



Noel S. Manalo
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September 8, 2020

Mr. Denis Superczynski, AICP
Livable Frederick Planning Manager
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Re: Delauter-Hutzell Property Rezoning (R-19-02)

Dear Mr. Superczynski:

On behalf of Cromwell Investments L.L.C., we are submitting this letter in support of our rezoning application (R-19-02) for the ±27 acres of land proposed for Mixed Use Development (MXD). As it has been a number of months since the Planning Commission hearing and recommendation, we wanted to express our concurrence with the staff report and its findings, as well as the recommendation of the Planning Commission as evidenced in their FCPC Transmittal Memorandum dated January 30, 2020.

In addition, we are submitting supplemental supporting materials for both the transportation and environmental analysis in an effort to further clarify and expand upon the findings in the staff report and on our justification statement.

We look forward to presenting the application to the Council and Community at our hearing on September 8th and to answer any questions regarding the proposed development.

Sincerely,

A handwritten signature in blue ink that reads "Noel S. Manalo".

NOEL S. MANALO

Enclosures (as stated)

cc: Kathy L. Mitchell, Esquire
Bryon C. Black, Esquire
Ragen Cherney
Rodgers Consulting, Inc.
Cromwell Investments, L.L.C.
Tim O'Toole