

Project Name: Gables White Flint

**AFFIDAVIT IN COMPLIANCE WITH
MONTGOMERY COUNTY ZONING ORDINANCE**

On this 13th day of May, 2013, before me the subscriber, a Notary
Public of the State and County aforesaid,
personally appeared Logan Alomar who made oath
in due form of law as follows:

That on May 10, 2013, at least 10 day before the May 21, 2013,
community meeting signs announcing the date, time & location of the
community meeting were erected for the above captioned Plan on the
subject property, in accordance with the required distances and
positioning as set forth in the above mention Ordinance.

Logan Alomar
Signature

Subscribed and sworn to, before me,
on the day and year above written.

Lucille R. Carroll
Notary Public

My Commission Expires: May 11, 2014





Sketch Plan #320130010

Project Name: Gables White Flint

**AFFADAVIT IN COMPLIANCE WITH
MONTGOMERY COUNTY ZONING ORDINANCE**

On this 10 day of July, 2013, before me the subscriber, a
Notary Public of the State and County aforesaid,
personally appeared Ted Welsh who made oath
in due form of law as follows:

That on 10, 2013, 7 days before the filing date of July
17th, 2013, the provided signs were erected for the above
captioned Plan on the Subject property, in accordance with the
required distances and positioning as set forth in the above
mentioned Ordinance.

Ted Welsh
Signature

Subscribed and sworn to, before me,
on the day and year above written.

1/23/2016

Charlene M. Sheffield
Notary Public

SEAL

My Commission Expires: 1/23/2016



**DEVELOPMENT APPLICATION FOR:
GABLES WHITE FLINT**
SKETCH PLAN NUMBER 320130010
ZONE: CR 3-C 1.5, R 2.5, H 70'
 ZONE: CR 4-C 2.0, R 3.5, H 250'
 MIXED-USE PROJECT WITH A MAX. OF 521,000 S.F. INCLUDING 450-500
 RESIDENTIAL UNITS (W/ 12.5% MPDUs)
 AND 31,000 SF OF COMMERCIAL

APPLICANT: LG GEORGETOWN LLC
 EDDIE MEDER 703-918-2500

For process and hearing information please contact:
 The Maryland-National Capital Park and Planning Commission
 8787 Georgia Ave. Silver Spring, MD 20910
www.mc-mncppc.org/development
 (301) 495-4595



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OLD GEORGETOWN ROAD
SHA PLATS NO. 35183, 35185 & 35187
WIDTH VARIES

WIDTH VARIES

423'

564'

600'

**LIBER 20038 FOLIO 087
PARCEL 1**
4,888 SQ.FT. OR 0.10717 ACRES

**LIBER 20038 FOLIO 087
PARCEL 6**
92,320 SQ.FT. OR 2.11936 ACRES

**LIBER 20038 FOLIO 087
PARCEL 4**
19,733 SQ.FT. OR 0.45301 ACRES

**LIBER 20038 FOLIO 087
PARCEL 3**
21,877 SQ.FT. OR 0.49762 ACRES

OLD GEORGETOWN SAAB
PROPERTY, LLC
L. 200838 F. 87

EXECUTIVE BOULEVARD
WIDTH VARIES

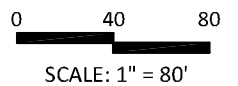
PARCEL A, BLOCK B
OLD GEORGETOWN VILLAGE
PLAT NO. 19136

