for March 10, 2015 at 6:30 pm has been**

Revised Notice of Pre-Submittal Community Meeting

February 24, 2015

Page 2

**moved to the Ana G. Mendez University located at Westfield Wheaton Mall, 11006 Veirs Mill Road, Wheaton, Maryland 20902.** This community meeting is a prerequisite to the filing of a Sketch Plan application for the Proposed Project by Bozzuto. **It is important to note that this March 10 community meeting is solely for Bozzuto's Proposed Residential Project on the Subject Property and not for the other components of the Public/Private Project defined and discussed below.**

Additionally, the originally regularly scheduled March 10 meeting of the Wheaton Urban District Advisory Committee (WUDAC) that was also accommodating the pre-submittal community meeting for the Sketch Plan regarding the Proposed Project will still be jointly held on March 10, 2015 at 6:30 pm, also now relocated to the Ana G. Mendez University located at Westfield Wheaton Mall, 11006 Veirs Mill Road, Wheaton, Maryland 20902. As such, both the WUDAC regularly scheduled meeting and the pre-submittal informational meeting for the Proposed Project will be held on March 10 at the Ana G. Mendez University located at Westfield Wheaton Mall, 11006 Veirs Mill Road, Wheaton, Maryland 20902 and not at the Mid-County Regional Services Center, Ground Floor Conference Room located at 2424 Reedie Drive in Wheaton, Maryland as originally stated in the Notice of Pre-Submittal Community Meeting dated February 20, 2015.

Wheaton Grandview is part of a multiple site public/private development and construction project (the "Public/Private Project") involving the Wheaton and Silver Spring CBDs. As a result of a Request for Proposals (RFP) competitive process initially issued by the Montgomery County Department of Transportation in 2013, SC/BA Wheaton Office, LLC c/o StonebridgeCarras, LLC ("StonebridgeCarras") and Bozzuto are the selected private development partner of Montgomery County.

The Public/Private Project will include the construction of a government office building, a town square, and public parking in the Wheaton CBD, as well as the private development of mixed-use high quality, transit-oriented development in both the Wheaton and Silver Spring CBDs. The government office building (to be occupied by M-NCPPC in addition to County agencies) and public parking garage in Wheaton (immediately adjacent to the Subject Property to the south, on the remaining portion of Parking Lot No. 13) will be designed and constructed for the County and M-NCPPC by StonebridgeCarras and will be the subject of a future Mandatory Referral application for which a future community meeting will be held before any application is made. **As such, it is important to note that this March 10 community meeting is solely for the Proposed Residential Project on the Subject Property and not for the other components of the Public/Private Project.**

If you are interested in receiving more information about the proposed Sketch Plan application, you may contact C. Robert Dalrymple (301-961-5208; bdalrymple@linowes-

Revised Notice of Pre-Submittal Community Meeting

February 24, 2015

Page 3

law.com) or Phillip Hummel (301-961-5149; [phummel@linowes-law.com](mailto:phummel@linowes-law.com)) of Linowes and Blocher LLP, counsel for Bozzuto for the Proposed Project.

Very truly yours,

**LINOWES AND BLOCHER LLP**

C. Robert Dalrymple

Phillip A. Hummel