

GABLES WHITE FLINT

SKETCH PLAN

MNCPPC FILE NO: 320130010

ROCKVILLE
MONTGOMERY COUNTY, MARYLAND



Applicant/Owner:



LG Georgetown LLC
8280 Greensboro Drive, Suite 605
McLean, VA 22102
703.918.2500
Contact: Jorgen Punda

Architect:



Torti Gallas & Partners
1300 Spring Street
4th Floor
Silver Spring, MD 20910
301.588.4800
Contact: Daniel Ashtary

Civil Engineer:



VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
Contact: Ian Duke

Attorney:



Linowes & Blocher
7200 Wisconsin Avenue
Suite 800
Bethesda, MD 20814
301.654.5404
Contact: Stephen Kaufman

Traffic Engineer:



Wells + Associates
8730 Georgia Avenue
Suite 200
Silver Spring, Maryland 20910
301.448.1333
Contact: Nancy Randall



July 17, 2013

Josh Sloan
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Gables White Flint Sketch Plan, M-NCPPC File No. 320130010

Dear Mr. Sloan:

On behalf of LG Georgetown LLC, enclosed please find our initial submission of the above-referenced Sketch Plan for a property in the White Flint Sector Plan. In conformance with the Zoning and Master Plan recommendations, the Sketch Plan proposes to redevelop the Property with multi-family residential uses, retail establishments & parking garage. The Sketch Plan we have enclosed also includes several exhibits which should help illustrate and clarify for staff the ideas the applicant intends to pursue at this location.

We look forward to working with you and other staff on this project, and welcome your feedback.

Sincerely,

Ian P. Duke
VIKA Maryland, LLC

Enclosures

- cc: Jorgen Punda- Gables Residential
- Eddie Meder- Gables Residential
- John Malone-Gables Residential
- Mark Morelock, PE- VIKA Maryland, LLC
- Jason Evans, PE- VIKA Maryland, LLC
- Stephen Kaufman- Linowes & Blocher
- Yum Yu Cheng- Linowes & Blocher
- Daniel Ashtary- Torti Galls Partners
- Nancy Randall- Wells & Associates

K:\1501-2000\1614_documents\1614B\planning\preliminary plans\Sketch Plan\1614-cover letter.doc



~index~

Cover Letter
Application & Checklist
Fee Schedule

A. OUTREACH INFORMATION

ACPO Notice List
Notice Letter
Pre-Submission Information
 Affidavit of Meeting
 Invitation Letter
 Sign in Sheet of Participants
Sign Posting Information
 Affidavit of Sign Posting
 Plan of Sign Location
 Photos of Sign Posting

B. SKETCH PLAN

Justification Statement
SK1 Gross Tract Area Exhibit
SK2 Sketch Plan
SK3 Public Use Space Exhibit
SK4 Vehicular Circulation
SK5 Service Vehicle Circulation
SK6 Fire Vehicle Circulation
SK7 Pedestrian Circulation
SK8 Architecture & Placemaking Exhibits
Public Benefit Calculations
Public Benefit Narrative
SK9 Phasing Exhibit
Certificate of Compliance

C. Supporting Information

SK10 NRI
SK11 Previously Approved NRI
SK12 SWM Concept
SK13 Vicinity Map
SK14 Existing Conditions Plan
SK15 Zoning Map
Traffic Statement
Executed County Agency Authorization
WSSC Information Sheet & Receipt



8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

SKETCH PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

M-NCPPC Staff Use Only			
File Number	3 20130010	Fee (Attach Worksheet)	_____
Date Final Application Received	_____	Fee Received by	_____
MCPB Hearing Date	_____	DRC Meeting Date	_____
Lead Reviewer	_____	NRI/FSD Number	4 _____

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Sketch Plan Name: Gables White Flint _____ Acres 4.86 Sq.ft. 211,693

200 scale Base Map # 215NW06 _____, _____, _____ Tax Map # GQ62 _____, _____, _____

Special Protection Area _____

Property Tax Account Number(s) associated with the plan (8 digits)

A. 04-01508248 B. 04-03262813 C. _____ D. _____ E. _____
F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On Existing Old Georgetown Road _____, 0 _____ feet _____ of Existing Executive Boulevard _____
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. _____ quadrant, intersection of _____ and _____
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)

C. Lot See attached sheet _____ Block _____ Subdivision _____

D. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Planning Area: Rockville # Area 2 _____

Applicant Team (Enter all that apply and submit separate supporting documentation as necessary)

Primary Contact (Person who will be the primary contact and point person for future electronic review process.)

VIKA Maryland, LLC Ian P. Duke
Company Name Contact Person
20251 Century Boulevard Suite 400
Street Address
Germantown MD 20874
City State Zip Code
301-916-4100 301-916-2262 duke@vika.com
Telephone Number ext. Fax Number E-mail

Owner

LG Georgetown LLC Jorgen Punda
Company Name Contact Person
8280 Greensboro Drive Suite 605
Street Address
McLean VA 22102
City State Zip Code
703-918-2500 jpunda@gables.com
Telephone Number ext. Fax Number E-mail

Landscape Architect

Parker Rodriguez		Trini Rodriguez	
<i>Company Name</i>		<i>Contact Person</i>	
101 North Union Street Suite 320			
<i>Street Address</i>			
Alexandria		VA	22314
<i>City</i>		<i>State</i>	
703-548-5010		trodriguez@parkerrodriguez.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

Architect

Torti Gallas		Daniel Ashtary	
<i>Company Name</i>		<i>Contact Person</i>	
1300 Spring Street Suite 400			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	
301-588-4800		301-650-2255	
<i>Telephone Number</i>	<i>Fax Number</i>	dashtary@tortigallas.com	
		<i>E-mail</i>	

Engineer

VIKA Maryland, LLC		Jason Evans	
<i>Company Name</i>		<i>Contact Person</i>	
20251 Century Boulevard Suite 400			
<i>Street Address</i>			
Germantown		MD	20874
<i>City</i>		<i>State</i>	
301-916-4100		301-916-2262	
<i>Telephone Number</i>	<i>Fax Number</i>	evans@vika.com	
		<i>E-mail</i>	

Attorney

Linowes & Blocher		Stephen Kaufman	
<i>Company Name</i>		<i>Contact Person</i>	
7200 Wisconsin Avenue Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
301-654-0504		301-654-2801	
<i>Telephone Number</i>	<i>Fax Number</i>	skaufman@linowes-law.com	
		<i>E-mail</i>	

Other: Traffic Engineer

Wells & Associates		Nancy Randall	
<i>Company Name</i>		<i>Contact Person</i>	
8730 Georgia Avenue Suite 200			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	
301-448-133 x1494		amrandall@mjwells.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

Data Summary Table		Acres	Square Feet
Tract Area			
Gross Tract Area		4.86	211,693
Area Dedicated to Public Use		0.39	17,186
Area Previously Dedicated to Public Use		0.33	14,164
Total Net Area of Sketch Plan		4.14	180,343
Gross Tract Area by Zone	Zone 1: CR-3, C-1.5, R-2.5, H-70'	4.29	186,965
(indicate full zone, e.g., CRT2.0 C1.0 R1.5 H60)	Zone 2: CR-4, C-2., R-3., H-250'	0.57	24,728*
	Zone 3: n/a	n/a	n/a

*2,549sf of Old Georgetown Saab property within GTA, not used for density.

Density (Total)	Permitted (Sq.Ft.)	Proposed (Sq.Ft.)
Non-Residential	_____	Up to 31,000
Residential	_____	Up to 490,000
Other <small>Base density including incentive</small>	649,611	Up to _____
Total	649,611 *	Total Up to 521,000

*2,549sf of Old Georgetown Saab property within GTA, not used for density.