MARYLAND NATIONAL CAPITAL PARK
AND PLANNING COMMISSION
L.5059 F.100

ONE STORY BLOCK
STORAGE BUILDING



**GABLES
WHITE FLINT**



**JUSTIFICATION STATEMENT
FOR SKETCH PLAN APPLICATION NO. 320130010
GABLES WHITE FLINT
(5/28/2013)**

I. INTRODUCTION

A. Property Description

The Gables White Flint Sketch Plan contains a gross tract area of approximately 4.86 acres of land that consists of the following: (1) approximately 3.18 acres of land, owned by LG Georgetown LLC (“Gables” or “Applicant”), that is bounded to the west by Old Georgetown Road, to the north and east by the current Executive Boulevard right-of-way, and to the south by Wall Park and a bank (the “Gables Property”); (2) approximately 34,403 square feet of the current Executive Boulevard right-of-way owned by Montgomery County (the “County”) (the “County ROW”); (3) approximately 22,179 square feet of a portion of a surface parking lot owned by the County that is part of the Montgomery County Conference Center (the “County Property”); (4) approximately 2,549 square feet of land, owned by Old Georgetown Saab Property LLC (“Saab”), that is located between the County ROW and the County Property (the “Saab Property”); and (5) prior public street dedications of approximately 14,164 square feet from the Gables Property for Old Georgetown Road (collectively, the “Property”). A Gross Tract Area Exhibit showing the lot area owned by each identified property owner is on Sheet No. SK1 of the Sketch Plan Booklet. This Gross Tract Area Exhibit also shows the gross tract area calculations for a total gross tract area of 4.86 acres.

Gables has been authorized by the County to submit this Sketch Plan Application and future related development applications to include County-owned land by an executed Memorandum of Understanding Authorization to Submit Development Application dated March 22, 2013 (located after Sheet No. SK15 of the Sketch Plan Booklet). Gables is currently still working on securing authorization from Saab. Since Saab will need a similar authorization from Gables in order to process its development applications, Gables is confident that it will secure the necessary authorization prior to the submission of its preliminary plan and site plan applications.

B. Sector Plan Recommendations

The Property is located in the Metro West District of the White Flint Sector Plan that was approved and adopted in April 2010 (the “Sector Plan”). The Metro West District is divided into three blocks: (1) Conference Center; (2) Wall Park; and (3) Holladay (see p. 28 of the Sector Plan). The Gables Property is within the Wall Park Block, which is located within a half mile of the White Flint Metro Station and contains an 11-acre park improved with the Kennedy Shriver Aquatic Center (the “Aquatic Center”) and a surface parking lot with 250 spaces (pp.29, 60). The Sector Plan recommends rezoning the Gables Property to CR-3: C-1.5, R-2.5, H-70 “to ensure a transition in height and density” between the block at the White Flint Metro Station and the existing residential development across Old Georgetown Road (p. 29). The Sector Plan states that the Gables Property should be “primarily residential in character and use” (p. 29). The County and Saab Properties are located on the western side of the Conference Center Block, which is recommended for the CR-4: C-2.0, R-3.5, H-250 Zone (p.28). Although the Properties included as part of this assemblage have two different CR zoning recommendations (with different maximum density and building height), the Sector Plan recommends a maximum density of 3 FAR and a maximum building height of 70 feet over the final rectangular configuration for the entire Property as defined in this Sketch Plan (p. 28).

The Sector Plan also recommends realignment of Old Georgetown Road and Executive Boulevard and the creation of Market Street, which will improve traffic circulation in the entire Sector Plan area (p.28). As a result of the future realignment of existing roads and the creation of a new road, the Property and other surrounding properties “will be reconfigured into rectangular blocks in sizes more conducive to redevelopment” (p. 29). The Sector Plan indicates that redevelopment in this area “will require careful coordination between property owners and the public sector to align, dedicate, acquire, and build the public roads” (pp.28-29).

In regard to Wall Park, the Sector Plan describes the existing surface parking lot at the park as occupying “almost half the site” and recommends relocation of the 250 surface parking spaces to allow the redesign of Wall Park with more active outdoor facilities and a possible new community recreation center for the surrounding community and future residents (pp. 29, 60).

The Sector Plan “envisions a public/private partnership with adjacent properties to relocate the surface parking within a parking structure built in conjunction with new residential development” (pp. 29, 60).

