

Gables at White Flint Sketch Plan
Requested Corrections or Changes to the Staff Report

- Page 4, Condition No. 4: Since Gables does not have control over the funding for the public component of the parking garage and whether the entire parking garage (which includes the public component) could be constructed in one phase, we request that the language of this condition be changed from

“At preliminary plan review, Montgomery County, Parks Department, Recreation and the Applicant must establish a strategy that details the funding options for the parking garage construction in one phase.”

to

“At preliminary plan review, Montgomery County, Parks Department, Recreation and the Applicant will work to establish a strategy for the implementation of the parking garage construction.”

- Page 7, end of 1st paragraph: insert land area for the prior street dedications of 29,489 square feet at the end of the list of land areas that comprise the total gross tract area of 5.21 acres.
- Page 9, last paragraph and Page 10, 2nd paragraph: for clarification purposes, insert after the words “five-level structured parking garage” the text in parentheses “(above grade on the Wall Local Park side)”.
- Page 11, 1st paragraph and Page 22, last paragraph: for clarification purposes, replace the word “dedicate” with “provide/dedicate” land for a structured parking garage. The land area will not be dedicated, but will be provided for the construction of the public component of the parking garage and then the area comprised of the public component of the parking garage will be conveyed to the County.
- Page 16, last paragraph: add to last sentence the words in bold “Phase two will consist[] of the western residential building and the public component of the parking garage, if it is not built in phase one **and public funding for that component becomes available; otherwise, the public component of the parking garage will be constructed after phase two when the public funding becomes available.**”
- Page 18, under “Public-Private Partnership”, second paragraph, last sentence: change the estimated cost for the 400-space parking garage from “\$5-6 million” to “\$9-10 million”.
- Page 27, first paragraph under italicized #6: change Phase 1 from “western and central multi-family residential buildings” to “eastern and central multi-family residential buildings” and Phase 2 from “eastern multi-family building” to “western multi-family building.” Also, add language in bold after “if the public component is not built in phase one” **and public funding for that component becomes available; otherwise, the public component of the parking garage will be constructed after phase two when the public funding becomes available.**