Height	Permitted (Ft.)	Proposed (Ft.)
Zone 1: CR-3, C-1.5, R-2.5, H-70'	70'	Up to 70'
Zone 2: CR-4, C-2.5, R-3.5, H-250'	250'	Up to 70'
Zone 3:	n/a	Up to n/a

Parking Spaces				
Non-Residential	124	(Min)	124	(Max)
Residential	388	(Min)	470	(Max)
Other <small>(7 surface spaces & 400 park spaces in garage)</small>	_____	(Min)	407	(Max)
Total	512	(Min)	Total 1001	(Max)

Is the property located within a parking lot district?

Yes

No

If yes: _____

Public Use Space	Required	Proposed
	10 (%)	10 (%)

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Type	Case No.	Resolution/Approval Date
Zoning Case		
Development Plan/Schematic DP		
Special Exception		
Variance		
NRI/FSD (if applicable)		
SWM Concept (if applicable)		
Pre-Application		
Sketch Plan		
Project Plan		
Preliminary Plan		
Site Plan		

If Record Plat(s) recorded, enter M-NCPPC record plat book & page: _____ - _____
_____ - _____

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.) Attached

- Is the property in the Locational Atlas and Index of Historic Sites? Yes No
- Is the property in the Master Plan for Historic Preservation? Yes No
- Is the property in an incorporated municipality? Yes, _____ No
- Is the property in a special taxing district? Yes, _____ No

Legal restrictions on property not shown on plan, if any* (See Submission Requirements, section 4.17)

*MNCPPC does not enforce private easements or any other private legal agreements.

Applicant hereby acknowledges that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided). Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulation, will not commence until final plan drawings and all supporting information necessary for a decision for the subject application is provided to the Montgomery County Planning Department so that it can be referred to the appropriate agencies for final comment.

Signature of Applicant(s) (Owner, Owner's Representative or Contract Purchaser)



Signature

Jorgen Punda

Name (Type or Print)

5/20/13

Date

Signature

Date

Name (Type or Print)

Signature

Date

Name (Type or Print)

Signature

Date

Name (Type or Print)

No. Copies	Engineer/ Surveyor	M-NCPPC Staff
12	Submitted or N/A	Accepted or Not Accepted
	submitted	
12	submitted	
12	submitted	
2	submitted	
2	submitted	

- 4.6 Narrative describing how the sketch plan will:
 - 4.6.1 Meet the objectives, general requirements, and standards of the zone;
 - 4.6.2 Further the recommendations and objectives of the applicable master or sector plan;
 - 4.6.3 Achieve compatible internal and external relationships between existing and proposed nearby buildings, open space, and uses;
 - 4.6.4 Provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;
 - 4.6.5 Propose and outline of public benefits that supports the requested incentive density; and
 - 4.6.6 Establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.....
- 4.7 Certificate of Compliance attesting that the application conforms to all applicable federal, state and local laws and regulations.....

5. Supporting Information for Sketch Plan (Provide in 11"x 17" Booklet - Drawings and Notes must be readable)

- 5.1 The proposed / filed NRI/FSD
- 5.2 The proposed /filed SWM concept or a narrative describing environmental site design strategy with exhibits
- 5.2 Local Vicinity Map, at 1" = 200', showing area within 1,000' of site perimeter
 - a. Topography at five-foot contour intervals
 - b. Transit facilities
 - c. Public Parks and Recreational Facilities
 - d. Cultural Features (e.g., libraries, museums, entertainment venues)
 - e. Streets & Roads: Master Plan ROWs and easements
- 5.3 Existing Site Conditions Map
 - a. Must include area up to 100' from the site perimeter
 - b. Zoning
 - c. Buildings and Structures
 - d. Roads, Alleys, Parking Areas, Sidewalks, Trails, etc.
 - e. Utilities

7. PDF image of the entire proposed Sketch Plan booklet and coordinating drawings on a cd

8. WSSC Information Sheet and Paid Receipt

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Engineer, Surveyor



5/22/13
Date

Signature
Jason Evans

Name (Type or Print)

Gables White Flint

Tax Parcel	Liber	Folio
N610	34881	172
P665	34881	172
P687	34881	172
P684	34881	172
P613	20858	087
P614	20858	087
N628	17247	132
Portions of Executive Boulevard	5327	266
	5592	484
	5327	266
	8947	593



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550
 Fax 301.495.1306

FEE SCHEDULE AND WORKSHEET

Application Number:	M-NCPPC Staff Use Only
---------------------	------------------------

To be completed by the Applicant

Applicant:	LG Georgetown LLC
Project Name: (30 character limit)	Gables White Flint

Pre-Application Submission (check applicable boxes)

<input type="checkbox"/> Staff Review Only	\$3,000.00	\$
<input type="checkbox"/> Staff and Planning Board Review	\$4,000.00	\$

NRI/FSD Natural Resources Inventory/Forest Stand Delineation (check applicable boxes)

<input type="checkbox"/> NRI/FSD	\$720.00	\$
<input type="checkbox"/> NRI/FSD Amendment	\$410.00	\$
<input type="checkbox"/> NRI/FSD Recertification Request	\$410.00	\$
<input type="checkbox"/> Forest Conservation Exemption Request or Recertification	\$180.00	\$

Forest Conservation Plan (check applicable boxes)

<input type="checkbox"/> Single Family Residential	\$480.00 + \$200.00 per lot	# of lots _____ x \$200 = _____	\$
<input type="checkbox"/> All Others	\$980.00 + \$290.00 per acre	# of acres _____ x \$290 = _____	\$

The above FCP fees must be paid in full with the preliminary forest conservation plan submission; previously, forest conservation fees were phased, with 70% due at time of preliminary FCP submission and the remainder at a later stage. The final fees for preliminary FCPs submitted between July 1, 2009 and June 30, 2011 are due with the final FCP submission. \$ _____

<input type="checkbox"/> FCP Amendment without Planning Board Hearing	\$750.00	\$
<input type="checkbox"/> FCP Amendment with Planning Board Hearing	\$1,500.00	\$
<input type="checkbox"/> Financial Security reduction, change, or release request	\$90.00	\$
<input type="checkbox"/> Fence installation within a conservation easement request	\$135.00	\$
<input type="checkbox"/> Forest Conservation Bank review	\$1,000.00	\$

Preliminary Plan of Subdivision (check applicable boxes)

(SPA-Special Protection Area) Residential (Dwelling Units – Dus)

Residential

- 1 to 100 DUs \$2,500.00 + \$365.00 per DU
- DUs over 100 \$100.00 per DU

of DUs (1 to 100) _____ x
 \$365 = \$ _____ +
 # of DUs (over 100) _____ x
 \$100 = \$ _____

\$

SPA within plan

- 1 to 9 DUs \$380.00
- 10 to 50 DUs \$750.00

\$

- more than 50 DUs \$750.00 + \$20.00 per DUs over 50

of DUs > 50 _____ x
 \$20 = \$ _____

Commercial/Industrial (Square Footage – SF)

Commercial

- 1 to 9,999 SF \$4,000.00 + .15 per SF
- 10,000 to 24,999SF \$5,000.00 + .15 per SF
- 25,000 SF or more \$6,000.00 + .15 per SF
- SPA within plan

of SF _____ x
 \$0.15 = \$ _____

\$

Other

- Institutional/Religious \$3,310.00
- SPA within plan \$750.00
- Minor Amendment of Approved Plans \$2,500.00
- Minor Amendment of Approved Plans \$1,500.00
for FCP only
- Extension of Approved Plan \$2,390.00
- Subdivision Regulation Waiver (50-38) \$2,390.00 per waiver

of waivers _____

\$

Site Plan (check applicable boxes)

(SPA-Special Protection Area) Residential (Dwelling Units – Dus)