C. Zoning of Property

The Gables Property is zoned CR-3: C-1.5, R-2.5, H-70 and the County and Saab Properties are zoned CR-4: C-2.0, R-3.5, H-250 pursuant to Resolution No. 16-1427, which was adopted by the Council on July 13, 2010 to implement the Sector Plan recommendations (see Zoning Map on Sheet No. SK15 of the Sketch Plan Booklet). The County ROW is zoned CR-3: C-1.5, R-2.5, H-70 pursuant to Section 59-A-1.71(a)¹ of the Zoning Ordinance.

D. Proposed Project

Gables proposes a mixed-use project on the Property² with a maximum density of 2.46 FAR (2.31 FAR for residential uses and 0.15 FAR for commercial uses). The mixed-use project will consist of: (1) approximately 490,000 gross square feet of multi-family residential density (450-500 units) in three interconnected buildings ranging from 5 to 6 stories (not exceeding the maximum permitted building height of 70 feet)³; (2) approximately 31,000 gross square feet of commercial density for ground floor retail; and (3) a total of 1,001 parking spaces, including 594 spaces in the proposed parking structure to serve the residential and commercial components, 400 spaces also in the proposed parking structure to serve Wall Park (250 spaces to be relocated from the existing surface parking lot and 150 additional spaces for future facilities that may be

¹ Section 59-A-1.71(a) of the Zoning Ordinance provides the following:

Normally, all publicly owned rights-of-way for roads, streets, alleys, easements, or transit routes are classified in the least intense of adjacent zones. In order to define clearly the location of rights-of-way, the official zoning maps will not depict the zoning within existing rights-of-way.

² The Property will be required to undergo the subdivision process to consolidate the various components of the Property into a new record lot.

³ We note that the proposed building height is based on the current design of the realignment of Executive Boulevard, which is approximately 35% complete. While the proposed building height (i.e., 70' Maximum Height) will not change, the measurement of the building height may change as a result of the final grading of the realigned Executive Boulevard. The Applicant reserves the right to make any necessary adjustments in future development applications.

added to the park), and 7 surface parking spaces (collectively, the “Project”). The relocation of the surface parking spaces and the additional parking spaces for potential future facilities at Wall Park to be placed in a shared parking structure on the Property will allow Wall Park to be redesigned as a significant public amenity as envisioned in the Sector Plan.

In addition to facilitating the relocation of the surface parking spaces and the accommodation of additional parking spaces for future facilities for Wall Park on the Property, the Project will provide other public benefits such as a major public facility, a bike sharing station, transit proximity, BLT, public art, minimum parking, energy conservation & generation, structured parking, public parking, exceptional design, wayfinding signage, vegetated wall, cool roof and a recycling plan. Furthermore, attractive and well-planned amenity spaces and streetscaping will enhance the Project and promote pedestrian activity at the street level.

We note that this Project can only proceed forward if the County completes the design and constructs the proposed group of roads identified in the Sector Plan as the western workaroud including realigned Old Georgetown Road, Market Street, and realigned Executive Boulevard.

II. SKETCH PLAN REQUIREMENTS

Section 59-C-15.43(c) of the CR Zones state the following: In approving a Sketch Plan, the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at Site Plan.

1. *The sketch plan must meet the objectives, general requirements, and standards of this Section 59-C-15.2.*

The proposed Sketch Plan meets the objectives of Section 59-C-15.2 quoted below; specifically, the proposed development will:

- (a) Implement the policy recommendations of the applicable sector plan;
- (b) Target opportunities for redevelopment of single-use areas and surface parking lots with a mix of uses;

- (c) Reduce dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities;
- (d) Allow a mix of uses, densities, and building heights appropriate to various contexts to ensure compatible relationships with adjoining neighborhoods; and
- (e) Allow an appropriate balance of employment and housing opportunities.

Consistent with the Sector Plan recommendations, the proposed Project will redevelop a surface parking lot with a mix of uses, densities, and building heights appropriate to ensure compatibility with the surrounding area; facilitate the redesign of Wall Park through the relocation of the existing 250 surface parking spaces and the accommodation of 150 additional parking spaces for possible future public facilities on the Property, and provide an appropriate balance between residential and non-residential development.

