

April 5, 2022

Via First Class Mail

Dear Neighbor,

Hanes Properties-Maryland, LLC (“Hanes”) invites you to attend a Pre-Application Meeting to review plans for a new office building at 18201 Hillcrest Avenue, Olney, Maryland. The project site occupies approximately 28,000 square feet (a bit more than half an acre) of land on Hillcrest Avenue between the Olney Village Center Shopping Mall and Georgia Avenue. The site is a consolidation of two parcels of land and is zoned CRT-2.0, C-1.0, R-1.0, H-70 (Commercial Residential zone, maximum floor area ratio of 2, maximum height of 70 feet). Currently, the site is developed with a small house previously used as a child daycare center, surface parking and a small outbuilding.

Hanes plans to file an application in the next few weeks to subdivide the property to create a single lot from the two parcels. The proposed project consists of demolishing the existing, worn-out structures and building a two-story, 10,200-square foot office building and associated surface parking. It will have vehicular and pedestrian access from Hillcrest Road. Hanes proposes to satisfy the Public Open Space requirement for the project by donating to the Montgomery County Parks Department an adjoining piece of land that measures approximately 57,000 square feet (over an acre) and is almost entirely forested.

In compliance with the County's zoning ordinance, this meeting will be held to share the plans for this project with you. At this meeting, the applicant will describe the proposal and answer any questions you may have. The meeting will be held **virtually via Zoom on Wednesday, April 20, 2022, from 7:00 to 8:00 p.m.** To participate in the meeting, please see instructions on the second page of this letter.

Meeting participants will be asked to sign in by use of the meeting chat function or by email, and to indicate whether they would like to receive additional information about the project during the application review process. Meeting participants will have the opportunity to ask questions during the question-and-answer portion of the meeting by turning on their microphones and, if desired, cameras. Questions may also be submitted by email to

projectinfo@bregmanlaw.com before the meeting. The materials to be presented at the meeting will be available to the public in advance, starting on April 15, 2022, at <https://www.bregmanlaw.com/blog/projectinfo/>.

Instructions to join the meeting

Join on your computer or mobile app

A clickable link to join the meeting will be available starting April 15 at <https://www.bregmanlaw.com/blog/projectinfo/> or by emailing projectinfo@bregmanlaw.com. Alternatively, you may enter the following in your browser window:

Join Zoom Meeting

<https://us02web.zoom.us/j/88572852893>

Meeting ID: 885 7285 2893

Or call in (audio only)

+1 301 715 8592

Meeting ID: 885 7285 2893

If you have difficulty signing in to the meeting, please email projectinfo@bregmanlaw.com.

To find out more about the development review process, please contact the Montgomery County Planning Department at 301-495-4610 or visit its website at www.montgomeryplanning.org.

We look forward to meeting with you on April 20.

Sincerely,



Françoise M. Carrier, Applicant's attorney