Residential

- 1 to 9 DUs \$4,000.00 + \$165.00 per DU
- 10 or more DUs \$5,500.00 + \$165.00 per DU

of DUs _____ x
\$165 = \$ _____

SPA within plan

- 1 to 9 DUs \$380.00
- 10 to 50 DUs \$750.00
- more than 50 DUs \$750.00 + \$20.00 per DUs over 50

of DUs > 50 _____ x
\$20 = \$ _____ 0.00

Commercial/Industrial (Square Footage – SF)

Commercial

- 1 to 9,999 SF \$4,000.00 + .15 per SF
- 10,000 or more SF \$5,500.00 + .15 per SF

of SF _____ x
\$0.15 = \$ _____

SPA within plan

\$750.00

Other

- Institutional/Religious \$5,020.00
- SPA within plans \$750.00

- Major Amendments to Approved Site Plans Same as Site Plan (enter **with** SPA fee)

Minor Amendments to Approved Site Plans

<u>Amendment Type</u>	<u>Application Process</u>	<u>Changes</u>	<u>Fee</u>
<input type="checkbox"/> Administrative	<ul style="list-style-type: none"> • Application* • No DRC Meeting 	Actual pricing depends on number and type of revisions. Contact staff for price.	\$1000.00 to \$3,250.00
<input type="checkbox"/> Consent	<ul style="list-style-type: none"> • Application* • DRC Meeting possible 	Could require coordination with other agencies.	\$3,250.00
<input type="checkbox"/> Limited	<ul style="list-style-type: none"> • Application* • DRC Meeting 	Requires coordination with other agencies.	\$4,500.00

* The application must include a letter explaining the nature, scope and reasons for the requested changes.

Record Plats

\$2,100.00

Number of Plats: _____

Sketch Plan (check applicable boxes)

Commercial/Residential Base Fee

- Up to 20,000 square feet \$5,000.00
- Greater than 20,000 square feet \$10,000.00

\$
\$ 10,000.00

Additional per SF fee

- Projects 0 – 500,000 square feet (SF)
- Projects 500,001 – 1,000,000 square feet (SF)

of SF _____ x
\$0.20 = \$ _____
of SF <u>521,000</u> x
\$0.25 = \$ <u>130,250.00</u>

\$
\$ 130,250.00

- Amendment Same as Sketch Plan (enter above)

Total Sketch Plan Fee (sum of the above, or \$260,000.00, whichever is less)

\$ 140,250.00

NOTE: Sketch plan fees may be paid according to the following schedule:

- 25% of the total fee at initial application
- 25% of the total fee at final application
- 50% of the total fee within 75 days after the final application is accepted

Project Plan (check applicable boxes)

- Residential (DUs) \$4,500.00 + \$75.00 per DU
- Commercial (GFA) \$4,500.00 + \$0.15 per SF
- Amendment Same as Project Plan (enter above)
- Extensions \$2,310.00

of DUs _____ x \$75 = _____
of SF _____ x \$.15 = _____

\$
\$

Total Project Plan Fee (sum of the above, or \$260,000.00, whichever is less)

\$ 0.00

Staging Allocation Request (SAR) (check applicable boxes)

- Residential (DUs)
- Non-Residential (Square Feet)

of DUs _____ x \$1.00 = _____
of SF _____ x \$0.01 = _____

\$
\$
\$ 0.00

Total SAR Fee (sum of the above)

Credit For Concurrently Filed Plans

Credit for Preliminary and/or Site Plans filed concurrently with a Project Plan

A. Project Plan Fee \$ _____ / 2 =
 \$ _____ (maximum credit possible)
 B. Preliminary Plan Fee \$ _____ + Site
 Plan Fee \$ _____ / 2 =
 \$ _____

<\$ 0.00 >

Credit equals the lesser of A or B. Credit will be applied equally to the Preliminary and Site Plans if both are filed concurrently with a Project Plan.

Credit for Preliminary and Site Plans filed concurrently after the approval of a Sketch Plan

A. Sketch Plan Fee \$ _____ / 2 =
 \$ _____ (maximum credit possible)
 B. Portion of Sketch Plan credit not previously used
 \$ _____
 C. Preliminary Plan Fee \$ _____ + Site
 Plan Fee \$ _____ / 2 =
 \$ _____

<\$ >

Credit equals the lesser of B or C. Credit will be applied equally to the Preliminary and Site Plans.

Total Fee	\$ 140,250.00
Initial Fee (1/4 of total)	\$ 35,062.50

Date Received
 Check No.
 Received by

<i>Make Checks payable to the M-NCPPC</i>

Initial submission fees apply to application packages that are required to have a two-step review: Pre-Application, Preliminary, Site, Project, Sketch and Major Plan Amendments; otherwise, the total fee is due.

Vendor: 417248 M-NCPPC

BU#: 80590 VOB

PO Number	Invoice Date	Invoice Number	Description	Invoice Amount	Deduction	Balance
D231	5/13/2013	FEES	Plan review fees VOB	35,062.50		35,062.50
Total				35,062.50		35,062.50

Check Date: 5/17/2013

Check Number: 281

Total

35,062.50

35,062.50

Please Detach and Retain for Your Records

THIS CHECK IS VOID WITHOUT A BLUE BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

80590 VOB

Wells Fargo Bank N.A.
San Francisco, CA

Vendor ID

Check Number

417248

*****281

11-24 / 1210

Date

Amount

5/17/2013

*****35,062.50

VOID AFTER 90 DAYS

PAY: THIRTY FIVE THOUSAND SIXTY TWO AND 50/100*****



C/O Gables Construction Inc.
3399 Peachtree Road
Suite 600
Atlanta, GA 30326

TO THE ORDER OF: M-NCPPC
8787 Georgia Avenue
Silver Spring MD 20910-3760

Amie M. Skelton

Two Signatures Required Over \$5,000.00

[Signature]

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0590000281⑈ ⑆121000248⑆ 2000141611408⑈

[Handwritten mark]

Vendor: 369961 Maryland National Capital Bld Ind Assoc. BU#: 80590 VOB

PO Number	Invoice Date	Invoice Number	Description	Invoice Amount	Deduction	Balance
D239	6/26/2013	320130010	plan no 320130010 -fin	105,187.50		105,187.50
				Total		105,187.50

Check Date: 7/2/2013

Check Number: 292

Total

105,187.50

105,187.50

Please Detach and Retain for Your Records

THIS CHECK IS VOID WITHOUT A GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT ANGLE TO VIEW

80590 VOB

Wells Fargo Bank N.A.
San Francisco, CA



C/O Gables Construction Inc.
3399 Peachtree Road
Suite 600
Atlanta, GA 30326

Vendor ID

Check Number

369961

*****292

11-24 / 1210

Date

Amount

7/2/2013

\$\$\$105,187.50

VOID AFTER 90 DAYS

PAY: ONE HUNDRED FIVE THOUSAND ONE HUNDRED EIGHTY SEVEN AND 50/100*****

TO THE ORDER OF: Maryland National Capital Bld Ind Assoc.
1738 Elton Road, Suite 200
Silver Spring MD 20903

Eric J. Kelton

Two Signatures Required Over \$5,000.00

[Signature]

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0590000292⑈ ⑆121000248⑆ 2000141611408⑈

[Handwritten mark]

Old Georgetown SAAB Property,
LLC
11605 Old Georgetown Road
Rockville, MD 20852-2708

Old Georgetown Saab Property, LLC
11605 Old Georgetown Road
Rockville, MD 20852-2708

LG Georgetown LLC
8280 Greensboro Drive
Suite 605
McLean, VA 22102

Old Georgetown Saab Property, LLC
11605 Old Georgetown Road
Rockville, MD 20852-2708