The Sketch Plan meets the general requirements of Section 59-C-15.6; specifically, the proposed development will:

- (a) Be substantially consistent with the White Flint Sector Plan, as detailed in Finding #2 below, and will substantially conform to the White Flint Design Guidelines by providing connections from Wall Park to Market Street and from the proposed shared parking structure to realigned Executive Boulevard; amenity spaces within the development; and transitional building heights to the existing residential community.
- (b) Provide at least the minimum required number of bicycle parking spaces for residents and visitors, as determined by the final unit count and non-residential space approved with the site plan; and
- (c) Provide parking spaces between the minimum required and maximum allowed; as determined by the final unit count and non-residential space approved with the site plan.
- (d) The Sketch Plan meets the development standards of Section 59-C-15.7, as shown in the Data Table below.

[check numbers]

Development Standard	Permitted/Required	Proposed for Approval
Gross Tract Area	N/A	4.86 acres or 211,693 s.f.
Density	3.0 FAR or 635,079 s.f.	2.46 FAR or 521,000 s.f.
Non-residential (C)		0.15 FAR or 31,000 s.f.
Residential (R)		2.31 FAR or 490,000 s.f.
Building Height	70 feet	70 feet
Setbacks	None	None
Parking Spaces	124 spaces for retail 388 spaces for residential 512 spaces total	124 spaces for retail 470 spaces for residential 400 spaces for Wall Park + 7 spaces for on street 1,001 spaces total
Public Use Space	10% of net lot area or 18,034 s.f.	10% of net lot area or 18,100 s.f.
Residential Amenity Space	Required Indoor – 9,100 s.f. Required Outdoor – 9,100 s.f.	Required Indoor – 9,100 s.f. Required Outdoor – 9,100 s.f.

2. *The sketch plan must further the recommendations and objectives of the applicable master or sector plan;*

The proposed Sketch Plan is consistent with and furthers the recommendations of the White Flint Sector Plan as discussed in more detail below. The proposed development achieves the Sector Plan objectives by providing the densities, amenities, and circulation networks recommended.

Density and Building Height

The Sector Plan states that the Gables Property should be “primarily residential in character and use” (p. 29) and recommends a maximum density of 3 FAR and a maximum building height of 70 feet over the entire Property (p. 28). The Sector Plan recommends rezoning the Gables Property to CR-3: C-1.5, R-2.5, H-70 “to ensure a transition in height and density” between the

block at the White Flint Metro Station and the existing residential development across Old Georgetown Road (p. 29).

Consistent with the Sector Plan recommendations, the Project is primarily residential in character and use with a maximum residential density of 2.46 FAR and a maximum commercial density of 0.15 FAR. In addition, the maximum building height of 70 feet is proposed on the east side of the Property and steps down from the east to west side of the Property approximately 31 feet from the established building height measure point to ensure compatibility with the existing residential development across Old Georgetown Road.

Transportation

The Sector Plan recommends realignment of Old Georgetown Road and Executive Boulevard, and construction of Market Street, which will improve traffic circulation in the entire Sector Plan area (p.28). As a result of the future realignment of existing roads and construction of a new road, the Property and other surrounding properties “will be reconfigured into rectangular blocks in sizes more conducive to redevelopment” (p. 29). The Sector Plan indicates that redevelopment in this area “will require careful coordination between property owners and the public sector to align, dedicate, acquire, and build the public roads” (pp.28-29).

Gables has been in discussion with the County and adjacent property owners to coordinate the realignment of Old Georgetown Road and Executive Boulevard and creation of Market Street, including the necessary dedication and exchange of land, in order to allow the construction of these roads. Once an agreement is reached with the County and adjacent property owners, the Property and other surrounding properties will be reconfigured into rectangular blocks as envisioned by the Sector Plan. In addition, Gables is proposing a private road connection from Wall Park to Market Street and from the shared parking structure to realigned Executive Boulevard (see Circulation Plans on Sheet Nos. SK4-SK7 of the Sketch Plan Booklet). The proposed street grid will connect with other planned developments and public use spaces throughout White Flint to enhance pedestrian, bicycle, and auto mobility.