Capital One National Association
c/o Industry Consulting Group, Inc.
PO Box 810490
Dallas, TX 75381-0490

Old Georgetown Nissan Property LLC
11605 Old Georgetown Road
Rockville, MD 20852-2708

Jemal's Norman Emco LLC
c/o Douglas Develop Corp.
702 H Street, NW, Ste 400
Washington, DC 20001-3748

Jaffe Family LLC
11617 Old Georgetown Road
Rockville, MD 20852-2797

Jaffe Family LLC
11617 Old Georgetown Road
Rockville, MD 20852-2797

Mervin H. Zimmerman
Clara Leticia Diaz-Zimmerman
6001 Neilwood Drive
Rockville, MD 20852

5910 Executive LLC
c/o M&T Bank
1 M&T Plaza, Fl. 18
Buffalo, NY 14203-2309

Montgomery County Revenue Auth.
101 Monroe Street
Suite 410
Rockville, MD 20850

Capital One National Assoc.
c/o Industry Consulting Group, Inc.
PO Box 810490
Dallas, TX 75381-0490

Old Georgetown Nissan Property LLC
11605 Old Georgetown Road
Rockville, MD 10852-2708

5910 Executive LLC
c/o M&T Bank
1 M&T Plaza, Fl. 18
Buffalo, NY 14203-2309

CPH 6000 LLC
c/o Guardian Realty Mngmt, Inc.
6000 Executive Blvd., Ste. 400
N. Bethesda, MD 20852-3857

Richard S. Cohen, et al, Tr.
Fort Washington SC Jnt. Vent.
7811 Montrose Road #500
Potomac, MD 20854

Federal Realty Investment Trust
1626 E. Jefferson St.
Rockville, MD 20852-4041

Matthew H. Simon & Sara Simon
6000 Neilwood Dr.
Rockville, MD 20852

Maryland National Capital Park &
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

State of Maryland
Tawes State Office Bldg.
Annapolis, MD 21401

Giner Fitzpatrick
Bentley Place Condo
8701 Georgia Avenue, Suite 300
Silver Spring, MD 20910

Hirsch Davis
Bethesda Park A. Condo
12413 Braxfield Ct. #T-1
Rockville, MD 20852

Scott Ullery
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Cordero Hjarman
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Chair, East County Citizens Advisory
Board
3300 Briggs Chaney Road
Silver Spring, MD 20904

Property Manager
Fallstone Condominium
5101 River Road, Ste. 101
Bethesda, MD 20816

Franklin Groff
Fallstone Condominium Assoc.
5802 Nicholson Lane
Rockville, MD 20852

Natalie Goldberg
Garrett Park Estates – White Flint
11111 Jolly Way
Kensington, MD 20885

Della Stolsworth
Luxmanor Citizens Assoc.
11400 Hollow Tree Lane
Rockville, MD 20850

Carol Ann Barth
Montgomery County Civic Federation
10602 Lockridge Drive
Silver Spring, MD 20901

Marc Meltzer
Bentley Place Condo
11206 Whisperwood Lane
Rockville, MD 20852

Gianne Italiano
Bethesda-Chevy Chase CC
7910 Woodmont Avenue
Suite 1204
Bethesda, MD 20814

Glenda Evans
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

John Wolf, Jr.
Edson Lane Citizens Assoc.
4901 Montgomery Lane
Bethesda, MD 20814

Stephan Willyard
Fallswood Condominium Assoc.
16 Executive Park Ct.
Germantown, MD 20832

Gary Digges
Forum Council of Co-Owners
11801 Rockville Pike
Rockville, MD 20852

Ed Reich
Georgetown Village Condominium
11309 Commonwealth Drive, # 102
N. Bethesda, MD 20852

John Luke
Montgomery County Air Park
7940 Airpark Road
Gaithersburg, MD 20879

Lynn Malloy
Bethesda Park A Condo
12413 Braxfield Court #T-1
Rockville, MD 20852

Glen Loveland
Cherington Condominium
12009 Nebel Street
Rockville, MD 20852

Phyllis Marcuccio
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Sarah Fitzpatrick
Fallstone Condominium
11321 Morning Gate Drive
Rockville, MD 20852

Dan Lowery
Fallswood Condominium Assoc.
3414 Morningwood Drive
Olney, MD 20832

Ruwan Salgado
Gables on Tuckerman Condo Assoc.
5800 Inman Park Circle
Rockville, MD 20852

Manager, Georgetown Village
Condominium
11400 Commonwealth Drive
N. Bethesda, MD 20852

Jim Humphrey
Montgomery County Civic Federation
5104 Elm Street
Bethesda, MD 20814

Matthew Losak
Montgomery County Renters Alliance
1001 Spring Street #316
Silver Spring, MD 20910

Judith Christensen
Montgomery Preservation, Inc.
6 Walker Avenue
Gaithersburg, MD 20877

Shireen Ambush
Montrose Woods Condo, Inc.
12009 Nebel Street
Rockville, MD 20852

Old Georgetown Village Condo
Assoc.
11400 Strand Drive
Rockville, MD 20852

Beatrice Chester
Old Georgetown Village Homeowners
11200 Empire Lane
N. Bethesda, MD 20852

Kevin Kline
Randolph Civic Assoc.
4808 Randolph Road
N. Bethesda, MD 20852

Jim Fary
Sierra Club – Montgomery County
2836 Blue Spruce Lane
Silver Spring, MD 20906

Sara Brodie
Strathmore Place Homeowners Assoc.
7605 Arlington Road #100
Bethesda, MD 20814

Marta Vogel
Tilden Woods Citizens Assoc.
6807 Breezewood Terrace
N. Bethesda, MD 20852

Doris Lavine
Timberlawn Homeowners Assoc.
11109 Snowshoe Lane
Rockville, MD 20852

Shireen Ambush
Tuckerman Station Homeowners
Assoc.
12009 Nebel Street
Rockville, MD 20852

Charlotte Joseph
Montrose Civic Assoc.
4 Lorre Court
Rockville, MD 20852

Steve Goldstein
Montrose Woods Condo., Inc.
11908 Bargate Court
Rockville, MD 20852

Karen Harris
Old Georgetown Village Condo
Assoc.
11400 Strand Drive
Rockville, MD 20852

Property Manager
Penbrooke Community Assoc.
8701 Georgia Avenue
Silver Spring, MD 20910

Chad Salganik
Randolph Civic Assoc.
PO Box 2202
Rockville, MD 20852

Pedro Porro
Spanish Speaking People of
Montgomery
5729 Bradley Boulevard
Bethesda, MD 20814

Lydia Cummins
The Mains Homeowners Assoc.
8701 Georgia Avenue #300
Silver Spring, MD 20910

Evan Donovan
Tildenwood Homeowners Asso., Inc.
12009 Nebel Street
Rockville, MD 20852

Jean Decker
Timberlawn Homeowners Assoc.
5712 Magic Mountain Drive
Rockville, MD 20852

Martin Rush
Tuckerman Station Homeowners
Asso.
10820 Brewer House Road
N. Bethesda, MD 20852

Property Manager
Montrose Forest Homeowners Assoc.
10440 Century Blvd., Ste. 100
Germantown, MD 20874

Julius Cinque
Northern Montgomery County
Alliance
11200 Slidell Road
Boysd, MD 20841

Thomas Willis
Old Georgetown Village Condo
Assoc.
8701 Georgia Avenue
Silver Spring, MD 20910

Daniel Hoffman
Randolph Civic Assoc.
4602 Wilwyn Way
Rockville, MD 20852

Andrea Jolly
Rockville Chamber of Commerce
1 Research Court, Suite 450
Rockville, MD 20850

Melvin Dickover
Strathmore Place Homeowners Assn.
5355 Strathmore Avenue
Kensington, MD 20895

Ronald Venezia
The Mains Homeowners Assoc.
10904 Bloomingdale Drive
N. Bethesda, MD 20852

Davies Scott
Timberlawn Homeowners Assoc.
5613 Sugarbush Lane
Rockville, MD 20852

Richard Skobel
Tuckerman Station Homeowners
Asso.
9 Park Avenue
Gaithersburg, MD 20877

Washington Metro Area Transit Auth.
600 Fifth Street, NW
Washington, DC 20001

Paul Meyer
Wisconsin Condo Homeowners Asso.
5809 Nicholson Lane #16
Rockville, MD 20852

Walter Johnson HS
6400 Rock Spring Drive
Bethesda, MD 20814

Tilden MS
11211 Old Georgetown Road
Rockville, MD 20852

Luxmanor ES
6201 Tilden Lane
Rockville, MD 20852

Intake Section
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Mark Morelock
VIKA
20251 Century Blvd. #400
Germantown, MD 20874

Yum Yu Cheng, Esq.
Linowes and Blocher LLP
7200 Wisconsin Avenue #800
Bethesda, MD 20814

Edward Rich
Greater Farmland Civic Association
11703 Hitching Post Lane
North Bethesda, MD 20852

Eliot Appestein
Greater Farmland Civic Association
6807 Breezewood Terrace
North Bethesda, MD 20852

Dennis Cassidy
Wickford Community Assoc.
11101 Waycroft Way
Rockville, MD 20852

William Anderson, Jr.
Allied Civic Group
160 Norwood Road
Silver Spring, MD 20905

Michael Diegel
Allied Civic Group
PO Box 13238
Silver Spring, MD 20911

Alexandra Minckler
Aspen Hill Civic Assn.
4200 Independence Street
Rockville, MD 20853

Christina Ginsberg
Twinbrook Citizens Assn.
1204 Simmons Drive
Rockville, MD 20851

Old Georgetown Saab & Nissan
c/o Carole Valis
11401 Big Piney Way
Potomac, MD 20854

Carole Valis
11401 Big Piney Way
Potomac, MD 20854

Mario Grande
Garrett Park Citizens Assoc.
Box 456
Garrett Park, MD 20896

Bob Fogel
Heritage Walk Homes Corporation
12009 Nebel Street
Rockville, MD 20852

Michael Potter
Timberlawn South/Tuckerman Walk
HOA
PO Box 506
Damascus, MD 20872

Surinder Juneja
Timberlawn South/Tuckerman Walk
HOA
10734 Pine Haven Terrace
Rockville, MD 20852

Hans Wegner
Town of Garrett park
PO Box 84
Garrett Park, MD 20896

Jack Mandel
Town of Garrett Park
PO Box 84
Garrett Park, MD 20896

Chris Keller
Town of Garrett Park
PO Box 84
Garrett Park, MD 20896

Edwin Pratt, Jr.
Town of Garrett Park
PO Box 84
Garrett Park, MD 20896

Paula Bienenfeld
6018 Tilden Lane
N. Bethesda, MD 20852

Aaron Kraut
4857 Battery Lane
Bethesda, MD 20816

Barbara Wise
5926 Dorchester Way
Rockville, MD 20850

E. and J.M. Bellama
5914 Dorchester Way
Rockville, MD 20852

Pamela Cooley
President, Fallstone HOA
11318 Hollowstone Drive
Rockville, MD 20852

Sandra Shields
5801 Nicholson Lane #1407
Rockville, MD 20852

Rachel Newhouse
Dept. of Parks
9500 Brunette Avenue
Silver Spring, MD 20901

Jordan Cooper
6329 Windermere Court
N. Bethesda, MD 20852

Dee Metz
101 Monroe Street, 2nd Floor
Rockville, MD 20850



Notice of Application

DEVELOPMENT PLAN TO BE CONSIDERED BY THE MONTGOMERY COUNTY PLANNING BOARD

Applicable Plan Type	<u>Sketch Plan</u>
Plan Number	<u>320130010</u>
Name of Plan	<u>Gables White Flint</u>
Current Zoning	<u>CR-3, C-1.5, R-2.5, H-70' & CR-4, C-2.0, R-3.5, H-250'</u>
Number of Proposed Lots/Area Included	<u>One lot (211,693 gross square feet)</u>
Geographical Location	<u>Existing Old Georgetown Road & Existing Executive Boulevard</u>
Date	<u></u>

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the *Manual of Development Review Procedures for Montgomery County, Maryland*.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by Maryland-National Capital Park and Planning Commission (MNCPPC) and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Application and Regulatory Coordination Division (DARC), MNCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the MNCPPC Lead Reviewer. Contact information for the lead reviewer is available by linking to the Development Activity Information Center (DAIC) on the MNCPPC website at www.montgomeryplanning.org/development.

A copy of this plan has also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

The Montgomery County Planning Board will also hold a public hearing on the above referenced plan application to obtain public comment. Written notification of the public hearing date will be sent to you no later than ten days before the hearing.

If you have questions pertaining to the plan application, please contact the lead reviewer. If you have general questions about MNCPPC's process, please contact the Information Counter at (301) 495-4610.

Sincerely,

Jorgen Punda
LG Georgetown, LLC

K:\1501-2000\1614\ documents\1614B\planning\preliminary plans\Sketch Plan\draft noticing letter.doc

VIKA Maryland, LLC

**AFFIDAVIT OF PRE-SUBMITTAL MEETING ON THE
GABLES WHITE FLINT SKETCH PLAN APPLICATION**

We HEREBY CERTIFY that on May 21, 2013 at 7:30 pm, LG Georgetown LLC (the "Applicant") held a pre-submittal meeting on the Gables White Flint Sketch Plan Application at the Kennedy Shrive Aquatic Center at Wall Local Park in the Multi-Purpose Room, located at 5900 Executive Boulevard in Bethesda, Maryland. The purpose of the meeting was to explain the proposed project, address concerns about its impact on the community, and notify those attending of their right to participate in the review process prior to filing the Sketch Plan Application for this project.

LG Georgetown LLC

By: 

Print Name: Jorgen Punda

Title: Regional V.P.

Subscribed and sworn to before me, a Notary Public for FAIRFAX County, VIRGINIA, this 24th day of May, 2013.


Notary Public

My Commission Expires:

July 31, 2015

[SEAL]

2408729v1



Patricia E. Boyd
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7500174
My Commission Expires
July 31, 2015

NOTICE

TO: Adjacent and Confronting Property Owners, and
Members of Homeowners Associations and Civic Associations

FROM: LG Georgetown LLC

DATE: May 10, 2013

RE: Pre-Submittal Meeting on the Sketch Plan Application
for the Gables White Flint Project

You are invited to attend a pre-submittal meeting on the Sketch Plan Application for the Gables White Flint project scheduled on **Tuesday, May 21, 2013 at 7:30 P.M. at the Kennedy Shriver Aquatic Center at Wall Local Park in the Multi-Purpose Room** (located at 5900 Executive Boulevard, Bethesda, MD 20852). The property, which is the subject of the Sketch Plan consists of approximately 4.86 acres of land and is bounded to the west by Old Georgetown Road, to the north by a portion of the current Executive Boulevard right-of-way, to the east by the Montgomery County Conference Center and a portion of the current Executive Boulevard right-of-way, and to the south by Wall Local Park. The purpose of the meeting is to explain the proposed project, address concerns about its impact on the community, and notify those attending of their right to participate in the review process prior to filing the Sketch Plan Application for this project.

In order to appropriately accommodate all attendees, please email or call Marian Johnson (mjohnson@linowes-law.com or 301.961.5129) by Friday, May 17, 2013 to let her know whether you will be attending this meeting. Thank you and we look forward to seeing you then.