Public Use Space / Public Facilities

The Sector Plan describes the existing surface parking lot at Wall Park as occupying “almost half the site” and recommends relocation of the 250 surface parking spaces to allow the redesign of Wall Park with more active outdoor facilities and a possible new community recreation center for the surrounding community and future residents (pp. 29, 60). The Sector Plan “envisions a public/private partnership with adjacent properties to relocate the surface parking within a parking structure built in conjunction with new residential development” (pp. 29, 60).

Gables has been working with the Parks Department on the relocation of the 250 surface parking spaces and the addition of 150 parking spaces for possible future public facilities at Wall Park to be placed in the shared parking structure on the Property. This would allow the redesign of Wall Park with more active outdoor facilities and a possible new community recreation center for the surrounding community and future residents as envisioned by the Sector Plan.

1. The sketch plan must achieve compatible internal and external relationships between existing and proposed nearby buildings, open space, and use;

As shown on the proposed Sketch Plan, the Project will achieve compatible internal and external relationships between existing and proposed nearby buildings, open space and use, consistent with the Sector Plan recommendations.

2. The sketch plan must provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;

As shown on the Circulation Plans (see Sheet Nos. SK4-SK7 of the Sketch Plan Booklet), the proposed Sketch Plan will provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.

3. *The sketch plan must propose an outline of public benefits that support the requested incentive density;*

Below is a public benefits table outlining the proposed public benefits in five categories that support the requested incentive density. A more detailed incentive density calculation table and narrative description is on the Public Benefits Calculations page of the Sketch Plan Booklet.

Public Benefits Table

Category	Public Benefit	Points Allowed	Points Requested
Major Public Facility	Provide land to construct 400 parking spaces for Wall Park, Bike Share Station	70	22.24
Transit Proximity	Property is located within ½ mile from White Flint Metro	50	30.47
Connectivity and Mobility	Provide minimum parking, public parking, and wayfinding signage	170	15.75
Quality Building and Site Design	Provide structured parking, public art, and exceptional design	115	20.82
Natural Environmental Protection and Enhancement	Provide BLT, Energy Conservation & Generation, vegetated wall, cool roof, and recycling facility plan	180	30.00
Requested Incentive Density Points			119.29

General incentive density considerations are established by the Zoning Ordinance and include:

- The recommendations of the master plan;
- The Incentive Density Guidelines and master plan guidelines;
- The size and configuration of the tract;
- The relationship of the site to adjacent properties;
- The presence or lack of similar public benefits nearby; and
- Enhancement beyond the criteria required for the public benefits.

The Sector Plan recommendations for the Property and surrounding area, including street network and public uses, are advanced via the Sketch Plan's public benefits.

4. The sketch plan must 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.

Gables anticipates the following:

Depending on market conditions, the Gables portion of the Project could be divided into two phases: (1) Phase 1 will begin with the construction of the internal/private infrastructure and a portion of the parking structure (east side of parking structure) to serve the residential and commercial components of the Project, and continuing with the construction of the east residential building and commercial component, and the center residential building and amenities, moving from east to west of the Property; and (2) Phase 2 will begin with the construction of the west residential building.

Ideally, if public funding is available to construct the 400 parking spaces for Wall Park when Gables is ready to proceed, the entire parking structure would be built at one time, which may produce a number of construction efficiencies and cost savings. If public funding is not available at the time Gables is ready to proceed, then the 400 parking spaces for Wall Park consisting of the west side of the parking structure could be built at any point in the future once public funding becomes available.

Gables will have a better sense of which phasing plan will be used during the site plan process.

III. CONCLUSION

Based on the foregoing, Gables respectfully requests the approval of the proposed Sketch Plan.