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

Tax Account No.	Name	Address	Lot/Parcel	Block
Subject Property				
04-03262813	LG Georgetown LLC	8280 Greensboro Drive Suite 605 McLean, VA 22102	P665	
04-01508248	LG Georgetown LLC	8280 Greensboro Drive Suite 605 McLean, VA 22102	P610	
04-03635503	Montgomery County Revenue Authority	101 Monroe St., Ste. 410 Rockville, MD 20850-2503	Lot 2 N628	
N/A	Montgomery County, MD	Department of Transportation 101 Monroe St., 10 th Fl. Rockville, MD 20850	A portion of Execu- tive Blvd between Old Georgetown Rd. and Marinelli Rd.	
04-03262802	Old Georgetown SAAB Property, LLC	11605 Old Georgetown Road Rockville, MD 20852-2708	P614	
04-01736960	Old Georgetown Saab Property, LLC	11605 Old Georgetown Road Rockville, MD 20852-2708	P613	
Adjoining and Confronting Property Owners				
04-03275473	Old Georgetown Saab Property, LLC	11605 Old Georgetown Road Rockville, MD 20852-2708	Lot 9 N576	1
04-03599860	Capital One National Association	c/o Industry Consulting Group, Inc. PO Box 810490 Dallas, TX 75381-0490	Lot 10 N575	1
04-00052297	Old Georgetown Nissan Property LLC	11605 Old Georgetown Road Rockville, MD 20852-2708	Lot 5 N562	1
04-00049233	Jemal's Norman Emco LLC	c/o Douglas Develop Corp. 702 H Street, NW, Ste 400 Washington, DC 20001-3748	Lot 3 N563	1
04-00051112	Jaffe Family LLC	11617 Old Georgetown Road Rockville, MD 20852-2797	Lot 2 N515	1
04-00049905	Jaffe Family LLC	11617 Old Georgetown Road Rockville, MD 20852-2797	P568	
04-00134742	Mervin H. Zimmerman Clara Leticia Diaz- Zimmerman	6001 Neilwood Drive Rockville, MD 20852	Lot 31	A

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

04-03035197	5910 Executive LLC	c/o M&T Bank 1 M&T Plaza, Fl. 18 Buffalo, NY 14203-2309	N723	E
04-00048331	CPH 6000 LLC	c/o Guardian Realty Mngmnt, Inc. 6000 Executive Blvd. Ste 400 N.Bethesda, MD 20852-3857	N606	
04-03552316	Richard S. Cohen, et al Tr.	Fort Washington SC Jnt. Vent 7811 Montrose Rd #500 Potomac, MD 20854		
04-00055165	Federal Realty Investment Trust	1626 E. Jefferson St. Rockville, MD 20852-4041	N400	
04-00134332	Matthew H. Simon & Sara Simon	6000 Neilwood Dr. Rockville, MD 20852	Lot 13	B
04-01802303	Maryland National Capital Park & Planning Commission	8787 Georgia Avenue Silver Spring, MD 20910	P774	
	State of Maryland	Tawes State Office Bldg. Annapolis, MD 21401	A portion of Old Georgetown Road	
	Old Georgetown Saab Property LLC & Old Georgetown Nissan Property LLC	c/o Carole Valis 11401 Big Piney Way Potomac, MD 20854		
Homeowners' and Civic Associations				
	Giner Fitzpatrick Bentley Place Condo	8701 Georgia Avenue Suite 300 Silver Spring, MD 20910		
	Hirsch Davis Bethesda Park A. Condo	12413 Braxfield Ct. #T-1 Rockville, MD 20852		
	Scott Ullery City of Rockville	111 Maryland Avenue Rockville, MD 20850		
	Cordero Hjarman City of Rockville	111 Maryland Avenue Rockville, MD 20850		
	Chair East County Citizens Advisory Board	3300 Briggs Chaney Road Silver Spring, MD 20904		
	Property Manager Fallstone Condominium	5101 River Rd. Ste. 101 Bethesda, MD 20816		
	Franklin Groff Fallstone Condominium Assn.	5802 Nicholson Lane Rockville, MD 20852		

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

	Natalie Goldberg Garrett Park Estates – White Flint	11111 Jolly Way Kensington, MD 20885		
	Della Stolsworth Luxmanor Citizens Assn.	11400 Hollow Tree Lane Rockville, MD 20852		
	Carol Ann Barth Montgomery County Civic Federation	10602 Lockridge Drive Silver Spring, MD 20901		
	Marc Meltzer Bentley Place Condo	11206 Whisperwood Lane Rockville, MD 20852		
	Gianne Italiano Bethesda-Chevy Chase CC	7910 Woodmont Avenue #1204 Bethesda, MD 20814		
	Glenda Evans City of Rockville	111 Maryland Avenue Rockville, MD 20850		
	John Wolf, Jr. Edson Lane Citizens Assn.	4901 Montgomery Lane Bethesda, MD 20814		
	Stephan Willyard Fallswood Condominium Assn.	16 Executive Park Ct. Germantown, MD 20832		
	Gary Digges Forum Council of Co- Owners	11801 Rockville Pike Rockville, MD 20852		
	Ed Reich Georgetown Village Condominium	11309 Commonwealth Drive Apt. 102 N. Bethesda, MD 20852		
	John Luke Montgomery County Air Park	7940 Airpark Road Gaithersburg, MD 20879		
	Lynn Malloy Bethesda Park A Condo.	12413 Braxfield Court #T-1 Rockville, MD 20852		
	Glen Loveland Cherington Condominium	12009 Nebel Street Rockville, MD 20852		
	Phyllis Marcuccio City of Rockville	111 Maryland Avenue Rockville, MD 20850		
	Liz Brennan Coalition of Kensington Commun.	4324 Dresden Street Kensington, MD 20895		
	Sarah Fitzpatrick Fallstone	11321 Morning Gate Drive Rockville, MD 20852		

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

	Condominium			
	Dan Lowery Fallswood Condominium Assn.	3414 Morningwood Drive Olney, MD 20832		
	Ruwan Salgado Gables on Tuckerman Condo. Assn.	5800 Inman Park Circle Rockville, MD 20852		
	Manager Georgetown Village Condominium	11400 Commonwealth Dr. N. Bethesda, MD 20852		
	Jim Humphrey Montgomery County Civic Federation	5104 Elm Street Bethesda, MD 20814		
	Matthew Losak Montgomery County Renters Alliance Inc.	1001 Spring Street #316 Silver Spring, MD 20910		
	Judith Christensen Montgomery Preservation, Inc.	6 Walker Avenue Gaithersburg, MD 20877		
	Shireen Ambush Montrose Woods Condo., Inc.	12009 Nebel Street Rockville, MD 20852		
	Contact Old Georgetown Village Condo. Assn.	11400 Strand Dr. Rockville, MD 20852		
	Beatrice Chester Old Georgetown Village Homeowners	11200 Empire Lane N. Bethesda, MD 20852		
	Kevin Kline Randolph Civic Assn.	4808 Randolph Road N. Bethesda, MD 20852		
	Jim Fary Sierra Club – Montgomery County	2836 Blue Spruce Lane Silver Spring, MD 20906		
	Sara Brodie Strathmore Place Homeowners Assn.	7605 Arlington Road #100 Bethesda, MD 20814		
	Marta Vogel Tilden Woods Citizens Assn.	6807 Breezewood Terrace N. Bethesda, MD 20852		
	Doris Lavine Timberlawn Homeowners Assn.	11109 Snowshoe Lane Rockville, MD 20852		
	Shireen Ambush Tuckerman Station Homeowners Assn.	12009 Nebel Street Rockville, MD 20852		

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

	Charlotte Joseph Montrose Civic Assn.	4 Lorre Court Rockville, MD 20852		
	Steve Goldstein Montrose Woods Condo., Inc.	11908 Bargate Court Rockville, MD 20852		
	Karen Harris Old Georgetown Village Condo. Assn.	11400 Strand Drive Rockville, MD 20852		
	Property Manager Penbrooke Community Assn.	8701 Georgia Avenue Silver Spring, MD 20910		
	Chad Salganik Randolph Civic Assn.	PO Box 2202 Rockville, MD 20852		
	Pedro Porro Spanish Speaking People of Montgomery	5729 Bradley Boulevard Bethesda, MD 20814		
	Lydia Cummins The Mains Homeowners Assn.	8701 Georgia Avenue Suite 300 Silver Spring, MD 20910		
	Evan Donovan Tildenwood Homeowners Assn., Inc.	12009 Nebel Street Rockville, MD 208562		
	Jean Decker Timberlawn Homeowner Assoc.	5712 Magic Mountain Drive Rockville, MD 20852		
	Martin Rush Tuckerman Station Homeowners Assn.	10820 Brewer House Road N. Bethesda, MD 20852		
	Property Manager Montrose Forest Homeowners Assn.	20440 Century Blvd. Ste. 100 Germantown, MD 20874		
	Julius Cinque Northern Montgomery County Alliance	22300 Slidell Road Boyd's, MD 20841		
	Thomas Willis Old Georgetown Village Condo Assn.	8701 Georgia Avenue Silver Spring, MD 20910		
	Daniel Hoffman Randolph Civic Assn.	4602 Wilwyn Way Rockville, MD 20852		
	Andrea Jolly Rockville Chamber of Commerce	1 Research Court, Suite 450 Rockville, MD 20850		

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

	Melvin Dickover Strathmore Place Homeowners Assn.	5355 Strathmore Ave. Kensington, MD 20895		
	Ronald Venezia The Mains Homeowners Assn.	10904 Bloomingdale Drive N. Bethesda, MD 20852		
	Davies Scott Timberlawn Homeowner Assoc.	5613 Sugarbush Lane Rockville, MD 20852		
	Richard Skobel Tuckerman Station Homeowners Assn.	9 Park Ave. Gaithersburg, MD 20877		
	Washington Metro Area Transit Auth.	600 Fifth Street, NW Washington, DC 20001		
	Paul Meyer Wisconsin Condo Homeowners Assn.	5809 Nicholson Lane #116 Rockville, MD 20852		
	Edward Rich Greater Farmland Civic Association	11703 Hitching Post Lane North Bethesda, MD 20852		
	Eliot Appestein Greater Farmland Civic Association	6807 Breezewood Terrace North Bethesda, MD 20852		
	Dennis Cassidy Wickford Community Assoc.	11101 Waycroft Way Rockville, MD 20852		
	William Anderson, Jr. Allied Civic Group	160 Norwood Road Silver Spring, MD 20905		
	Michael Diegel Allied Civic Group	PO Box 13238 Silver Spring, MD 20911		
	Alexandra Minckler Aspen Hill Civic Assn.	4200 Independence Street Rockville, MD 20853		
	Carole Valis	11401 Big Piney Way Potomac, MD 208954		
Schools and Library				
	Walter Johnson HS	6400 Rock Spring Drive Bethesda, MD 20814		
	Tilden MS	11211 Old Georgetown Road Rockville, MD 20852		
	Luxmanor ES	6201 Tilden Lane Rockville, MD 20852		
	Davis Library	6400 Democracy Blvd. Bethesda, MD 20817		
	Intake Section	8787 Georgia Avenue		

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(April 19, 2013)

	M-NCPPC	Silver Spring, MD 20910		
	Mark Morelock VIKA	20251 Century Blvd. #400 Germantown, MD 20874		
	Yum Yu Cheng, Esq. Linowes and Blocher	7200 Wisconsin Avenue Suite 800 Bethesda, MD 20814		

2280097

**PRE-SUBMITTAL MEETING
ATTENDEE SIGN-IN
(Please PRINT neatly below.)**

5/21/2013

Name	Address	Phone No. / E-mail	Include as Party of Record (Y/N)
Pamela Cooley resident, Fallstone HOA	11318 Hollowstone Dr Rockville, MD 20852	301/535-2070 pcoobins@yahoo.com	Y
Dandra Shields	5801 Nicholson Ln #1407 Rockville, MD 20852	301-873-1740/ CSHISROB@AOL.COM	Y
✓ Ed Reich	11309 Commonwealth Drive #102 Rockville, MD 20852	301-881-5344 edreich@aol.com	Y
Rachel Newhouse	Dept. of Parks 9500 Brunette Ave Silver Spring, MD 20901	301 650-4368 rachel.newhouse@montgomeryparks.org	Y
Jordan Cooper	6329 Windermere Cir N. Bethesda, MD 20852	301-655-0040 jordan@cooperformaryland.com	Y
DEE Metz	14109 101 MUNROG STREET, 2ND F Rockville, MD 20850	240-777-2510 dec.metz@montgomery citymd.gov	Y

Name	Address	Phone No. / E-mail	Include as Party of Record (Y/N)
Paula Bienenfeld	6018 TILDEN LN. N. Bethesda, MD 20852	240-899-2335 paula_bienenfeld@yahoo.com	Y
Aaron Kraut	4857 BATTERY LN, 20814 (REPORTER-BETHESDA.NOW.COM)	301-602-2356 AARON@BETHESDA.NOW.COM	N

Name	Address	Phone No. / E-mail	Include as Party of Record (Y/N)
Barbara Wise	5926 Dorchester Way Rille MD 20852	301-230-0053 bwise@americanoffice.com	Y
E. J. M. Bellama	5914 Dorchester Way Rockville, MD 20852	jbellama@yahoo.com 301 881 3775	Y

Name	Address	Phone No. / E-mail	Include as Party of Record (Y / N)
✓ Marta Vogel Greater Farmland Civic Assoc.	6807 Breezewood Ter. N. Bethesda, MD 20852	301-984-6855 Marta@lighthousewv.com	
Mary Lou Kupfer	10547 Tucker Heights Circle, Rockville, MD 20852	301-252-7207 maryloukupfer@gmail.com	N
JANET MITCHELL	5829 Tudor Lane Rockville MD 20852	240 305 7505 jsmitche17@gmail.com	N

GABLES WHITE FLINT SKETCH PLAN APPLICATION
PRE-SUBMITTAL MEETING
ATTENDEE SIGN-IN
((Please PRINT neatly below.))

May 21, 2013 at 7:30 pm

Name	Address	Phone No./E-mail	Include as Party of Record (Y/N)
Pamela Cooley President, Fallstone HOA	11318 Hollowstone Dr. Rockville, MD 20852	301-535-2020 pcrobins@yahoo.com	Y
Saundra Shields	5801 Nicholson Ln. #1407 Rockville, MD 20852	301-873-1740 <u>CSHISROB@aol.com</u>	Y
Ed Reich	11309 Commonwealth Drive #102 Rockville, MD 20852	301-881-5344 <u>Edwreich@aol.com</u>	Y
Rachel Newhouse	Dept. of Parks 9500 Brunette Ave. Silver Spring, MD 20901	301-650-4368 <u>Rachel.newhouse@montgomeryparks.org</u>	Y

Name	Address	Phone No./E-mail	Include as Party of Record (Y/N)
Jordan Cooper	6329 Windermere Cir. N. Bethesda, MD 20852	301-655-0040 Jordan@cooperformaryland.com	Y
Dee Metz	101 Monroe Street, 2 nd Fl. Rockville, MD 20850	240-777-2510 Dee.metz@montgomerycountymd.gov	Y
Paula Bienenfeld	6018 Tilden Ln. N. Bethesda, MD 20852	240-899-2335 Paula_bienenfeld@yahoo.com	Y
Aaron Kraut	4857 Battery Ln. Bethesda, MD 20816 (reporter-Bethesdanow.com)	301-602-2356 Aaron@bethesdanow.com	N
Barbara Wise	5926 Dorchester Way Rockville, MD 20852	301-230-0053 bwise@americanoffice.com	Y
E & JM Bellana	5914 Dorchester Way Rockville, MD 20852	301-881-3775 jbellana@yahoo.com	Y
Marta Vogel Greater Farmland Civic Assoc.	6807 Breezewood Ter. N. Bethesda, MD 20852	301-984-6855 Marta@limelightdrive.com	
Mary Lou Kupfer	10547 Tuckerman Heights Circle Rockville, MD 20852	301-252-7207 Maryloukpfr6@gmail.com	N
Janet Mitchell	5829 Tudor Lane Rockville, MD 20852	240-305-7505 Jsmitch17@gmail.com	N

Gables White Flint – Minutes on Pre-submittal Meeting on May 21, 2013
Kennedy Shriver Aquatic Center, Wall Park, Multi-Purpose Room

- Jorgen Punda, Regional Vice-President of Gables Residential (“Gables”) began the meeting introducing himself and then the Gables development team and attendees introducing themselves.
 - Mr. Punda provided background information on Gables, which is headquartered in Atlanta with several regional offices around the country. He stated that Gables acquires, develops, and manages multi-family residential and mixed-use communities around the country. He showed a map of where those residential communities are located and photos showing the types and quality of those.
 - Mr. Punda described Gables’ investment strategy as targeted at high end market rate mixed-use communities with a long term hold.
 - Mr. Punda stated that Gables has owned the site north of the Aquatic Center since 2007 and has been in discussion with the County to exchange land for the Western Workaround and to reconfigure Gables’ triangular piece of land into a rectangular piece of land.
 - Mr. Punda indicated that the Western Workaround involved the realignment of Executive Boulevard and Old Georgetown Road and that Gables cannot begin its project until the roads are built.

- Daniel Ashtary, a principal from the architectural firm of Torti Gallas reviewed the site location in relation to the White Flint Metro and to the recreation loop in the White Flint area
 - Mr. Ashtary reviewed the street realignments in more detail and CR zoning recommendation for the site in the White Flint Sector Plan. He also reviewed photos of the site and surrounding area.
 - Mr. Ashtary showed an aerial photo of the site and Wall Park, and the layover of street realignments over the aerial photo. He described that Wall Park to the south is seen as the main open space amenity in the White Flint area and in order to create more open space, the 250 surface parking spaces at Wall Park will be relocated to the proposed garage on the Gables site along with an additional 150 spaces to support a proposed recreational center at Wall Park. He also showed another smaller open space in the northeast corner of Wall Park. Mr. Ashtary showed and described a road connection from Executive Blvd. through Wall Park and the Gables’ site to provide access to the proposed recreation center and to the Gables’ site.
 - Mr. Ashtary compared the maximum density allowed by the CR zoning 3.0 FAR to the proposed development of no more than 2.75 FAR – no more than 2.5 for residential use (450-500 units) and no more than 0.25 for retail use (31,000 s.f.) on the ground level. He described the proposed parking - 594 spaces for residential and retail and 400 spaces for Wall Park.
 - Mr. Ashtary described the topography of the site and how the building height will step down to the residential area to the west with the building height not to exceed 70 feet. He described the East Building with retail at ground level to activate the streets and residential units above. He described the Central Building as a donut-shaped

building with the front door facing Market Street, lobby/amenity space, and pool in the center. He also described a second courtyard amenity space between the Central Building and West Building that helps break up the size of the buildings.

- Mr. Ashtary described a profile cut-thru building view which showed the sloping of the site from east to west. He reviewed the architectural features that provide different massing and identity for each building. He also reviewed perspectives from various points on the internal private street.
- Steve Kaufman, a land use and zoning partner from the law firm of Linowes and Blocher LLP, described the review process, beginning with the Sketch Plan, which is conceptual in nature and then Preliminary Plan/Site Plan, which provides more detail. Mr. Kaufman stated that Gables will provide the land to the County for the 400 Wall Park parking spaces and it would be up to the County to pay for the construction of the parking spaces. Mr. Kaufman indicated that it is possible for the County to use payments made by Gables for the County's right-of-way land for the construction of the parking spaces, but that would be up to the County.
- Dee Metz, the County White Flint Implementation Coordinator, stated that the County has been in discussion with SHA on the design of the street realignment and that the County must acquire all the needed right-of-way. She also stated that the County is looking at widening the sidewalk to allow a shared use path and there will be a promenade for pedestrians and bikers. She also indicated a public library is shown on the other side of Rockville Pike, but it has not yet been funded, and the County is looking for it to be provided as an amenity as part of a development project. She also stated that a fire station site at Chapman Avenue will be purchased from SHA.
- Rachel Newhouse, a planner from the Parks Department stated that they are seeking ideas for the proposed open space areas in Wall Park and the attendees provided some ideas. She indicated that Parks Department will go to the Planning Board at the same time as Gables to share its concept plan.
- Below are questions from attendees and responses from Gables development team:
 - Q: What is casual access?
A: This means that the access is not the front door to the building, but provides "casual" access to the building.
 - Q: Are the residential units for sale or for rent?
A: The residential units are for rent.
 - Q: How many parking spaces are for Wall Park?
A: There are 250 spaces for Wall Park plus another 150 spaces for the proposed recreation center.

- Q: I thought the required number of parking spaces is 0.84 spaces per unit. The proposed number of parking spaces seems more than the requirement.
A: There is a minimum and a maximum requirement. The proposed number of parking spaces is in the middle, above the minimum but below the maximum, and based on market demand for each unit type (studio vs. one bedroom vs. two bedrooms). We have a parking consultant reviewing the number of parking spaces and determining whether the number of parking spaces could be reduced.
- Q: How wide is the internal private street?
A: The internal private street is 60 feet wide from building face to building face, about 11-12 feet per lane with parallel parking on each side.
- Q: The internal private street appears to be uneven, which makes it difficult for certain people (i.e, elderly) to walk on.
A: The image makes the street look like it is made of cobblestones; it will not be; there will be texture to it, but it will not be uneven as it appears. The street and sidewalks will comply with applicable FHA/ADA requirements.
- Q: What is the LEED level of the project?
A: Gables will design the project to achieve LEED Silver.
- Q: Where will the kids go to school?
A: We will look into this and get back to you. We understand a school site has been identified to support the growth in students from the planned and anticipated residential developments in the White Flint sector area.
- Q: When will the project begin?
A: The project will begin after the roads are built. The roads are currently 35% designed. The current schedule for the roads is to begin construction in 2016, but that will depend on when the County completes its design and when it will be able to obtain all the needed right-of-way.
- Q: Will there be a traffic light at the intersection of Market Street and Executive Boulevard?
A: We are unsure and will look into and get back to you.
- Q: I am concerned with the traffic turning left onto Nicholson. We need a traffic light to turn left out. How do you go about getting one?
A: A study must be done to determine whether a traffic light is warranted. We will have our traffic consultant review this area and we will bring the issue to the County's attention at our next meeting.
- Q: Once the ground breaks, how long will the project take?
A: It will take about 18-20 months.

- Q: You must be careful with the staging of construction, so that it is safe and minimizes disruption.

A: We will carefully review and plan the staging of construction to maintain safety and to minimize disruption to the surrounding area.

- Mr. Punda concluded the meeting by thanking everyone for coming to the meeting and providing his business cards with his contact information to the attendees so they could contact him should they have any additional questions. It was also stated that the PowerPoint Presentation will be available on the Gables website next week.

2423764v1